



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, July 7, 2022

8:30 AM - Staff Review

9:00 AM

Case number: [DVA2022-06001 -- 50 N OSCEOLA AVE](#)

Owner(s): Clearwater, City Of
Po Box 4748
Attn Cash & Investments Mgr
Clearwater, FL 33758
PHONE: No phone, Fax: No fax, Email: No email

Applicant:

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: Northerly Development Parcel (former Harborview Center site): A portion of a parcel located on the west side of North Osceola Avenue approximately 370 feet north of Cleveland Street. (address 50 North Osceola Avenue)

Southerly Development Parcel (former City Hall site): A portion of a parcel located on the northwest corner of North Osceola Avenue and Pierce Street. (address 112 South Osceola Avenue)

A 0.4 acre area abutting 50 North Osceola Avenue (will continue to be owned by the City)

Atlas Page: 286B

Zoning District: D - Downtown

Request: Review of, and recommendation to the City Council, of a Development Agreement between the City of Clearwater and Gotham Property Acquisitions, LLC and The DeNunzio Group for two sites located at 50 North Osceola Avenue (Northerly Development Parcel) and 112 South Osceola Avenue (Southerly Development Parcel), which will allow overnight accommodations, attached dwellings, commercial uses (such as retail, food and beverage, and cultural uses), and event space pursuant to the Clearwater Downtown Redevelopment Plan, Downtown District and Development Standards, and Community Development Code Section 4-606. A 0.4-acre portion of the publicly owned parcel abutting the Northerly Development Parcel will provide for joint access to the Clearwater Main Library and the Northerly Development Parcel. The Northerly Development Parcel will include 50+/- parking spaces for public/library usage.

Proposed Use: Mixed Use



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**Neighborhood
Association(s):**

Board of County Commissioners
Clearwater Neighborhood Coalition
Pinellas County School Board
Old Clearwater Bay Neighborhood Association
Pierce 100 Condominium Association
East Gateway Business and Neighbors Association
Creeside Manor 1& 2
Little Garden Trail Neighborhood Association
Water's Edge Condominium Association of Clearwater, Inc.
Milton Park / Magnolia Heights Neighborhood Association

Presenter:

Gina Clayton, Planning & Development Director

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/30/2022	Matzke
Planning Review	Comments	07/01/2022	Winget
Fire Review	No Response	07/01/2022	Winget
Parks and Rec Review	No Response	07/01/2022	Winget
Land Resource Review	No Response	07/01/2022	Winget
Route to Meeting	Ready for DRC	07/01/2022	Winget
Public Utilities Review	No Response	07/01/2022	Winget
Traffic Engineering Review	Comments	07/05/2022	Ojeda
See comments under Engineering review.			
Engineering Review	Comments	07/05/2022	Ojeda
Environmental Review	Comments	07/05/2022	Ojeda
See comments under Engineering review.			
Solid Waste Review	Comments	07/05/2022	Winget
Stormwater Review	Comments	07/05/2022	Ojeda
See comments under Engineering review.			

The DRC reviewed this application with the following comments:



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Engineering Review

General Notes:

- 1.The city has the potable water distribution and sanitary sewer collection systems capacity to support the Gotham proposed development of the Harborview Center and City Hall sites. Required water pressure for fire lines will be the responsibility of the applicant and shall be addressed during the design process
- 2.Any infrastructure (Utilities, roadways, and others) improvements or upgrades necessary to satisfy project-specific requirements shall be completed by the applicant at their expense and, to the satisfaction of the City.
- 3.Payment for Impact, mobility and other fees will be due prior to the issuance of a Building permit.
- 4.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 Flexible Development and Building permit applications.

Engineering Review

At time of site plan submittal (FLD):

- 1.Plan sets to include Cover Sheet with Site Data Table, Demolition Plans, Site Plan, Paving, Grading and Drainage, Utilities, Landscape Plan and Tree Survey, Inventory and Protection Plan.
- 2.Provide a formal Stormwater Plan showing the proposed stormwater management system and include a one-page summary of calculations demonstrating facilities can meet City of Clearwater Stormwater.
- 3.Site plan to show all existing and proposed Easements (construction, ingress/egress, and others) including those required for interaction and connection to Coachman Park and the Main Library adjacent parking lot.
- 4.Per Section 4-904 A traffic management plan will be required please contact City Traffic Engineer to discuss methodology prior to submittal. Developers shall bare all cost of site-related accepted mitigative measures or alterations to roadways serving the development in accordance with city, county, or state requirements.

Planning Review

At time of site plan submittal (FLD) a detailed tree preservation plan prepared by a Board Certified ISA Certified Arborist will be required for the proposed preservation of the two oak trees.

Planning Review

50 North Osceola Avenue (former Harborview Center site)
Consistency with the Downtown District and Development Standards

Division 3 Character District Standards

- Site density – 124 overnight accommodation units per acre proposed whereas 95 units per acre allowed. Requesting a 36-unit allocation from Public Amenities Incentive Pool. FAR proposed at 0.36 whereas 4.0 is permitted
- Hotel Height – 157' mean height – no height limit in D District
- Commercial building – 53' to mean height – no height limit in D District
- Stepbacks appear to meet intent of Code. Additional details will be needed at the time of site plan review.
- Proposed Uses – overnight accommodations, retail, restaurants, event space – all allowed uses
- Required parking for overnight accommodations – 0.75 per unit (158 units proposed = 119 spaces required); providing a minimum of 169 spaces



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inclusive of 50 public parking spaces.

- No bicycle parking is required for proposed uses

Division 4 - Frontage Standards

Section C-404 – Storefront 1 (Street Type A)

The conceptual plans are generally consistent with the District Frontage Standards.

- Front setbacks: max 3'. Flexibility pursuant to Code Section C-803.B.1 based on publicly accessible outdoor space will be needed at the time of site plan review where the buildings are angled and not parallel to street.
- Side setback – 0' setback is required for sites that have shared parking. Conceptual plans appear to comply with Code Section C-404.E.5
- Rear Setback – 10' – it appears the building exceeds that. Will need to be confirmed at the time of site plan review. If not, flexibility can be requested consistent with Code Section C-803.B.4.
- The maximum distance allowed between buildings on site is 20' (C-404.B.3). Flexibility to this provision can be requested through Code Section C-803.B.5.c specifically for public accessible outdoor plazas.

Division 5 - Site Design Standards

The conceptual plans are generally consistent with the District Site Design Standards.

- Site Access from the property to the north (city owned library parking lot) meets Code Section C-503.A.1, which establishes site access hierarchy.
- Proposal provides cross parcel connections consistent with the requirement of Code Section C-503.D.
- Details regarding streetscape improvements will be required at the time of site plan to ensure consistency with the Master Streetscape Plan.
- Significant pedestrian access is provided and details addressing consistency with Code Section C-503.C will be further reviewed at the time of site plan review.

Division 6 – Building Design Standards

The conceptual plans are generally consistent with the District Building Design Standards.

- Design includes two buildings that incorporate complementary architectural details, materials, colors, and treatments. Further, the buildings provide an attractive, high-quality interesting design that occupies a significant portion of the Osceola Avenue frontage. Parking, loading and vehicular use areas are minimized based on location and that parking is placed underground. Balconies, varied materials and roof lines are provided which are the basis for any needed flexibility for façade articulation at the time of site plan review.



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Planning Review

112 South Osceola Avenue (former City Hall site) Consistency with the Downtown District and Development Standards

Division 3 Character District Standards

- Site density – 253 attached dwelling units per acre proposed whereas 75 units per acre allowed. Requesting a 422-unit allocation from Public Amenities Incentive Pool. FAR proposed at 0.35 whereas 4.0 is permitted
- Building Height – 289' mean height – no height limit in D District
- Stepbacks appear to meet intent of Code. Additional details will be needed at the time of site plan review.
- Proposed Uses – attached dwellings, retail, and restaurants – all allowed uses
- Required parking for attached dwellings – 1.0 per unit (600 units proposed = 600 spaces required); providing a minimum of 600 spaces.
- Required long term bicycle parking - 1 space per 4 dwelling units (600 units proposed = space for 150 bicycles) Will need to be confirm at the time of site plan review that long term bicycle parking meets Code Section 3-1411.B which offers multiple design alternatives.

Division 4 - Frontage Standards

The conceptual plans are generally consistent with the District Frontage Standards.

- Site is a corner lot, and pursuant to Code Section C-402, Osceola Avenue is the primary street frontage and Pierce Street is the secondary street frontage. Design is consistent.

Section C-404 - Storefront 1

South Osceola Drive frontage (Street Type B)

- Front setback (east property line): max 3'. Flexibility pursuant to Code Section C-803.B.1 based on publicly accessible outdoor space (north portion of bldg) and the site's natural features including the preservation of two existing live oak trees (south portion of bldg) will be needed at the time of site plan review.
- Side setback (north property line) – 0' or as required by applicable fire or building code. The conceptual plans appear to be consistent with the setbacks required by the building code, but will need to be confirmed at the time of site plan review.
- Vehicular loading/unloading areas are prohibited in the front setback. Flexibility to this provision can be requested through Code Section C-803.E.2 specifically due to the site's location on a corner (access proposed from secondary street) at the time of site plan approval. Additional detail will be required to ensure a safe and comfortable environment is created consistent with this flexibility criterion.

Pierce Street frontage (Street Type C)

- Front setback (south property line): max 3'. Will need to be confirmed at the time of site plan review. If not, flexibility can be requested consistent with Code Section C-803.B.1.
- Side setback (west property line, adjacent to park) – 0'. Conceptual plans appear to comply with Code Section C-404.E.5.



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Planning Review

112 South Osceola Avenue (former City Hall site) Consistency with the Downtown District and Development Standards

Division 5 - Site Design Standards

The conceptual plans are generally consistent with the District Site Design Standards.

- Site Access from Pierce St. meets Code Section C-503.A.1, which establishes site access hierarchy.
- Details regarding streetscape improvements will be required at the time of site plan to ensure consistency with the Master Streetscape Plan.
- Significant pedestrian access is provided and details addressing consistency with Code Section C-503.C will be further reviewed at the time of site plan review.

Division 6 – Building Design Standards

The conceptual plans are generally consistent with the District Building Design Standards.

- Design includes two residential towers on a podium that incorporates complementary architectural details, materials, colors, and treatments. Further, the building provides an attractive, high-quality interesting design. Portions of the building are set back from Osceola Avenue to preserve existing trees. Parking areas are minimized based on location and that parking is placed underground, and access to parking, loading and vehicular use areas are from the secondary street frontage (Pierce Street). Balconies, varied materials and roof lines are provided which are the basis for any needed flexibility for façade articulation at the time of site plan review.



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Planning Review

Prior to CDB

Certain revisions to the application are required prior to resubmittal for CDB.

Data Sheet (2 pages)

- Harborview Center Site Area: Change acreage to 3 decimal places for consistency with legal notice (1.348 acres)
- Clarify existing GFA listed as 24,614 SF is for City Hall building
- Maximum Allowable GFA is incomplete.
- "Second Use" GFA for City Hall is listed as 25,000. Max. commercial uses advertised for the Southerly Development Parcel (112 S. Osceola Ave) and described in the Project Narrative is 40,000 SF. Please revise.
- Building Coverage/Footprint: This information will be required at the time of site plan approval; please clarify (i.e., TBD at site plan) for all fields.
- Vehicular Use Area: This information will be required at the time of site plan approval; please revise (i.e., TBD at site plan) all fields.
- Impervious Surface Ratio: This information will be required at the time of site plan approval; please clarify (i.e., TBD at site plan) for all fields. However, it is important to note that there is no maximum ISR established in the Downtown District.
- Density (Max. Permitted): Maximum density is 75 units/acre or 95 ova units/acre; please revise.
- Building Height (Existing): Former City Hall building still located on Southerly Development Parcel. Please update or note that building is to be demolished.
- Zoning Districts for All Adjacent Property: Please revise to Downtown Core Character District.

Exhibits A and B Legal Descriptions (application pdf pages 9-12)

Legal descriptions and associated sketches are blurry and difficult to read. Please ensure when provided for CDB they are legible. Also, if possible, please remove the extraneous page numbers at the bottom.

Project Narrative

- The introductory paragraph introduces the two development parcels as Parcel "A" and Parcel "B". The properties have since been identified as the Northerly Development Parcel and the Southerly Development Parcel (as included in the legal notice). Please update for the CDB application for consistency across documents.
- The narrative's page numbers restart at number 1 where the second development parcel narrative begins. Please correct as this is page 5 of the overall Project Narrative, to provide clarity.
- "The Bluffs Harborview Project" Proposed Use: Summary of proposed uses separately identifies 4,000 SF for event center; however, the section also states that there will be 21,000 SF between the two buildings. Please clarify and ensure that the total square footage is consistent with what was provided in the legal notice.
- "The Bluffs Harborview Project" Lot area: Change acreage to 3 decimal places for consistency with legal notice (1.348 acres).



