



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## DRAFT ACTION AGENDA DEVELOPMENT REVIEW COMMITTEE

Thursday, October 6, 2022

### 8:30 AM - Staff Review

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<b>Case number:</b>	<a href="#"><u>FLS2022-08042 -- 231 Pierce ST</u></a>
<b>Owner(s):</b>	Clearwater, City Of Po Box 4748 Clearwater, FL 33758-4748 PHONE: (727) 562-4798, Fax: No fax, Email: No email
<b>Applicant:</b>	Zaid Dabash 777 S Harbour Island Blvd, Suite 600 Tampa, FL 33602 PHONE: (813) 460-2620, Fax: No fax, Email: Zaid.Dabash@stantec.Com
<b>Representative:</b>	Zaid Dabash Stantec Consulting Services, Llc 777 S Harbour Island Blvd, Suite 600 Tampa, FL 33602 PHONE: (813) 460-2620, Fax: No fax, Email: Zaid.Dabash@stantec.Com
<b>Location:</b>	the property is located at the western terminus of Pierce Street.
<b>Atlas Page:</b>	286B
<b>Zoning District:</b>	D - Downtown
<b>Request:</b>	The Development Review Committee (DRC) is reviewing a replacement of an existing Utility/Infrastructure Facility development in the Downtown (D) District and the Downtown Core Character District for the property located at 201/231 Pierce Street. The proposal includes a building height of 20 feet (from grade) and requests allowable flexibility from development standards as public utilities. (Community Development Code Section C-803.J and Downtown Redevelopment Plan).
<b>Proposed Use:</b>	Utility/Infrastructure Facilities
<b>Neighborhood Association(s):</b>	Board of County Commissioners Clearwater Neighborhoods Coalition Pinellas County School Board Pierce 100 Condominium Association
<b>Assigned Planner:</b>	Mark Parry, Senior Planner



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TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/06/2022	Parry
Planning Review	Comments	09/12/2022	Parry
Parks and Rec Review	No Comments	09/12/2022	Kader
Traffic Eng Review	Comments	09/19/2022	Jordi
Engineering Review	Comments	09/19/2022	Ojeda
Stormwater Review	No Comments	09/19/2022	Vo
Environmental Review	Comments	09/20/2022	Kessler
Land Resource Review	No Comments	09/22/2022	Quinzi
Public Utilities Review	No Comments	09/23/2022	Vacca

## Plan Room Issues:

### ENGINEERING - General Notes (Acknowledge):

Set to DRAFT on 9/19/2022 12:00:11 PM

Issue created by David Ojeda on 9/19/2022 12:00:11 PM  
david.ojeda@myclearwater.com - 727-562-4743

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

### ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 9/20/2022 9:51:49 AM

Issue created by Sarah Kessler on 9/20/2022 9:51:49 AM  
sarah.kessler@myclearwater.com - 727-562-4897

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

### PLANNING - A) Surface Parking

Set to DRAFT on 9/6/2022 12:43:03 PM

Issue created by Mark Parry on 9/6/2022 12:43:03 PM  
Issue is attached to Plans on sheet CS103  
mark.parry@myclearwater.com - 727-562-4741

Please provide the vehicular use area in SF.



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TELEPHONE (727) 562-4567

## PLANNING - B) Fences & Walls

Set to DRAFT on 9/6/2022 12:43:12 PM

Issue created by Mark Parry on 9/6/2022 12:43:12 PM

Issue is attached to Plans on sheet CS103

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

Clearly show the location of all proposed fencing. Please be aware that chainlink fencing is not permitted in the Downtown district. Clarify the type of proposed fencing. Please remove all references to chainlink fencing (i.e. Sheet Building Elevations note MF9). Clarify that the proposed fencing is consistent with the other fencing proposed as part of Imagine Clearwater. Aluminum picket fencing is acceptable,

## PLANNING - B) Street Types Assignment

Set to DRAFT on 9/6/2022 12:39:04 PM

Issue created by Mark Parry on 9/6/2022 12:39:04 PM

Issue is attached to Plans on sheet CS103

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

Along existing or proposed new public streets where street types are not depicted on the Regulating Plan, an appropriate street type shall be established by the Community Development Coordinator as part of an application for development approval.