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Planning Review

General Comments (Acknowledge)

50 North Osceola Avenue (former Harborview Center site)

Parking and vehicular circulation depicted on the Main Library parcel is not being reviewed or otherwise approved as part of this development agreement. Details will be required and conformance with Code will be determined at the time of site plan review.

Planning Review

Prior to CDB:

Please clarify what is intended by "public open space within Property Line" on the "Site-Wide Areas" page. Are these areas intended to be dedicated for public access/use? Who will construct and maintain these areas?

Please clarify what is intended by "on grade site improvements" on the "Site-Wide Areas" page as these are on the Coachman Park property and currently under construction by the City.

Please clarify what is intended by "On-Grade Site Improvements" along Osceola Avenue. Is part of your proposal to upgrade the streetscape in this area?

Solid Waste Review

Solid Waste Review (on behalf of Mark Beery)

At time of site plan submittal (FLD) for northerly development parcel (former Harborview Center site) additional details showing the location, staging and servicing of solid waste will be required. The loading and trash area is noted, however, please be aware city solid waste trucks will not be entering internal loop roads and will provide pick up from public rights of way such as Osceola Avenue.

At time of site plan submittal (FLD) for the southerly development parcel (former City Hall site) additional details showing the location, staging and servicing of solid waste will be required. The service area along Pierce Street is noted.

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

9:30 AM

Case number: [FLS2022-05026 -- 432 BAY AVE 145](#)

Owner(s): Oaks On The Bay Llc
5801 Ulmerton Rd Ste 200
Clearwater, FL 33760 395
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Matt Bradley
5801 Ulmerton Road, Suite 200
Clearwater
PHONE: No phone, Fax: No fax, Email: Mbradley@tjproperties.us

Representative: Katie Cole
Hill, Ward, Henderson, P.A.
600 Cleveland St., Ste. 800
Clearwater
PHONE: (727) 724-3900, Fax: No fax, Email: Katie.Cole@hwhlaw.com

Location: Located on the west side of Bay Avenue at the northernmost terminus.

Atlas Page:

Zoning District: D - Downtown

Request: The Development Review Committee (DRC) is reviewing a proposed parking garage and 2,600 square feet of retail plaza space (0.03 FAR) and existing 129 residential equivalent units assisted living facility and attached dwellings in the Downtown District, Downtown Core Character District, for the property located at 420 / 432 Bay Avenue. The proposal includes a building height of 38 feet (from grade) for the proposed parking garage and retail plaza, provides a minimum of 50 off-street parking spaces, and requests allowable flexibility for façade design and articulation building design standards (Community Development Code Section C-803.H).

Proposed Use: Assisted Living Facilities

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

Presenter: Lauren Matzke, Long Range Planning Manager



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Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/02/2022	Crandall
Fire Review	Comments	06/10/2022	Hatten
Parks and Rec Review	No Comments	06/10/2022	Kader
Engineering Review	Comments	06/22/2022	Ojeda
Stormwater Review	Comments	06/22/2022	Vo
Traffic Eng Review	Comments	06/22/2022	Atallah
Public Utilities Review	Comments	06/22/2022	Ojeda
Environmental Review	Comments	06/23/2022	Kessler
Land Resource Review	Comments	06/27/2022	Quinzi
Solid Waste Review	No Response	07/01/2022	Winget
Route to Meeting	Ready for DRC	07/01/2022	Winget
Planning Review	Comments	07/01/2022	Winget



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The DRC reviewed this application with the following comments:

Planning Review

Planning Review - Acknowledge

1. Bay Avenue is not designated with a Street Type on the Downtown District Regulating Plan. Pursuant with Section C-203.B and based on the locational characteristics of this property, the site will be designated as Street Type D.
2. The Assisted Living use that will continue to operate in the existing structure proposed to remain (no changes proposed) is a legally nonconforming use in the Downtown District. Attached dwelling uses are permitted; therefore the Attached Dwellings use (independent living units) that will continue to operate in the same structure are permitted by the code and required a minimum of 1 off-street parking space per dwelling unit.
3. Section C-602.G. prohibits visible security bars on windows or doors. Please note on plans that there will not be any visible security bars.
4. Section C-602.H. prohibits the use of certain lighting types to outline windows or architectural features. Please note on plans that this is not proposed.

Planning Review

Planning Review - Prior to Development Order

1. Where a partial unit results when calculating density, the number should be rounded up to the nearest whole. The project proposes 129 REUs (to account for the additional bed). Site Data Table, narrative and other application components need to be updated.
2. FAR shall be calculated and added to application and narrative for proposed retail plaza use.

Plan Room Issues:

ENGINEERING - General Notes (Acknowledge):

Set to OPEN on 6/22/2022 10:35:53 AM

Issue created by David Ojeda on 6/22/2022 10:35:53 AM
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) will 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.



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ENVIRONMENTAL - Prior to Building Permit

Set to OPEN on 6/23/2022 10:32:50 AM

Issue created by Sarah Kessler on 6/23/2022 10:32:50 AM
sarah.kessler@myclearwater.com - 727-562-4897

Prior to issuance of Building Permit:

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

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

FIRE - Prior to Development Order

Set to OPEN on 6/10/2022 1:23:36 PM

Issue created by Keith Hatten on 6/10/2022 1:23:36 PM
Issue is attached to Plans on sheet A-2.0
keith.hatten@myclearwater.com - 727-224-7368

Identify if proposed parking structure is an "Enclosed Parking Structure" or "Open Parking Structure" as defined by NFPA 88A 2015 Edition, Standard for Parking Structures.

"Enclosed Parking Structures" shall be protected throughout by a NFPA 13 fire sprinkler system and shall be ventilated by a mechanical system in accordance with NFPA 88A.

FIRE - Prior to Development Order

Set to OPEN on 6/10/2022 1:48:23 PM

Issue created by Keith Hatten on 6/10/2022 1:48:23 PM
Issue is attached to Plans on sheet A-2.0
keith.hatten@myclearwater.com - 727-224-7368

Combined Business Occupancies and Parking Structures shall meet all of the requirements of Chapter 38 of NFPA 101 2018 Edition for fire rated separation, fire sprinkler protection, ventilation, and fire alarm. Please acknowledge

38.1.3.2 Combined Business Occupancies and Parking Structures.

38.1.3.2.1 The fire barrier separating parking structures from a building classified as a business occupancy shall be a fire barrier having a minimum 2-hour fire resistance rating.

38.1.3.2.2 Openings in the fire barrier required by 38.1.3.2.1 shall not be required to be protected with fire protection-rated opening protectives in enclosed parking structures that are protected throughout by an approved, supervised automatic sprinkler system in accordance with 9.7.1.1(1), or in open parking structures, provided that all of the following conditions are met:

- (1) The openings do not exceed 25 percent of the area of the fire barrier in which they are located.
- (2) The openings are used as a public entrance and for associated sidelight functions.
- (3) The building containing the business occupancy is protected throughout by an approved, supervised automatic sprinkler system in accordance with 9.7.1.1(1).
- (4)* Means are provided to prevent spilled fuel from accumulating adjacent to the openings and entering the building.
- (5) Physical means are provided to prevent vehicles from being parked or driven within 10 ft (3050 mm) of the openings.
- (6) The openings are protected as a smoke partition in accordance with Section 8.4, with no minimum fire protection rating required.



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FIRE - Prior to Development Order

Set to OPEN on 6/10/2022 2:12:19 PM

Issue created by Keith Hatten on 6/10/2022 2:12:19 PM

Issue is attached to Plans on sheet C4

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

Please show how fire department access road will be provided to Building #5.

FIRE - Prior to Development Order

Set to OPEN on 6/10/2022 2:15:07 PM

Issue created by Keith Hatten on 6/10/2022 2:15:07 PM

Issue is attached to Plans on sheet C4

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

Show location of fire main, DDCVA, remote FDC, and new hydrant.

LAND RESOURCE - Tree inventory

Set to OPEN on 6/27/2022 11:18:51 AM

Issue created by Michael Quinzi on 6/27/2022 11:18:51 AM

michael.quinzi@myclearwater.com - 727-562-4558

Complete tree inventory for south property.

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

Tag Trees- Any site over 1 acre in size requires trees to be tagged with Aluminum tags with aluminum nails. The tags must have a number coinciding with the number assigned to the tree in the tree inventory and on all site plans.

LAND RESOURCE - Tree Preservation

Set to OPEN on 6/27/2022 10:56:40 AM

Issue created by Michael Quinzi on 6/27/2022 10:56:40 AM

michael.quinzi@myclearwater.com - 727-562-4558

Clarify and complete Tree Preservation plan-

- 1- Include tree Identification numbers.
- 2- Make text on the plan legible.
- 3- Clearly highlight all of the items to be demoed, trees, buildings, asphalt, sidewalk, buried utilities.
- 4- Additional tree barricades may be required along the south property line.

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

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



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PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

LAND RESOURCE - Tree removal

Set to OPEN on 6/27/2022 4:08:34 PM

Issue created by Michael Quinzi on 6/27/2022 4:08:34 PM
michael.quinzi@myclearwater.com - 727-562-4558

Apply for a Tree Removal permit and pay the associated fees. This must be done prior to issuance of the building permit and additional comments may apply.

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

Remove any trees on the site that are on the Florida Exotic Plant Pest Council most recent list.

LAND RESOURCE - Tree removal / Inches Spreadsheet

Set to OPEN on 6/27/2022 11:17:01 AM

Issue created by Michael Quinzi on 6/27/2022 11:17:01 AM
michael.quinzi@myclearwater.com - 727-562-4558

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



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TELEPHONE (727) 562-4567

PLANNING - Prior to Development Order - Elevation Building Design and Flexibility

Set to OPEN on 6/30/2022 9:02:52 PM

Issue created by Lauren Matzke on 6/30/2022 9:02:52 PM

Issue is attached to Plans on sheet A-3.0

lauren.matzke@myclearwater.com - 727-562-4547

The city acknowledges that this application requests allowable flexibility for façade design and articulation building design standards (Community Development Code Section C-803.H). However, the proposed (alternative) design treatment does not provide a varied and interesting design with facades of equal or better quality. Specifically:

1. Section C-602.B.1 requires that distinctions between the base and upper story facades be established through multiple ways, including changes in material and color, plus other ways listed. While the proposal has a greater setback between the base and upper floors of the garage because of the way the ground floor occupiable space is attached, the material is limited to concrete stucco and primarily relies on the use of colors (ceremonial gold and napery) to create visual interest and differentiate between the levels of the building. It is unclear if there is any other design differentiation between the cap of the ground floor and the upper levels of the garage. Overall, the design is lacking in visual interest that would create a nice pedestrian environment.

2. Section C-602.B.1 requires that facades along street frontages (i.e., the eastern elevation) be divided into vertical bays establishing a rhythm of vertical modules unified by a complementary rhythm of windows and window groupings. Additionally, this section provides other means to distinguish façade bays. The proposal does not include any openings/window groupings on the upper floors within what is labeled as the façade bays, nor are other architectural features included that create visual interest and a high quality design.

3. Section C-602.B.3 requires articulation between the upper floor façade sections on all building sides through recessing to avoid upper floor façade sections. It is understood that the primary use as structured parking makes this challenging to meet, and that flexibility is required. However, the proposal is does not create a visually interesting design overall, and all upper level facades should be addressed in some way.

4. Section C-602.B.5 requires that blank sections of ground floor building facades fronting streets, public spaces and surface parking areas be limited to 20 feet in length. Dimensions are not provided on all elevations to determine compliance. The western façade appears to face surface parking.

5. Section C-602.C requires high quality materials to be used on all building facades within view of public streets, walkways, etc. The material proposed to be used for screening has the appearance of chicken wire, and does not present as a high quality screening required by the code and to meet the requirements for the requested flexibility.

PLANNING - Prior to Development Order - Elevations Generally

Set to OPEN on 6/30/2022 9:02:10 PM

Issue created by Lauren Matzke on 6/30/2022 9:02:10 PM

Issue is attached to Plans on sheet A-3.0

lauren.matzke@myclearwater.com - 727-562-4547

Please confirm which elevation is depicted on the top of page A-3.0 – appears to be the western elevation.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

PLANNING - Prior to Development Order - Ground Floor Facades & Entries

Set to OPEN on 6/30/2022 9:04:17 PM

Issue created by Lauren Matzke on 6/30/2022 9:04:17 PM

Issue is attached to Plans on sheet A-3.0

lauren.matzke@myclearwater.com - 727-562-4547

1. Section C-406.D.2 establishes that windows and doors on the ground floor must be transparent glazing with minimal tinting. Please indicate on plans that there will be limited to no tinting on these windows. Recommend NOT referencing the actual code provision verbatim, as sometimes window manufacturers misinterpret this to mean they shall be very darkly tinted due to differences in terminology.
2. Section C-406.D.2.e. requires the ground floor floor-to-structural-ceiling height to be 14 feet minimum. Please confirm and add measurements to elevations.

PLANNING - Prior to Development Order - Parking Structure Design

Set to OPEN on 6/30/2022 9:03:29 PM

Issue created by Lauren Matzke on 6/30/2022 9:03:29 PM

Issue is attached to Plans on sheet A-3.0

lauren.matzke@myclearwater.com - 727-562-4547

Section C-602.F.2 establishes where screening is required. It is unclear based on the elevations if this is met.

PLANNING - Prior to Development Order - Pedestrian Crossings

Set to OPEN on 6/30/2022 8:11:28 PM

Issue created by Lauren Matzke on 6/30/2022 8:11:28 PM

Issue is attached to Plans on sheet C4

lauren.matzke@myclearwater.com - 727-562-4547

Section C-503.C.3 requires pedestrian walkways that cross vehicular use areas to be marked clearly. Unclear where designated pedestrian crossings are planned between existing building and structured parking serving the building. Please revise and ensure that safe and marked pedestrian circulation is provided.

PLANNING - Prior to Development Order - Required Long Term Bike Parking

Set to OPEN on 6/30/2022 8:03:13 PM

Issue created by Lauren Matzke on 6/30/2022 8:03:13 PM

Issue is attached to Plans on sheet C4

lauren.matzke@myclearwater.com - 727-562-4547

Section C-303.C and Table 2 establish required long-term bicycle parking. The attached dwelling units (50 units) require 13 spaces. Please confirm the required spaces are provided and are designed to meet the bicycle parking standards in Section 3-1411.

PLANNING - Prior to Development Order - Site Data Table Revisions Needed

Set to OPEN on 6/30/2022 8:06:22 PM

Issue created by Lauren Matzke on 6/30/2022 8:06:22 PM

Issue is attached to Plans on sheet 02

lauren.matzke@myclearwater.com - 727-562-4547

Site data table is missing FAR information for proposed retail plaza (nonresidential) use incorporated into ground floor of structured parking. Where a partial unit results when calculating density, the number should be rounded up to the nearest whole. The project proposes 129 REUs (to account for the additional bed). Please update.



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

TELEPHONE (727) 562-4567

PLANNING - Prior to Development Order - Western facade parking ramp

Set to OPEN on 6/30/2022 9:00:43 PM

Issue created by Lauren Matzke on 6/30/2022 9:00:43 PM

Issue is attached to Plans on sheet C4

lauren.matzke@myclearwater.com - 727-562-4547

It is unclear what is happening on the ground level of the western portion of the structured parking. Page A-2.0 shows that this is a ramp up to upper level parking, and indicates that below is to be "exterior storage". Outdoor storage is not permitted, but it is unclear what this actually intends. Additionally, areas where access is required shall have pedestrian walkways and require additional building design enhancements. Please clarify and amend design accordingly.

PUBLIC UTILITIES - Prior to Building Permit

Set to OPEN on 6/22/2022 10:27:54 AM

Issue created by David Ojeda on 6/22/2022 10:27:54 AM

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

1. Call out sizes, connections points and any utility apparatuses (individual or master meters, water mains, Fire hydrants sewer main and laterals etc.) on project's area. Water meters, fire hydrants & fire detector assemblies are to have uninstructed clearance from and not be located behind any fence. Call out the requires sizes of wet tap on water main size's & locations on drawing.
2. Reclaimed water service is available for irrigation needs.

STORMWATER - Prior to Development Order:

Set to OPEN on 6/21/2022 10:47:27 AM

Issue created by Phuong Vo on 6/21/2022 10:47:27 AM

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

- 1) Northern parcel: Submit a 1-page drainage calculations showing the project meets the City's drainage criteria manual.
- 2) Southern parcel: Verify the existing Stormwater management system is operating properly.

TRAFFIC ENG - Traffic Comments

Set to OPEN on 6/22/2022 2:49:05 PM

Issue created by Christopher Lees on 6/22/2022 2:49:05 PM

Issue is attached to Plans on sheet C4

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

Prior to DO

1. Provide a turning template or auto turn program showing a scaled 19 ft. passenger vehicle (AASHTO standard) can maneuver around the parking garage and through the round drop off area in a forward direction. Specifically two passenger vehicles in the round drop off area.

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

Case number: [PLT2022-05005 -- 432 BAY AVE](#)

Owner(s): The Oaks On The Bay
5801 Ulmerton Road
Suite 200
Clearwater, FL 33760
PHONE: (727) 683-1200, Fax: No fax, Email: No email

Applicant: Katie Cole
600 Cleveland St
Ste 800
Clearwater, FL 33755
PHONE: (727) 724-3900, Fax: No fax, Email: Katie.Cole@hwhlaw.Com

Representative: Katie Cole
600 Cleveland St
Ste 800
Clearwater, FL 33755
PHONE: (727) 724-3900, Fax: No fax, Email: Katie.Cole@hwhlaw.Com

Location:

Atlas Page:

Zoning District: D - Downtown

Request: The Development Review Committee (DRC) is reviewing an application for a Preliminary Plat for a 2-lot subdivision in the Downtown (D) District located at 420 / 432 Bay Avenue pursuant to Community Development Code Article 4, Division 7, Subdivisions/Plats.

Proposed Use: Assisted Living Facilities

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

Presenter: Melissa Hauck-Baker, Senior Planner



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Parks and Rec Review	No Comments	06/10/2022	Kader
Traffic Eng Review	No Comments	06/21/2022	Lees
Public Utilities Review	No Comments	06/22/2022	Ojeda
Stormwater Review	No Comments	06/22/2022	Ojeda
Engineering Review	Comments	06/22/2022	Ojeda
Environmental Review	No Comments	06/23/2022	Kessler
Planning Review	Comments	06/29/2022	Hauck-Baker
Determination of Completeness	Complete	07/07/2022	Hauck-Baker



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TELEPHONE (727) 562-4567

The DRC reviewed this application with the following comments:

Engineering Review

General Comments (Acknowledge):

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

Prior to DO

1. This application is a companion case to FLS2022-05026 and all companion cases move together, and additional comments may be generated based on any resubmittals.
2. Please note that additional comments may be generated at or subsequent to the DRC meeting based on responses to DRC comments.

Planning Review

Prior to Building Permit

1. That an application for a building permit be submitted within one year of the issuance of the development order, unless time extensions are granted pursuant to CDC Section 4-407.
2. That prior to the issuance of any building permits, except for demolition, clearing and grubbing or the provision of fill, that the applicant submits a recorded copy of the Final Plat consistent with CDC Section 4-703.B.
3. That the applicant submits the Final Plat to the Engineering Department consistent with CDC Sections 4-702 and 4-703.B to allow for the approval of the Final Plat prior to issuance of any building permits, unless time extensions for the submittal of a building permit are granted pursuant to CDC Section 4-407.
4. That any and all conditions and stipulations of all other city departments be fully satisfied and completed prior to the issuance of any building permits.
5. That prior to the issuance of any building permits a Final Plat be submitted to Engineering and approved consistent with CDC Sections 4-703.B, 4-706, 4-707 and 4-708.

Planning Review

Conditions of Approval

1. That the contractor shall be responsible for an easement inspection by the Engineering Department prior to any flat work (slab) and prior to any vertical construction near the easement, to schedule an inspection, please call the Building Department's 24-Hour Call in Inspection Line at 727-562-4580 and the type of inspection will be a "006" (easement inspection), and that the contractor shall locate all property corners and have the easement line staked prior to the (006) Easement Inspection.
2. That the applicant shall have install to the satisfaction of the city engineer all of the required improvements in accordance with CDC Section 4-708 and as noted in the Preliminary Plat.



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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

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

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



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/02/2022	Hauck-Baker
Stormwater Review	No Response	07/01/2022	Winget
Planning Review	Comments	07/01/2022	Winget
Fire Review	No Response	07/01/2022	Winget
Engineering Review	Comments	07/01/2022	Winget
Environmental Review	Comments	07/01/2022	Winget
Traffic Eng Review	No Response	07/01/2022	Winget
Parks and Rec Review	No Response	07/01/2022	Winget
Land Resource Review	Comments	07/01/2022	Winget
Harbor Master Review	No Response	07/01/2022	Winget
Solid Waste Review	No Response	07/01/2022	Winget
Route to Meeting	Ready for DRC	07/01/2022	Winget
Art Review	No Response	07/01/2022	Winget
Public Utilities Review	No Response	07/01/2022	Winget

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.



CITY OF CLEARWATER

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

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.

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.



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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 Flexibility Criteria listed for a Detached Dwelling under CDC Section 2-103.A(1-3) is as follows: 1. The parcel proposed for development is a corner lot or is an existing lot; 2. Structures located within the side and rear setbacks otherwise required in the LDR District are used only for accessory uses such as a swimming pool; and, 3. Structures within the side and rear setback otherwise required in the LDR District are buffered with landscape material and fences to protect the privacy and value of adjacent properties.
6. 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 and remain consistent with CDC Table 2-103 for a detached dwelling use.
7. Accessory use structures may not exceed 25 percent of the gross floor area of the principal use and the proposed accessory use shed will be approximately 16 percent of the principal use, which is consistent with CDC Section 3-203.C.
8. The proposed shed will feature a height of 11.25 feet which is below the maximum permitted accessory use structure height of 15 feet as per CDC Section 3-203.D.
9. 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.
10. The property is not encumbered by any drainage/utility easements.
11. The applicant has provided responses to the Flexibility Criteria and the General Applicability Criteria for the submitted application.
12. 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).



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TELEPHONE (727) 562-4567

Planning Review

Prior to Development Order:

13. The applicant shall provide detailed information regarding the proposed fence location and materials.

14. The applicant shall provide detailed clarification regarding the structure being located on an existing or proposed slab or other foundation materials.

15. 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).

16. 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.

17. 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.

18. The flexibility criteria for this request, specifically CDC Section 2-103.A., is specific to "accessory uses such as swimming pool" which is typically an at-grade feature. As such staff is unsupportive of a structure with a height of 11 feet as it not consistent with the code.

19. All flexibility applications must meet the general standards including CDC Section 3-914.A.1. that it is in harmony with the scale, bulk, coverage, density and character of the adjacent properties in which it is located. The proposal does not appear consistent, and staff is not supportive of the request as it does not comply with code.

20. All flexibility applications must meet the general standards, specifically CDC Section 3-914.A.5. that it is consistent with the community character of the immediate vicinity of the parcel proposed for development. The proposal does not appear consistent, and staff is not supportive of the request as it does not comply with code.

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

10:45 AM

Case number: [FLS2022-05030 -- 12 IDLEWILD ST](#)

Owner(s): Majestic Sand Llc
5641 Westshore Dr
New Port Richey, FL 34652 303
PHONE: No phone, Fax: No fax, Email: No email

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

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

Location: north side of Idlewild Street 50 feet west of Mandalay Avenue

Atlas Page: 258A

Zoning District: T - Tourist

Request: The Development Review Committee is reviewing a proposed four-unit resort attached dwellings use in the Old Florida Character District of Beach by Design and in the Tourist (T) District for the property located at 12 Idlewild Street. The project is 41 feet in height, includes a minimum of six off-street parking spaces and requests allowable flexibility to establish a permitted use (CDC Section 2-802.R; Beach by Design Section II.A).

Proposed Use: Resort Attached Dwellings

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

Presenter: Mark Parry, 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	06/07/2022	Parry
Parks and Rec Review	No Comments	06/10/2022	Kader
Fire Review	No Comments	06/13/2022	Hatten
Engineering Review	Comments	06/22/2022	Ojeda
Stormwater Review	Comments	06/22/2022	Ojeda
Traffic Eng Review	Comments	06/22/2022	Lees
Public Utilities Review	Comments	06/22/2022	Ojeda
Environmental Review	Comments	06/23/2022	Kessler
Land Resource Review	No Comments	06/27/2022	Quinzi
Solid Waste Review	No Response	07/01/2022	Winget
Route to Meeting	Ready for DRC	07/01/2022	Winget
Planning Review	Comments	07/01/2022	Winget

The DRC reviewed this application with the following comments:

Plan Room Issues:



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

ENGINEERING - General Notes (Acknowledge):

Set to OPEN on 6/22/2022 11:32:37 AM

Issue created by David Ojeda on 6/22/2022 11:32:37 AM
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) will 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 and/or wastewater capacity, pressure and other requirements, said modifications shall be completed at the applicants 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.

ENGINEERING - Prior to Building Permit

Set to OPEN on 6/22/2022 11:45:00 AM

Issue created by David Ojeda on 6/22/2022 11:45:00 AM
david.ojeda@myclearwater.com - 727-562-4743

1. There are existing underground utilities along Idlewild street not shown on plans, please revise.
2. Provide evidence of an approved application by the Florida Department of Environmental Protection (FDEP) for construction seaward of the coastal construction control line (CCCL).

ENVIRONMENTAL - Prior to Building Permit

Set to OPEN on 6/23/2022 10:42:40 AM

Issue created by Sarah Kessler on 6/23/2022 10:42:40 AM
sarah.kessler@myclearwater.com - 727-562-4897

Prior to issuance of Building Permit:

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

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

ENVIRONMENTAL - Prior to Development Order

Set to OPEN on 6/23/2022 10:43:22 AM

Issue created by Sarah Kessler on 6/23/2022 10:43:22 AM
sarah.kessler@myclearwater.com - 727-562-4897

Please acknowledge:

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



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

PLANNING - BBD E.2

Set to OPEN on 6/28/2022 8:02:13 AM

Issue created by Mark Parry on 6/28/2022 8:02:13 AM

Issue is attached to Plans on sheet A200

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

Revise the façade, specifically the portions close to the street that have slatted garage-door type openings, to meet Beach by Design criteria E.2. requiring building entries to be aesthetically inviting and easily identified. Your prior project at 692 Bay Esplanade is a good example of how you resolved this.

PLANNING - BBD Guidelines Section C3:

Set to OPEN on 6/7/2022 1:42:14 PM

Issue created by Mark Parry on 6/7/2022 1:42:14 PM

Issue is attached to page 6 in NS05 The Sandsv2 Proj Narra1.pdf

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

Please provide the coverage calculations for the north elevation. On that note, please provide a north elevation.

PLANNING - BBD Guidelines Section E3:

Set to OPEN on 6/7/2022 1:43:55 PM

Issue created by Mark Parry on 6/7/2022 1:43:55 PM

Issue is attached to page 8 in NS05 The Sandsv2 Proj Narra1.pdf

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

This criterion is applicable. While E1 is specific to buildings used for non-residential purposes, E3 makes no such distinction. Please fully address this criterion. As it stands, the entrances do not appear to meet this criterion.

PLANNING - Beach by Design Old Florida Narrative - Stepback

Set to OPEN on 6/7/2022 1:38:16 PM

Issue created by Mark Parry on 6/7/2022 1:38:16 PM

Issue is attached to page 1 in NS05 The Sandsv2 Proj Narra1.pdf

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

Please provide a complete narrative addressing each provision of the the Old Florida district of Beach by Design.

Specifically, I'm looking for some discussion regarding stepbacks and setbacks. The Old Florida District requires that buildings greater than 35 feet in height located on properties fronting on a right-of-way with a width of less than 46 feet (Idlewild Street) provide a stepback of one foot for each two feet of height above 35 feet (Old Florida District Section 3.f.1) which, in the case of the proposal, is three feet.

PLANNING - Building Entries

Set to OPEN on 6/7/2022 1:38:53 PM

Issue created by Mark Parry on 6/7/2022 1:38:53 PM

Issue is attached to Plans on sheet A200

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

Clarify where the building entries are. They need to be made more obvious in order to meet the Beach by Design design guideline E.4.

PLANNING - Crosswalk

Set to OPEN on 6/7/2022 1:38:33 PM

Issue created by Mark Parry on 6/7/2022 1:38:33 PM

Issue is attached to Plans on sheet C3.1

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

Please show a change in paving material and/or pattern where sidewalks cross driveways.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

PLANNING - Disclaimer

Set to OPEN on 6/7/2022 1:44:11 PM

Issue created by Mark Parry on 6/7/2022 1:44:11 PM
Issue is attached to page 1 in FLS 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.

Pursuant to CDC Article 4 Division 3 a complete response to DRC comments will be required to be electronically submitted by noon July 27, 2022 (20 working days pursuant to CDC Section 4-302.B). Failure to resubmit on or before this date and time will render the application denied and no further action will be taken by City Staff.

PLANNING - Mechanical Equipment

Set to OPEN on 6/7/2022 1:39:59 PM

Issue created by Mark Parry on 6/7/2022 1:39:59 PM
Issue is attached to Plans on sheet C3.1
mark.parry@myclearwater.com - 727-562-4741

Clarify where mechanical equipment will be located (i.e. A/C, pool equipment) and how it will be screened.

PLANNING - Overhead Utilities

Set to OPEN on 6/7/2022 1:40:06 PM

Issue created by Mark Parry on 6/7/2022 1:40:06 PM
Issue is attached to Plans on sheet C3.1
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 - parking along Idlewild

Set to OPEN on 6/28/2022 8:02:34 AM

Issue created by Mark Parry on 6/28/2022 8:02:34 AM
Issue is attached to Plans on sheet A200
mark.parry@myclearwater.com - 727-562-4741

The parking along Idlewild requires additional architectural treatment and finishes are needed on the elevation facing south, Idlewild.. This does not meet the intent of Beach by Design. If open air is needed as they will be used for parking then treat and address it as parking and it can not be readily apparent.

PLANNING - Stormwater

Set to OPEN on 6/7/2022 1:40:51 PM

Issue created by Mark Parry on 6/7/2022 1:40:51 PM
Issue is attached to Plans on sheet C3.1
mark.parry@myclearwater.com - 727-562-4741

Clarify how stormwater will be accommodated on the site. Is it being located seaward of the CCCL?



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

PUBLIC UTILITIES - Prior to Building Permit

Set to OPEN on 6/22/2022 11:27:59 AM

Issue created by David Ojeda on 6/22/2022 11:27:59 AM
david.ojeda@myclearwater.com - 727-562-4743

1. Call out sizes, connections points and any utility apparatuses (individual or master meters, water mains, Fire hydrants sewer main and laterals etc.) on project's area. Water meters, fire hydrants & fire detector assemblies are to have uninstructed clearance from and not be located behind any fence. Call out the requires sizes of wet tap on water main size's & locations on drawing.
2. Reclaimed water service is available for irrigation needs

STORMWATER - Prior to Building Permit

Set to OPEN on 6/13/2022 6:27:11 PM

Issue created by Phuong Vo on 6/13/2022 6:27:11 PM
Issue is attached to Plans on sheet C4.1
phuong.vo@myclearwater.com - 727-562-4752

Please address the City's concern with sand surrounding the proposed control structure that could clog the stormwater system over time.

TRAFFIC ENG - On Street Parking (Acknowledge):

Set to OPEN on 6/22/2022 2:35:39 PM

Issue created by Christopher Lees on 6/22/2022 2:35:39 PM
Issue is attached to Plans on sheet C3.1
christopher.lees@myclearwater.com - 727-562-4775

Comments from Parking:

On street parking on Idlewild Street is ParkMobile now, no meters. Update plan to reflect that. They will need to put signs back when they're done. Every City parking space that is eliminated by development comes at a cost. It's roughly \$21K per space. They would also need to coordinate with us to pay for any other spaces that are closed off during construction. I would think they could rework the layout for Unit #1 drive/ parking area to reduce the width of the entrance to increase the available area on the street and preserve a public parking space. As it looks now, they have a non-compliant on-street space closest to unit #1 that is too short.

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

11:15 AM

Case number: [FLD2022-03010 -- 490 MANDALAY AVE](#)

Owner(s): Mary G Realty Inc
1803 Wood Trail St
Tarpon Springs, FL 34689-7549
PHONE: No phone, Fax: No fax, Email: No email

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

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

Location: southwest corner of Mandalay Avenue and Baymont Street.

Atlas Page: 267A

Zoning District: T - Tourist

Request: The Community Development Board is reviewing a proposed 910 square foot deck to serve an existing retail plaza in the Tourist (T) Zoning District and Destination Resort District of Beach by Design for the property located at 490 Mandalay Avenue. The proposal requests allowed flexibility to parking (Community Development Code Section 2-803. D).

Proposed Use: Retail Plaza

Neighborhood Association(s): Clearwater Neighborhood Coalition
Board of County Commissioners
Pinellas county school board

Presenter: Mark Parry, Senior Planner



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	03/08/2022	Nurnberger
Harbor Master Review	No Response	04/04/2022	Winget
Awaiting Re-Submittal	Return to DRC Meeting	06/02/2022	Crandall
Parks and Rec Review	No Comments	06/10/2022	Kader
Stormwater Review	No Comments	06/13/2022	Vo
Fire Review	No Comments	06/13/2022	Hatten
Engineering Review	Comments	06/22/2022	Ojeda
Traffic Eng Review	No Comments	06/22/2022	Lees
Public Utilities Review	No Comments	06/22/2022	Ojeda
Environmental Review	No Comments	06/23/2022	Kessler
Land Resource Review	Comments	06/27/2022	Quinzi
Solid Waste Review	Comments	07/01/2022	Winget
Route to Meeting	Ready for DRC	07/01/2022	Winget
Planning Review	Comments	07/01/2022	Winget

The DRC reviewed this application with the following comments:

Plan Room Issues:



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

ENGINEERING - General Notes

Set to ACCEPTED on 6/22/2022 3:24:03 PM

Issue created by David Ojeda on 3/22/2022 8:50:32 AM
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.

Sandra Bradbury on 5/27/2022 5:15:46 PM - ANSWERED

1. *Written acknowledgement of conditions/comments is ACKNOWLEDGED.*
2. *Plans that have been submitted are signed by our EOR.*
3. *Per Section 47.181 ADA; Response: Truncated domes have been added to sheet C3.1.*

David Ojeda on 6/22/2022 3:24:03 PM - ACCEPTED

Addressed as a condition of approval.

ENGINEERING - General Notes (Acknowledge):

Set to OPEN on 6/22/2022 3:25:33 PM

Issue created by David Ojeda on 6/22/2022 3:25:33 PM
david.ojeda@myclearwater.com - 727-562-4743

1. Review of revisions made to the original plans and, or calculations (submitted on March 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.

ENGINEERING - Prior to Building Permit

Set to ACCEPTED on 6/22/2022 3:24:14 PM

Issue created by David Ojeda on 3/22/2022 8:56:10 AM
david.ojeda@myclearwater.com - 727-562-4743

1. Revise site plan to show all existing utilities on right of way.

Sandra Bradbury on 5/27/2022 5:16:22 PM - ANSWERED

Response: Utilities have been added to Sheet C2.1.

David Ojeda on 6/22/2022 3:24:14 PM - ACCEPTED

Addressed as condition of approval



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to Building Permit

Set to ACCEPTED on 6/22/2022 3:24:28 PM

Issue created by Sarah Kessler on 3/23/2022 1:23:40 PM
sarah.kessler@myclearwater.com - 727-562-4897

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

Sandra Bradbury on 5/27/2022 5:16:46 PM - ANSWERED

Response: Sheet C2.2 Erosion Control Details has been added to the plans.

David Ojeda on 6/22/2022 3:24:28 PM - ACCEPTED

Addressed as condition of approval.

LAND RESOURCE - Landscape plan

Set to OPEN on 6/27/2022 3:21:58 PM

Issue created by Michael Quinzi on 6/27/2022 3:21:58 PM
michael.quinzi@myclearwater.com - 727-562-4558

Adjusted landscape plant schedule to state that Sabal Palms must be a minimum of 10 feet clear trunk instead of 10 ht.

PLANNING - Deck Area

Set to OPEN on 6/7/2022 2:48:25 PM

Issue created by Mark Parry on 6/7/2022 2:48:25 PM
Issue is attached to page 3 in FLS & FLD Application.pdf
mark.parry@myclearwater.com - 727-562-4741

Elsewhere the deck area is listed as 965 SF where here is listed as 910 SF. Please clarify/correct.

PLANNING - Deck Area

Set to ACCEPTED on 6/7/2022 2:43:59 PM

Issue created by Mark Parry on 3/24/2022 1:45:59 PM
Issue is attached to Plans on sheet C3.1
mark.parry@myclearwater.com - 727-562-4741

Clarify the area of the proposed deck on the site plan. The area on the application of 910 SF is noted.

Sandra Bradbury on 5/27/2022 5:19:29 PM - ANSWERED

Response: Deck area is 965s.f. application and plans have been revised.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - Disclaimer

Set to ACCEPTED on 6/7/2022 2:57:26 PM

Issue created by Mark Parry on 3/24/2022 1:47:47 PM

Issue is attached to Plans on sheet C1.1

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.

The applicant is insufficient and may not proceed to CDB without revisions and a second DRC meeting. A full resubmittal with all comments fully addressed in Plan Room is required. The next deadline is noon, May 2, 2022.

Sandra Bradbury on 5/27/2022 5:26:59 PM - ANSWERED

Response: Acknowledged, we have revised civil, architectural, narrative, parking study and responded to issues and believe they are resolved.

PLANNING - Disclaimer

Set to OPEN on 6/7/2022 2:57:45 PM

Issue created by Mark Parry on 6/7/2022 2:57:45 PM

Issue is attached to Plans on sheet C1.1

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.

In order to be reviewed by the CDB on August 16, 2022, 10 complete sets (revised as needed, folded and collated) and one electronic version (uploaded) must be submitted no later than noon July 15, 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, or Ellen Crandall 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 another DRC meeting.

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

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

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

Failure to meet deadlines will delay your application.

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



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - GAC 1

Set to ACCEPTED on 6/7/2022 2:48:53 PM

Issue created by Mark Parry on 3/24/2022 1:46:33 PM

Issue is attached to page 3 in FLS & FLD Applicataion.pdf

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

Clarify exactly how this would be in harmony with the adjacent properties. It's fully understood that the proposal is for a deck.

Sandra Bradbury on 5/27/2022 5:20:37 PM - ANSWERED

Response: Application has been revised to Clarify the harmony.

PLANNING - GAC 2

Set to ACCEPTED on 6/7/2022 2:49:02 PM

Issue created by Mark Parry on 3/24/2022 1:46:40 PM

Issue is attached to page 3 in FLS & FLD Applicataion.pdf

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

Please provide additional information. You can probably expand on criterion 1.

Sandra Bradbury on 5/27/2022 5:21:18 PM - ANSWERED

Response: Application has been revised to and expanded to Criterion 1.

PLANNING - GAC 3

Set to ACCEPTED on 6/7/2022 2:48:57 PM

Issue created by Mark Parry on 3/24/2022 1:46:47 PM

Issue is attached to page 3 in FLS & FLD Applicataion.pdf

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

Clarify exactly how the proposal will consider the safety of the patrons.

Sandra Bradbury on 5/27/2022 5:23:16 PM - ANSWERED

This development will be constructed to meet ADA requirement and the parking on site will be redesigned to meet codes providing a more secure and safe travel path for vehicles and pedestrians.

PLANNING - GFA Retail Plaza

Set to ACCEPTED on 6/7/2022 2:36:13 PM

Issue created by Mark Parry on 3/24/2022 1:45:03 PM

Issue is attached to page 5 in Gionis by the Sea_Parking Anaylsis_6_17_21_ess.pdf

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

The parking study lists 6,958 SF and the site plan data table lists 6,198 SF. Please clarify which is correct and revise as needed.

Sandra Bradbury on 5/27/2022 5:17:50 PM - ANSWERED

Response: The parking study has been updated to correct the discrepancy in GFA at 6,198 for the entire building.

PLANNING - Landscape Plan

Set to OPEN on 7/1/2022 10:31:41 AM

Issue created by Mark Parry on 3/24/2022 1:45:47 PM

Issue is attached to Plans on sheet L1.1

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

Please provide a landscape plan which includes landscaping along each adjacent street frontage.

Sandra Bradbury on 5/27/2022 5:19:10 PM - ANSWERED

Response: Landscaping has been added to sheets C2.1. and C3.1.

Mark Parry on 6/7/2022 2:46:26 PM - NOTACCEPTED

Clarify why three of the islands are empty. Also, I didn't see any landscaping added to sheets C2.1 or C3.1. I think you might mean it's been added to sheet L1.1?



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

PLANNING - Parking Count

Set to ACCEPTED on 6/7/2022 2:38:52 PM

Issue created by Mark Parry on 3/24/2022 1:45:09 PM

Issue is attached to page 5 in Gionis by the Sea_Parking Analysis_6_17_21_ess.pdf
mark.parry@myclearwater.com - 727-562-4741

The site plan shows six spaces remaining to the north of the proposed deck where the parking study shows eight spaces. The plan also shows 10 spaces along the east side of the site where the study shows 12. Please clarify which is correct and revise as needed.

Sandra Bradbury on 5/27/2022 5:18:12 PM - ANSWERED

Response: Parking Study and site plan have been revised.

PLANNING - Parking Layout

Set to ACCEPTED on 6/7/2022 2:44:14 PM

Issue created by Mark Parry on 3/24/2022 1:45:31 PM

Issue is attached to Plans on sheet C3.1
mark.parry@myclearwater.com - 727-562-4741

Revise the layout to replace angled parking which would otherwise back into the proposed decking area with parallel spaces. The parking demand study will need to be adjusted accordingly.

Sandra Bradbury on 5/27/2022 5:18:52 PM - ANSWERED

Response: Parking spaces and aisle width meet CDC requirements. The aisle width is 14.1' at the deck, where as the CDC only requires 13'.

PLANNING - Parking Lot Dimension

Set to ACCEPTED on 6/7/2022 2:39:20 PM

Issue created by Mark Parry on 3/31/2022 11:46:58 AM

Issue is attached to Plans on sheet C3.1
mark.parry@myclearwater.com - 727-562-4741

Some of the dimensions in the parking lot differ from sheet to sheet (i.e. A2 shows an aisle width of 16.5 feet and C3.1 shows 14.1 feet) . Please check all sheets and make sure that they match.

Sandra Bradbury on 5/27/2022 5:27:59 PM - ANSWERED

Response: Architectural site plan has been revised with this submission package.

PLANNING - Parking Reduction

Set to OPEN on 6/23/2022 10:21:50 AM

Issue created by Mark Parry on 6/23/2022 10:21:50 AM

Issue is attached to Plans on sheet A2
mark.parry@myclearwater.com - 727-562-4741

It appears that the proposal will take a non-conforming, poorly functioning parking lot and make it more non-conforming with no real improvements to the site. It probably would be best to simply to remove the parking and install additional outdoor seating and landscaping.

PLANNING - Parking Space Dimensions

Set to ACCEPTED on 6/7/2022 2:39:07 PM

Issue created by Mark Parry on 3/24/2022 1:45:24 PM

Issue is attached to Plans on sheet C3.1
mark.parry@myclearwater.com - 727-562-4741

Please provide typical parking space dimensions -please consult CDC Section 3-1402 for applicable standards.

Sandra Bradbury on 5/27/2022 5:18:32 PM - ANSWERED

Response: Parking space dimensions are located on sheet C3.1.



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 - Restaurant Floor Area

Set to ACCEPTED on 6/7/2022 2:36:02 PM

Issue created by Mark Parry on 3/24/2022 1:44:56 PM

Issue is attached to page 5 in Gionis by the Sea_Parking Analysis_6_17_21_ess.pdf
mark.parry@myclearwater.com - 727-562-4741

Please clarify the amount of GFA used as restaurant in the retail plaza. Do not count outdoor seating area. Do not count a business which sells food for take away/delivery only. Restaurant ONLY includes a business which includes accommodations for consumption on premises. Some of the math doesn't seem to work in the parking study.

Sandra Bradbury on 5/27/2022 5:17:27 PM - ANSWERED

Response: The Clear Sky restaurant is the only restaurant in the plaza that has accommodations for the consumption of food on premises. The Clear Sky restaurant occupies 2,197 GFA, the entire building contains 6,198 GFA.

Mark Parry on 6/7/2022 2:33:38 PM - NOTACCEPTED

The response lists a SF for Clear Sky as 2,197 SF but Table 1 lists 2,548 SF. The response lists the total building area as 6,198 SF where Table 1 lists 6,957 SF. Which is it?

PLANNING - Side Setback

Set to ACCEPTED on 6/7/2022 2:43:17 PM

Issue created by Mark Parry on 3/24/2022 1:46:06 PM

Issue is attached to Plans on sheet C3.1

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

Please provide the proposed side (south) setback to the deck.

Sandra Bradbury on 5/27/2022 5:19:47 PM - ANSWERED

Response: Dimension has been added to sheet C3.1.

PLANNING - Staff Support

Set to OPEN on 6/28/2022 7:59:24 AM

Issue created by Mark Parry on 6/28/2022 7:59:24 AM

Issue is attached to Plans on sheet A1

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

Staff will not be supportive of the requested flexibility without significant improvements that make the site substantially more compliant with Beach by Design including but not limited to landscaping improvements buffering the off-street parking.

In general staff could be supportive of the request for additional outside seating, however, the parking lot must be made more compliant and landscaped which may result in a greater reduction of parking.

PLANNING - SUC 1

Set to ACCEPTED on 6/7/2022 2:51:51 PM

Issue created by Mark Parry on 3/24/2022 1:47:03 PM

Issue is attached to page 1 in 490 Mandalay Responses to Comp Infill Criteria 8.06.21.pdf

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

Clarify how the deck will improve accessibility to the existing structure. You may want to provide some sort of tie into the desired objectives of the Destination Resort district of Beach by Design.

Sandra Bradbury on 5/27/2022 5:24:13 PM - ANSWERED

Response: Please see revised Comprehensive Infill Criteria.



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 - SUC 2

Set to OPEN on 7/1/2022 10:31:46 AM

Issue created by Mark Parry on 3/24/2022 1:47:11 PM

Issue is attached to page 1 in 490 Mandalay Responses to Comp Infill Criteria 8.06.21.pdf
mark.parry@myclearwater.com - 727-562-4741

The response doesn't address in anyway this criterion. I imagine that you may have meant to reference the included discussion of certain Comprehensive Plan components. Please revise.

Sandra Bradbury on 5/27/2022 5:24:23 PM - ANSWERED

Response: Please see revised Comprehensive Infill Criteria.

Mark Parry on 6/7/2022 2:54:45 PM - NOTACCEPTED

But how is this consistent with the goals and policies of the Comprehensive Plan, as well as the general purpose, intent and basic planning objectives of this Code, and with the intent and purpose of this zoning district. The bottom line is that if I need to draft a staff report which fully analyzes the submittal and provide a full and complete response to each criteria with my signature on it and make a public presentation attesting that everything therein is factual, accurate and complete then you do, too.

PLANNING - SUC 6.d

Set to ACCEPTED on 6/7/2022 2:55:36 PM

Issue created by Mark Parry on 3/24/2022 1:47:21 PM

Issue is attached to page 2 in 490 Mandalay Responses to Comp Infill Criteria 8.06.21.pdf
mark.parry@myclearwater.com - 727-562-4741

The response references a new pergola roof with railings and columns. These features are not evident in the submitted elevations/perspectives. Please clarify and correct.

Sandra Bradbury on 5/27/2022 5:25:40 PM - ANSWERED

Response: There is not roof/pergola. Please review revised plans and Comprehensive Infill Criteria Narrative.

SOLID WASTE - Dumpster Enclosure

Set to OPEN on 6/16/2022 9:08:48 AM

Issue created by Mark Beery on 6/16/2022 9:08:48 AM

mark.beery@myclearwater.com - 727-562-4920

Show more detail on the trash enclosure and how the truck will navigate through the parking lot. It appears the new deck and/or planters block a portion of the enclosure.

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

11:45 AM

Case number: [FLD2022-02009 -- 1532 S Highland AVE](#)

Owner(s): Odin Enterprises Inc
51 Auburn St
Largo, FL 33770-1836
PHONE: No phone, Fax: No fax, Email: No email

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

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

Location: 1.693-acre property is located on the west side of South Highland Avenue, approximately 517 feet north of the intersection with Belleair Road.

Atlas Page: 315A

Zoning District: MDR - Medium Density Residential

Request: The Community Development Board (CDB) is reviewing a 23-lot, 22-unit townhome attached dwelling use within the Medium Density Residential (MDR) District for property located at 1524-1536 S. Highland Avenue. The dwellings will be 30 feet in height, provides two off-street parking spaces per dwelling and requests allowable flexibility consistent with Community Development Code Section 2-304.G.

Proposed Use: Attached Dwellings

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

Presenter: Melissa Hauck-Baker, Senior Planner



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Parks and Rec Review	Comments	03/14/2022	Kader
Fire Review	No Comments	03/15/2022	Hatten
Traffic Eng Review	Comments	03/21/2022	Lees
Environmental Review	Comments	03/23/2022	Kessler
Solid Waste Review	No Response	04/04/2022	Winget
Harbor Master Review	No Response	04/04/2022	Winget
Determination of Completeness	Complete	04/07/2022	Hauck-Baker
Route to Meeting	Ready for DRC	07/01/2022	Winget
Awaiting Re-Submittal	Return to DRC Meeting	07/01/2022	Winget
Stormwater Review	Comments	07/01/2022	Winget
Planning Review	Comments	07/01/2022	Winget
Engineering Review	Comments	07/01/2022	Winget
Public Utilities Review	Comments	07/01/2022	Winget
Land Resource Review	Comments	07/01/2022	Winget

The DRC reviewed this application with the following comments:

Plan Room Issues:



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TELEPHONE (727) 562-4567

ENGINEERING - General comments (Acknowledge):

Set to OPEN on 6/22/2022 2:26:40 PM

Issue created by David Ojeda on 6/22/2022 2:26:40 PM
david.ojeda@myclearwater.com - 727-562-4743

1. Review of revisions made to the original plans and, or calculations (submitted on May 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 all easements being vacated will be required prior to issuance of any building permits, (a submitted application is not sufficient).



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TELEPHONE (727) 562-4567

ENGINEERING - General Notes

Set to ACCEPTED on 6/22/2022 2:10:42 PM

Issue created by David Ojeda on 3/22/2022 8:31:57 AM
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. Work on right-of-way shall require a permit with the appropriate entity.
5. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.
6. Contractor shall request an easement inspection prior to any construction near an easement.

Sandra Bradbury on 5/31/2022 5:08:53 PM - ANSWERED

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.

Response: Acknowledged.

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.

Response: Acknowledged.

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.

Response: All sidewalks and ramps comply with local, state and/or federal standards.

4. Work on right-of-way shall require a permit with the appropriate entity. 5. Applicant shall be

responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.

Response: ROW permit shall be obtained from the governing jurisdiction.

5. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located

within Right of Way.

Response: Note has been added to sheet L1.1.

6. Contractor shall request an easement inspection prior to any construction near an easement.

Response: Note has been added to Sheet C2.1.

David Ojeda on 6/22/2022 2:10:42 PM - ACCEPTED

Addressed as a condition of approval.

ENGINEERING - Prior to Building Permit

Set to OPEN on 7/1/2022 10:33:34 AM

Issue created by David Ojeda on 3/22/2022 8:35:28 AM
david.ojeda@myclearwater.com - 727-562-4743

1. Submit evidence that request for any easement vacations have been approved.

Sandra Bradbury on 5/31/2022 5:09:54 PM - ANSWERED

Response: Please see attached vacation request email to Suzanne.

David Ojeda on 6/22/2022 2:31:24 PM - NOTACCEPTED

A submitted application is not evidence of approval by the City.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

ENGINEERING - Prior to CDB

Set to OPEN on 6/22/2022 3:06:07 PM

Issue created by David Ojeda on 6/22/2022 3:06:07 PM
david.ojeda@myclearwater.com - 727-562-4743

1. The revised site plan doesn't clearly identify the existing Drainage/Utility easement (that culminates in a radius) along the SW corner of the property and, cites OR 4852 pg. 41 which doesn't vacate said easement.
2. Show and label 10' Water easement at the north side and the Drainage/Utility easement along the SW corner of the project (that culminates a radius) on site plan.
3. Per Section 3-1909 no permanent structures shall fall within easements.

ENGINEERING - Prior to Development Order

Set to CLOSED on 6/28/2022 11:25:53 AM

Issue created by David Ojeda on 3/22/2022 8:34:51 AM
david.ojeda@myclearwater.com - 727-562-4743

1. Call out radius of drainage easement on the SW corner (not vacated by OR 4852 pg. 41), 10' drainage/utility easement along south parcel line and 10' Water easement at the north side of the project on site plan, per Section 3-1909 no permanent structures shall fall within said easements.

Sandra Bradbury on 5/31/2022 5:09:14 PM - ANSWERED

Response: Radius has been dimensioned on sheet C3.1. Portion of lot to be dedicated to adjacent lot to the south.

David Ojeda on 6/22/2022 2:28:37 PM - ACCEPTED

Addressed as a condition of approval

David Ojeda on 6/28/2022 11:25:38 AM - OPEN

Addressed as new comment.

ENVIRONMENTAL - Prior to Building Permit

Set to ACCEPTED on 6/22/2022 2:10:19 PM

Issue created by Sarah Kessler on 3/23/2022 1:21:17 PM
sarah.kessler@myclearwater.com - 727-562-4897

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

Sandra Bradbury on 5/31/2022 5:10:31 PM - ANSWERED

Response: Erosion Control Sheet C2.2 has been added to the plans.

David Ojeda on 6/22/2022 2:10:19 PM - ACCEPTED

Addressed as a condition of approval.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

LAND RESOURCE - Inches Spreadsheet

Set to OPEN on 6/27/2022 2:47:19 PM

Issue created by Michael Quinzi on 6/27/2022 2:47:19 PM
michael.quinzi@myclearwater.com - 727-562-4558

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

LAND RESOURCE - Landscape plan

Set to OPEN on 6/27/2022 2:53:30 PM

Issue created by Michael Quinzi on 6/27/2022 2:53:30 PM
michael.quinzi@myclearwater.com - 727-562-4558

Submit a revised landscape plan which provided dimensions on the plan showing all shade trees must be a minimum of 5 feet from any impervious surface or utility.

LAND RESOURCE - Tree inventory

Set to OPEN on 6/27/2022 2:35:17 PM

Issue created by Michael Quinzi on 6/27/2022 2:35:17 PM
michael.quinzi@myclearwater.com - 727-562-4558

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

Tag Trees- Any site over 1 acre in size requires trees to be tagged with Aluminum tags with aluminum nails. The tags must have a number coinciding with the number assigned to the tree in the tree inventory and on all site plans.

LAND RESOURCE - Tree Preservation

Set to OPEN on 6/27/2022 2:35:54 PM

Issue created by Michael Quinzi on 6/27/2022 2:35:54 PM
michael.quinzi@myclearwater.com - 727-562-4558

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

PARKS AND REC - Recreation Open Space Impact Fees

Set to ACCEPTED on 6/10/2022 3:00:29 PM

Issue created by Art Kader on 3/14/2022 4:44:32 PM
art.kader@myclearwater.com - 727-562-4824

This project will be subject to paying Open Space Recreation Impact Fees on the day building permit is issued. Please contact Art Kader at 727-562-4824 or art.kader@myclearwater.com for more information. These fees can be substantial so important to get in touch.

Sandra Bradbury on 5/31/2022 5:06:43 PM - ANSWERED

Response: Acknowledged, owner will be in contact with Art Kader.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - Disclaimer

Set to ACCEPTED on 6/28/2022 1:17:57 PM

Issue created by Mark Parry on 3/28/2022 2:08:23 PM

Issue is attached to page 1 in 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.

A second DRC meeting is required. The next submittal date is noon 05-01-2022 for a 06-02-2022 DRC meeting.

A response to each comment is required to be made in Plan Room.

Sandra Bradbury on 5/31/2022 5:18:46 PM - ANSWERED

Response: Acknowledged.

PLANNING - Dumpster Enclosure Material

Set to ACCEPTED on 7/1/2022 8:19:30 AM

Issue created by Mark Parry on 3/28/2022 2:07:20 PM

Issue is attached to Plans on sheet C3.1

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.

Sandra Bradbury on 5/31/2022 5:17:36 PM - ANSWERED

Response: Dumpster note has been revised on Sheet C3.1.

Melissa Hauck-Baker on 6/28/2022 12:53:42 PM - NOTACCEPTED

Sheet C3.1, version 2, is dated March 3, 2022 and does not include a note regarding the dumpster.

PLANNING - Elevations

Set to ACCEPTED on 6/28/2022 12:27:05 PM

Issue created by Mark Parry on 3/28/2022 2:05:27 PM

Issue is attached to Plans on sheet SD-1.2

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

Clarify why the buildings are oriented inward rather than towards the street. Please revise to have the buildings face the street.

Sandra Bradbury on 5/31/2022 5:14:28 PM - ANSWERED

Response: Please see revised architectural drawing orientation has been revised.



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 - Fence – Location and Height

Set to ACCEPTED on 7/1/2022 8:18:00 AM

Issue created by Mark Parry on 3/28/2022 2:05:56 PM

Issue is attached to Plans on sheet C3.1

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

CDC Section 3-804.C applies which requires that "Any fence or wall that exceeds three feet in height and is located between a principal structure and any right-of-way shall provide a three-foot-wide landscaped strip on the right-of-way side of the fence." This means that the proposed fence/wall needs to be setback from the east property line a minimum of three feet and landscaping installed on the exterior side of the fence. It is not evident that the fence is setback a minimum of three feet and landscaped on the exterior side – please clarify and correct as needed.

Sandra Bradbury on 5/31/2022 5:15:17 PM - ANSWERED

Response: Perimeter fence has been revised to a three-foot masonry wall and landscaping moved between wall and ROW, please see Sheet C3.1 and Sheet L1.1.

Melissa Hauck-Baker on 6/28/2022 12:34:10 PM - NOTACCEPTED

Sheet C3.1 shows a 4 foot high PVC fence, please revise this sheet and make it consistent with the 3 foot high pier/lintel wall.

PLANNING - Gates

Set to ACCEPTED on 6/28/2022 12:26:26 PM

Issue created by Mark Parry on 3/28/2022 2:04:57 PM

Issue is attached to Plans on sheet C3.1

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

Clarify if the site will be gated. If so, please show all gates and provide evidence that required stacking distances will be met.

Sandra Bradbury on 5/31/2022 5:14:10 PM - ANSWERED

Response: There is no gate proposed.

PLANNING - Gen. App. Criteria 1 and 5

Set to ACCEPTED on 6/28/2022 1:17:26 PM

Issue created by Mark Parry on 3/28/2022 2:07:48 PM

Issue is attached to page 1 in Supplemental Response Narrative.pdf

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

The proposed development appears to present the rear of the building towards South Highland Avenue although the site is addressed and accessed from that street. In addition, it appears that other buildings along South Highland Avenue present finished front facades towards the street. The proposed orientation would appear to be inconsistent with the character of adjacent properties. Please revise the application to present a finished front façade towards South Highland Avenue.

Sandra Bradbury on 5/31/2022 5:18:04 PM - ANSWERED

Response: Please see revised architectural plans, orientation has been revised.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

PLANNING - Landscape Design

Set to ACCEPTED on 6/28/2022 12:49:55 PM

Issue created by Mark Parry on 3/28/2022 2:06:50 PM

Issue is attached to Plans on sheet L1.1

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

Pursuant to CDC Section 3-1202.D.3 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 if 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 evidence that this provision is met with the proposal.

Sandra Bradbury on 5/31/2022 5:16:49 PM - ANSWERED

Response: Retention Pond is removed, and buffer provided, please see Sheet L1.1.

PLANNING - Landscape Plan – interior landscape area

Set to OPEN on 7/1/2022 10:33:55 AM

Issue created by Mark Parry on 3/28/2022 2:06:42 PM

Issue is attached to Plans on sheet L1.1

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

Please provide dimensions for the interior landscape areas. Only those areas which meet the minimum dimensional parameters count. Revise the plans and all calculations as needed. If less than 10 percent interior landscape area as based on the amount of vehicular use area is provided a Comprehensive Landscape Program will be required.

Sandra Bradbury on 5/31/2022 5:16:30 PM - ANSWERED

Response: Islands between driveways are not being used for interior landscaping. Interior landscaping areas have been identified and dimensioned on sheet L1.1.

Melissa Hauck-Baker on 6/28/2022 12:49:31 PM - NOTACCEPTED

Sheet L1.1 continues to show landscaping including shrubs and trees between some of the driveways, dimensions for these areas needs to be provided to ensure ample space exists for the type of proposed plant materials.

PLANNING - Mechanical Equipment

Set to ACCEPTED on 7/1/2022 8:18:30 AM

Issue created by Mark Parry on 3/28/2022 2:06:21 PM

Issue is attached to Plans on sheet C3.1

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

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

Sandra Bradbury on 5/31/2022 5:15:53 PM - ANSWERED

Response: Mechanical equipment is shown screened with landscaping and fences on sheet L1.1. Note has been added to Sheet L1.1.

Melissa Hauck-Baker on 6/28/2022 12:39:38 PM - NOTACCEPTED

Please revise all sheets within the submittal package to accurately show the relocated mechanical equipment for Building 2, this sheet is inconsistent.



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 - Mechanical Equipment – Location

Set to OPEN on 7/1/2022 10:33:50 AM

Issue created by Mark Parry on 3/28/2022 2:05:40 PM

Issue is attached to Plans on sheet C3.1

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

Mechanical equipment is located along the east side of the site. The proposal does not meet the following CDC Section:

Section 3-204.D.1.

Equipment shall be placed on roofs or to the rear or side of buildings and shall not be placed between any right-of-way and the principal structure(s).

Please revise.

Sandra Bradbury on 5/31/2022 5:14:59 PM - ANSWERED

Response: Mechanical equipment is shown screened with landscaping and fences on sheet L1.1. Note has been added to Sheet L1.1.

Melissa Hauck-Baker on 6/28/2022 12:28:52 PM - NOTACCEPTED

Revise the mechanical equipment location for Building 2 to be consistent with the architectural elevations.

PLANNING - Narrative – solid waste

Set to ACCEPTED on 6/28/2022 12:26:13 PM

Issue created by Mark Parry on 3/28/2022 2:04:41 PM

Issue is attached to page 7 in Project Narrative.pdf

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

The narrative provides that solid waste will be accommodated with curbside pick up of individual barrels where the site plan provides a single dumpster enclosure. Please clarify and correct one document or the other.

Sandra Bradbury on 5/31/2022 5:13:56 PM - ANSWERED

Response: Single Dumpster enclosure is to be provided; narrative is revised.

PLANNING - Overhead Utilities

Set to ACCEPTED on 6/28/2022 12:37:30 PM

Issue created by Mark Parry on 3/28/2022 2:06:07 PM

Issue is attached to Plans on sheet C3.1

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.

Sandra Bradbury on 5/31/2022 5:15:38 PM - ANSWERED

Response: Acknowledged.

PLANNING - Overhead Utilities and Landscaping

Set to ACCEPTED on 6/28/2022 12:39:51 PM

Issue created by Mark Parry on 3/28/2022 2:06:35 PM

Issue is attached to Plans on sheet L1.1

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

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

Sandra Bradbury on 5/31/2022 5:16:07 PM - ANSWERED

Response: Overhead lines have been added to all sheets.



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 - Preliminary Plat Conditions of Approval

Set to OPEN on 6/29/2022 10:07:05 AM

Issue created by Melissa Hauck-Baker on 6/29/2022 10:07:05 AM

Issue is attached to Plans on sheet C3.2

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

1. That the contractor shall be responsible for an easement inspection by the Engineering Department prior to any flat work (slab) and prior to any vertical construction near the easement, to schedule an inspection, please call the Building Department's 24-Hour Call in Inspection Line at 727-562-4580 and the type of inspection will be a "006" (easement inspection), and that the contractor shall locate all property corners and have the easement line staked prior to the (006) Easement Inspection.
2. That the applicant shall have install to the satisfaction of the city engineer all of the required improvements in accordance with CDC Section 4-708 and as noted in the Preliminary Plat.

PLANNING - Prior to Building Permit

Set to OPEN on 6/29/2022 10:06:23 AM

Issue created by Melissa Hauck-Baker on 6/29/2022 10:06:23 AM

Issue is attached to Plans on sheet C3.2

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

1. That an application for a building permit be submitted within one year of the issuance of the development order, unless time extensions are granted pursuant to CDC Section 4-407.
2. That prior to the issuance of any building permits, except for demolition, clearing and grubbing or the provision of fill, that the applicant submits a recorded copy of the Final Plat consistent with CDC Section 4-703.B.
3. That the applicant submits the Final Plat to the Engineering Department consistent with CDC Sections 4-702 and 4-703.B to allow for the approval of the Final Plat prior to issuance of any building permits, unless time extensions for the submittal of a building permit are granted pursuant to CDC Section 4-407.
4. That any and all conditions and stipulations of all other city departments be fully satisfied and completed prior to the issuance of any building permits.
5. That prior to the issuance of any building permits a Final Plat be submitted to Engineering and approved consistent with CDC Sections 4-703.B, 4-706, 4-707 and 4-708.

PLANNING - Prior to CDB

Set to ACCEPTED on 6/28/2022 1:18:23 PM

Issue created by Ellen Crandall on 4/4/2022 12:53:31 PM

Issue is attached to Plans on sheet C4.1

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

Clarify the parcel boundary.

The city GIS and maps for the staff report show a quarter circle "tail" at the southwest corner of the property that is not included here.

The survey and site plans must match and be consistent with city records.

Sandra Bradbury on 5/31/2022 5:19:04 PM - ANSWERED

Response: Property owner of the adjacent property to the south has agreed to take ownership of this portion of the vacated ROW. A letter acknowledging this acceptance is being prepared to be submitted.



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 CDB

Set to OPEN on 7/1/2022 10:33:39 AM

Issue created by Ellen Crandall on 3/23/2022 3:27:59 PM
ellen.crandall@myclearwater.com - 727-562-4836

1. Pursuant to CDC Section 3-204.D.1 all outside mechanical equipment must be screened so as not to be visible from public streets and/or abutting properties and may not be placed between a principal structure and right-of-way. The AC units for Building 2 are located on the rear of the building and between the building and the right-of-way of South Highland Avenue, This location is not-compliant and must be moved to the side of the building.

Sandra Bradbury on 5/31/2022 5:10:53 PM - ANSWERED

Response: See buildings floor plans on sheets SD-1.1, SD-1.4, SD-1.7, SD-1.10 and 3D views on sheets SD-1.3, SD-1.6, SD-1.9, SD-1.12. All mechanical equipment will be screened with landscape. Condenser Units on Building 2 are located on the side of the end units and the garage door side for the intermediate units. See sheet SD-1.4.

Melissa Hauck-Baker on 6/28/2022 12:11:51 PM - NOTACCEPTED

While the AC units for Building 2 have been relocated on some of the sheets of the submittal, Sheet C3.1 and L1.1, have not been revised, all plans must be consistent.

PLANNING - Prior to CDB

Set to ACCEPTED on 6/28/2022 12:15:55 PM

Issue created by Ellen Crandall on 3/23/2022 3:28:23 PM
ellen.crandall@myclearwater.com - 727-562-4836

2. Within the required 15 foot buffer between Building #2 and South Highland Avenue right-of-way a stormwater retention area is shown. CDC Section 3-1202 states that the front slopes of stormwater retention areas may comprise up to 50% of any landscape buffer width, provided the slope is 4:1 or flatter. The applicant must provide documentation that the stormwater retention meets this CDC requirement.

Sandra Bradbury on 5/31/2022 5:11:14 PM - ANSWERED

Response: Retention Pond has been removed on all sheets.

PLANNING - Prior to CDB

Set to ACCEPTED on 6/28/2022 12:16:11 PM

Issue created by Ellen Crandall on 3/23/2022 3:28:42 PM
ellen.crandall@myclearwater.com - 727-562-4836

3. There are several trees on the property that will be removed as part of the project. All tree removal, replacement, or mitigation must be compliant with the requirements of CDC Section 3-1205.

Sandra Bradbury on 5/31/2022 5:11:38 PM - ANSWERED

Response: Acknowledged.



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 CDB

Set to ACCEPTED on 6/28/2022 12:16:38 PM

Issue created by Ellen Crandall on 3/23/2022 3:29:28 PM
ellen.crandall@myclearwater.com - 727-562-4836

4. It is not clear if the landscaping along the perimeter fence is on the inside or outside of the fence. The preference is that the landscaping along the perimeter fence is on the outside of the fence to provide an attractive interface with the surrounding properties.

If a fence is requested in the front it must clearly requested now.

Sandra Bradbury on 5/31/2022 5:11:57 PM - ANSWERED

Response: Landscaping shall be located between fence and ROW. See revised sheet L1.1.

PLANNING - Prior to CDB

Set to ACCEPTED on 6/28/2022 12:16:48 PM

Issue created by Ellen Crandall on 3/23/2022 3:29:41 PM
ellen.crandall@myclearwater.com - 727-562-4836

5. It is not clear if the project will be gated. Please verify if the project will be gated.

Sandra Bradbury on 5/31/2022 5:12:14 PM - ANSWERED

Response: No gates are proposed.

PLANNING - Prior to CDB

Set to ACCEPTED on 6/28/2022 12:19:50 PM

Issue created by Ellen Crandall on 3/23/2022 3:29:52 PM
ellen.crandall@myclearwater.com - 727-562-4836

6. The site plan provided in plan set named Otter Crossing SD Rev 1 (SD Rev 1) is inconsistent with the site plan provided by Northside Engineering. Either cored the site plan in SD Rev 1 to be consistent with the site plan provided by Northside Engineering or remove the site plan from the plans in SD Rev 1. The only plans needed in SD Rev 1 are the building elevations and floorplans.

Sandra Bradbury on 5/31/2022 5:12:33 PM - ANSWERED

Response: All building sheets re-named to match the site civil set. Otter Crossing Townhomes. Site Plan sheet removed from the building set to avoid inconsistencies. The side of building 1 to 3 facing S Highland Ave show Architectural elements to resemble unit frontage, in addition to a masonry knee-walls with a 3' landscape buffer, entry gates and a concrete walk connecting to the public walk. See sheets SD-1.2, SD-1.3, SD-1.5, SD-1.6, SD-1.8, SD-1.9.

PLANNING - Prior to CDB

Set to OPEN on 7/1/2022 10:33:43 AM



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Issue created by Ellen Crandall on 3/28/2022 10:01:51 AM

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

This project is designed with the rear of the buildings facing the right-of-way (S Highland Ave.), this creates an issue with the location of the AC units (i.e., between the structure and the right-of-way), but also creates a fundamental issue with high quality design and being compatible with the surrounding neighborhood.

This is not consistent with the General Applicability requirements CDC Section 3-914.A.1. and 6 that this is in harmony with the character of adjacent properties in which it is located and that it is consistent with the community character of the immediate vicinity.

Adjacent properties and the immediate vicinity are either oriented towards the public right of way, or have high quality buffering and landscaping which as a pier and lintel wall with a 10 foot landscape buffer. The proposed 4 foot PVC fence is not sufficient and further it does not have the required landscape buffer on the street side of the fence.

Revise to be consistent with the character of adjacent properties and the immediate vicinity. A six foot masonry wall, pier and lintel style to allow for trees with a 10 foot landscape buffer is strongly recommended to be consistent with other recent townhome developments in the surrounding area.

Sandra Bradbury on 5/31/2022 5:13:08 PM - ANSWERED

This project is designed with the rear of the buildings facing the right-of- way (S Highland Ave.), this creates an issue with the location of the AC units (i.e., between the structure and the right-ofway), but also creates a fundamental issue with high quality design and being compatible with the surrounding neighborhood.

Response: Building facing ROW has been redesigned. Please see revised architectural plans.

This is not consistent with the General Applicability requirements CDC Section 3-914.A.1. and 6

that this is in harmony with the character of adjacent properties in which it is located and that it is

consistent with the community character of the immediate vicinity.

Response: Please see revised architectural plans.

Adjacent properties and the immediate vicinity are either oriented towards the public right of way or

have high quality buffering and landscaping which as a pier and lintel wall with a 10-foot landscape

buffer. The proposed 4-foot PVC fence is not sufficient and further it does not have the required

landscape buffer on the street side of the fence.

Response: Building façade has been revised on architectural plans. 3' high masonry wall with piers and

landscaping between the wall and ROW have been added to plans.

Revise to be consistent with the character of adjacent properties and the immediate vicinity. A six-foot

masonry wall, pier and lintel style to allow for trees with a 10-foot landscape buffer is strongly

recommended to be consistent with other recent townhome developments in the surrounding area.

Response: Building façade has been revised on architectural plans. 3' high masonry wall with piers

and landscaping between the wall and ROW have been added to plans.

Melissa Hauck-Baker on 6/28/2022 12:25:11 PM - NOTACCEPTED

The windows facing Highland need additional framing and architectural detailing and provide a detail of the pier/lintel 3 foot masonry wall.

PLANNING - Prior to DO

Set to OPEN on 6/29/2022 10:05:43 AM

Print date: 7/12/2022

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DRC_ActionAgenda

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Issue created by Melissa Hauck-Baker on 6/29/2022 10:05:43 AM

Issue is attached to Plans on sheet C3.2

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

1. The Preliminary Plat is under companion case to PLT2022-01001 and all companion cases move together, and additional comments may be generated based on any resubmittals.
2. Please note that additional comments may be generated at or subsequent to the DRC meeting based on responses to DRC comments.

PLANNING - RESIDENTIAL INFILL PROJECT CRITERIA COMMENTS

Set to ACCEPTED on 6/28/2022 1:17:42 PM

Issue created by Mark Parry on 3/28/2022 2:08:07 PM

Issue is attached to page 4 in FLD Application.pdf

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

The Residential Infill Project criteria responses were not included with the proposal.

Sandra Bradbury on 5/31/2022 5:18:23 PM - ANSWERED

Response: Residential Infill Project Criteria Responses have been included in the resubmission package.

PLANNING - Sight Visibility Triangles

Set to ACCEPTED on 6/28/2022 12:50:31 PM

Issue created by Mark Parry on 3/28/2022 2:07:12 PM

Issue is attached to Plans on sheet C3.1

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

To minimize traffic hazards at street or driveway intersections, no structure or landscaping may be installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle. Fencing three feet in height is shown in the sight triangles where no more than 30 inches is permitted.

Sandra Bradbury on 5/31/2022 5:17:20 PM - ANSWERED

Response: 20x20 Visibility Triangles have been labeled on Sheets C3.1 & L1.1.

PLANNING - Site Plan and Plat Area

Set to ACCEPTED on 6/28/2022 12:25:54 PM

Issue created by Mark Parry on 3/28/2022 2:03:47 PM

Issue is attached to Plans on sheet C3.1

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

The site plan and the plat appear to be missing a small portion of the site located at that the southwest corner. Please correct/clarify and revise all sheets including but not limited to site areas and all calculations, as applicable/needed.

Sandra Bradbury on 5/31/2022 5:13:41 PM - ANSWERED

Response: Property owner of the adjacent property to the south has agreed to take ownership of this portion of the vacated ROW. A letter acknowledging this acceptance is being prepared for submittal.

PLANNING - Tree Inventory and Preservation Plan

Set to ACCEPTED on 6/28/2022 12:50:12 PM

Issue created by Mark Parry on 3/28/2022 2:06:58 PM

Issue is attached to Plans on sheet L1.1

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

A tree inventory and preservation plan are required. Please also label, on the landscape plan, each existing tree to remain.

Sandra Bradbury on 5/31/2022 5:17:05 PM - ANSWERED

Response: No existing trees are to remain on the site, Arborist Report is included.



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

PUBLIC UTILITIES - Prior to Building Permit

Set to ACCEPTED on 6/22/2022 2:07:02 PM

Issue created by David Ojeda on 3/22/2022 8:36:05 AM
david.ojeda@myclearwater.com - 727-562-4743

1. Call out sizes, connections points and any utility apparatuses (individual or master meters, water mains, Fire hydrants sewer main and laterals etc.) on project's area. Water meters, fire hydrants & fire detector assemblies are to have uninstructed clearance from and not be located behind any fence

Sandra Bradbury on 5/31/2022 5:10:14 PM - ANSWERED

Response: Notes have been added to Sheet C5.1.

David Ojeda on 6/22/2022 2:07:02 PM - ACCEPTED

Addressed as condition of approval.

PUBLIC UTILITIES - Prior to Building Permit (Acknowledge):

Set to OPEN on 6/22/2022 2:09:08 PM

Issue created by David Ojeda on 6/22/2022 2:09:08 PM
david.ojeda@myclearwater.com - 727-562-4743

1. Dual crossing (ductile iron) might be needed to supply the proposed (22) meters, separate crossings might be required for hydrants/fire protection by Fire Department.
2. The proposed location for (22) water meters doesn't seem to have sufficient clearance for maintenance, please revise.
3. Show on plans the location, ownership, size, materials and structures for the proposed sanitary system.
4. Water meters, fire hydrants & fire detector assemblies are to have uninstructed clearance from and not be located behind any fence.

STORMWATER - Prior to Building Permit

Set to ACCEPTED on 6/13/2022 6:49:01 PM

Issue created by Phuong Vo on 3/11/2022 5:07:58 PM
phuong.vo@myclearwater.com - 727-562-4752

Submit a comprehensive plan and drainage report with supporting geotechnical data demonstrating that the proposed project meets City of Clearwater Drainage Criteria.

Sandra Bradbury on 5/31/2022 5:03:59 PM - ANSWERED

Response: Drainage report has been included in the resubmission package. Geotechnical report shall be submitted upon completion by the geotechnical engineer.

Phuong Vo on 6/13/2022 6:49:01 PM - ACCEPTED

6/13/22: Submitted drainage report was not reviewed at DRC phase. Detail review will be performed at building permit, and revision to the submitted report will need to be performed to meet the City of Clearwater drainage criteria.

STORMWATER - Prior to CDB

Set to OPEN on 7/1/2022 10:33:29 AM

Issue created by Phuong Vo on 3/11/2022 5:07:11 PM
phuong.vo@myclearwater.com - 727-562-4752

There is no existing impervious area presently onsite to be removed, please submit revised drainage calculation and site data table on the plan accordingly.

Sandra Bradbury on 5/31/2022 5:03:36 PM - ANSWERED

Response: Impervious area was previously removed.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

STORMWATER - Prior to CDB

Set to OPEN on 6/13/2022 6:53:08 PM

Issue created by Phuong Vo on 6/13/2022 6:53:08 PM

Issue is attached to Plans on sheet C1.1

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

- 1) Site plan data to reflect existing condition having no impervious area.
- 2) The following condition of approval will be added to the DO: That prior to the issuance of any building permit except for clearing and grubbing, demolition or the provision of fill, revisions to the submitted calculations and plans as well as additional supporting information (including but not limited to geotechnical and SUE data, drainage computations, etc) will be required to be submitted to and approved by Engineering Staff to ensure the project meets the City's specifications and design criteria.

TRAFFIC ENG - Prior to Building permit:

Set to ACCEPTED on 6/22/2022 9:45:56 AM

Issue created by Christopher Lees on 3/21/2022 12:19:31 PM

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

1. A transportation impact fee per Chapter 150 in the Pinellas County Code will be assessed. Credit is given for current use of property.
2. Show site visibility triangles per Community Development Code Section 3-904, no structure or landscaping may be installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle.
3. Address turning movements (entry/exit) and existing striping on Highland avenue .

Sandra Bradbury on 5/31/2022 5:07:28 PM - ANSWERED

Response: Acknowledged.

Sandra Bradbury on 5/31/2022 5:08:11 PM - ANSWERED

1. A transportation impact fee per Chapter 150 in the Pinellas County Code will be assessed. Credit is given for current use of property.

Response: Acknowledged.

2. Show site visibility triangles per Community Development Code Section 3-904, no structure or landscaping may be installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle.

Response: 20x20 Visibility Triangles have been labeled on sheets C3.1 & L1.1.

3. Address turning movements (entry/exit) and existing striping on Highland Avenue.

Response: Center Lane turn arrows have been added to sheet C3.1.

Christopher Lees on 6/22/2022 9:45:56 AM - ACCEPTED

Note: Additional ROW permit will be needed for work outside of property limit. The pavement markings on S Highland Ave will need to meet MUTCD standards.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Case number: [PLT2022-01001 -- 1524 S HIGHLAND AVE](#)

Owner(s): Odin Enterprises Inc
1600 N Missouri Ave Unit 20
Largo, FL 33770-1836
PHONE: No phone, Fax: No fax, Email: No email

Applicant:

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

Representative: Housh Ghovaei
Northside Engineering Inc.
300 S. Belcher Road
Clearwater, FL 33765
PHONE: (727) 443-2869, Fax: No fax, Email: Housh@northsideengineering.Net

Location: 1.693-acre property is located on the west side of South Highland Avenue, approximately 517 feet north of the intersection with Belleair Road.

Atlas Page: 315A

Zoning District: MDR - Medium Density Residential

Request: The Community Development Board (CDB) is reviewing an application for a Preliminary Plat for a 23-lot subdivision for a proposed 22-unit townhome attached dwelling use in the Medium Density Residential (MDR) District located at 1524 and 1536 S. Highland Avenue and an abutting unaddressed parcel (PIN 23-29-15-79254-002-0010) pursuant to Community Development Code Article 4, Division 7, Subdivisions/Plats.

Proposed Use: Attached Dwellings

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

Presenter: Melissa Hauck-Baker, Senior Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Parks and Rec Review	Comments	01/14/2022	Kader
Prior to final recordation of plat Open Space Recreation Impact fees will need to be paid. Contact Art Kader at 727-562-4824 or art.kader@myclearwater.com for more information.			
Public Utilities Review	No Comments	01/19/2022	Ojeda
Fire Review	No Comments	01/19/2022	Hatten
Stormwater Review	Comments	01/19/2022	Ojeda
Engineering Review	Comments	01/19/2022	Ojeda
Environmental Review	No Comments	01/19/2022	Kessler
Traffic Eng Review	No Comments	01/19/2022	Larremore
Planning Review	Comments	01/27/2022	Hauck-Baker
Determination of Completeness	Complete	02/03/2022	Hauck-Baker
Land Resource Review	No Response	02/04/2022	Hauck-Baker
Harbor Master Review	No Response	02/04/2022	Hauck-Baker
Route to Meeting	Ready for DRC	02/04/2022	Hauck-Baker
Solid Waste Review	No Response	02/04/2022	Hauck-Baker



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

The DRC reviewed this application with the following comments:

Engineering Review

1. 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.
2. Please review Section 4-703 for application requirements.
3. Utility easements adjacent to street rights-of-way shall be provided for utilities, both private and municipal (Community Development Code Section 3-1909). Please show the utility easement on the preliminary plat.
4. Please show existing easements and vacated ROW or easements on the preliminary plat, if any.
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.
6. Designate the maintenance entity on the final plat that will maintain the proposed stormwater facilities.

Items 4 & 6 remain. 6/22/22

Planning Review

Planning Review
See comments under FLD2022-02009 and revise as needed.

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

12:05 PM

Case number: [LUP2022-06005 -- 110 MCMULLEN BOOTH RD](#)

Owner(s): First Baptist Church Of Clearwater Inc
110 N McMullen Booth Rd
Clearwater, FL 33759-4416
PHONE: (727) 441-1581, Fax: No fax, Email: No email

Applicant:

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

Representative: Brian Aungst
625 Court Street
Suite 200
Clearwater, FL 33756
PHONE: (727) 441-8966, Fax: No fax, Email: Bja@macfar.Com

Location: 41.016 acres located generally on the southwest corner of Drew Street and N. McMullen Booth Road.

Atlas Page: 292A

Zoning District: Institutional

Request: This Future Land Use Map Amendment proposes to amend an approximately 0.982-acre portion of a 41.016-acre parcel from Residential Urban (RU) to Institutional (I).

Proposed Use: Off-Street Parking

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

Presenter: Kyle Brotherton, 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	06/06/2022	Brotherton
Parks and Rec Review	No Comments	06/10/2022	Kader
Stormwater Review	No Comments	06/15/2022	Vo
Traffic Eng Review	No Comments	06/21/2022	Lees
Public Utilities Review	No Comments	06/22/2022	Ojeda
Engineering Review	No Comments	06/22/2022	Ojeda
Environmental Review	No Comments	06/22/2022	Kessler
Planning Review	Comments	06/28/2022	Brotherton
Fire Review	No Response	07/01/2022	Brotherton
Land Resource Review	No Response	07/01/2022	Brotherton
Solid Waste Review	No Response	07/01/2022	Brotherton
Route to Meeting	Ready for DRC	07/01/2022	Brotherton

The DRC reviewed this application with the following comments:

Planning Review

1. Adjacent Future Land Use Plan designations on adjacent properties seems to mix both land use and zoning. Ensure that these are future land use designations only (Page 2).
2. Response to review criteria 1 contains no comprehensive plan goals, objectives or policies that support the proposed amendment. Please revise response with applicable comprehensive plan goals, objectives or policies.
3. Ensure response to review criteria 3 speaks to the future land use of the property, and not the zoning as this is the future land use amendment application.
4. Include updated or appropriate deed(s) or unity of title with the Community Development Board (CDB) resubmittal.



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

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

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

TELEPHONE (727) 562-4567

Case number: [REZ2022-06005 -- 110 MCMULLEN BOOTH RD](#)

Owner(s): First Baptist Church Of Clearwater Inc
110 N McMullen Booth Rd
Clearwater, FL 33759-4416
PHONE: (727) 411-8966, Fax: No fax, Email: No email

Applicant:

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

Representative: Brian Aungst
625 Court Street
Suite 200
Clearwater, FL 33756
PHONE: No phone, Fax: No fax, Email: Bja@macfar.Com

Location: 41.016 acres located generally on the southwest corner of Drew Street and N. McMullen Booth Road.

Atlas Page: 292A

Zoning District: Institutional

Request: This Zoning Atlas Amendment proposes to amend an approximately 0.982-acre portion of a 41.016-acre parcel from Low Medium Density Residential (LMDR) to Institutional (I).

Proposed Use: Off-Street Parking

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

Presenter: Kyle Brotherton, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/06/2022	Brotherton
Parks and Rec Review	No Comments	06/10/2022	Kader
Stormwater Review	No Comments	06/17/2022	Vo
Traffic Eng Review	No Comments	06/21/2022	Lees
Public Utilities Review	No Comments	06/22/2022	Ojeda
Engineering Review	No Comments	06/22/2022	Ojeda
Environmental Review	No Comments	06/22/2022	Kessler
Planning Review	Comments	06/28/2022	Brotherton
Route to Meeting	Ready for DRC	07/01/2022	Brotherton
Land Resource Review	No Response	07/01/2022	Brotherton
Solid Waste Review	No Response	07/01/2022	Brotherton
Fire Review	No Response	07/01/2022	Brotherton

The DRC reviewed this application with the following comments:

Planning Review

1. Adjacent Zoning Districts on adjacent properties seems to mix both land use and zoning. Ensure that these are zoning districts only (Page 2).
2. Ensure that the agent's name is on section 4 of the Affidavit to Authorize (page 5).
3. Response to review criteria 1 contains no comprehensive plan goals, objectives, or policies or reference to the appropriate code section for the proposed zoning district. Please revise response to include applicable references.
4. Response to review criteria 3 appears to contain both zoning and future land use categories. Please revise and ensure that only zoning districts are included as this is the Zoning Atlas amendment case.
5. Include updated or appropriate deed(s) or unity of title with the Community Development Board (CDB) resubmittal.

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.