SR 60 is an undepicted street in the Downtown Plan on Figure 2. Please coordinate with Planning management to determine if a designation is required.

## PLANNING - D) Ground Floor Facades & Entries

Set to DRAFT on 9/6/2022 12:41:54 PM

Issue created by Mark Parry on 9/6/2022 12:41:54 PM

Issue is attached to Plans on sheet A-201

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

"2. Ground floor front building facades shall meet the following standards: b. A minimum 60 percent of the area of the ground floor facade between 2 and 10 feet in height above adjacent ground level shall consist of storefront windows and doors with transparent glazing with no more than 10 percent daylight reduction (tinting) no reflective or mirrored coating or treatment permitted. Transom windows are encouraged above storefront display windows. Residential window types, with closely spaced mullions and recessed punched windows, are not allowed for storefront frontages. The bottom of storefront windows shall be no more than 2 feet above the adjacent ground level. Provide height above grade in feet."

Dimensions all need to be provided - clarify the height and width of the building. In addition, please clarify the proposed glazing in SF and as a percentage of the façade. Clarify that reflective and/or mirrored coating treatments are not provided. See applicant's response to 803.J.

## PLANNING - D) Prohibited Glass Treatments on Ground Floors: Flexibility permitted pursuant to 803.I.

Set to DRAFT on 9/6/2022 12:43:56 PM

Issue created by Mark Parry on 9/6/2022 12:43:56 PM

Issue is attached to Plans on sheet A-201

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

The use of reflective, translucent, fritted, and other forms of non-transparent glass in wall and window systems on ground floor facades is prohibited. Clarify the type of glass proposed to be incorporated into the ground floor of the building.



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TELEPHONE (727) 562-4567

## PLANNING - E) Parking

Set to DRAFT on 9/6/2022 12:42:22 PM

Issue created by Mark Parry on 9/6/2022 12:42:22 PM

Issue is attached to Plans on sheet CS103

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

Parking space dimensions not provided. Total vehicular use area not provided.

## PLANNING - G) Security & Hurricane Protection

Set to DRAFT on 9/6/2022 12:44:05 PM

Issue created by Mark Parry on 9/6/2022 12:44:05 PM

Issue is attached to Plans on sheet A-201

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

1. Security bars are prohibited on windows or doors visible from public streets, public sidewalks, or public spaces.

2. Hurricane shutters, if provided, shall be fitted as an integral part of the storefront design, not visible when not in use, and only be used during the time frame in which a formally issued hurricane warning is in effect.

Clarify that this provision is met with the proposal.

## PLANNING - GFA

Set to DRAFT on 9/6/2022 12:40:00 PM

Issue created by Mark Parry on 9/6/2022 12:40:00 PM

Issue is attached to Plans on sheet CS103

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

Please provide the GFA of the proposed building.

## PLANNING - H) Facade Lighting

Set to DRAFT on 9/6/2022 12:44:48 PM

Issue created by Mark Parry on 9/6/2022 12:44:48 PM

Issue is attached to Plans on sheet A-201

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

Light Emitting Diode (LED) rope/ribbon lighting, neon lighting, or other types of lighting used to outline windows, or other architectural features shall be prohibited.

Clarify that this provision is met with the proposal.

## PLANNING - Land Area Calculations

Set to DRAFT on 9/6/2022 12:39:49 PM

Issue created by Mark Parry on 9/6/2022 12:39:49 PM

Issue is attached to Plans on sheet CS103

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

The site area listed on the application is 4,700 SF where the estimated site area based on the PCPAO records is 32,298.900 SF. Please clarify.

## PLANNING - Section 3-904. - Sight visibility triangle.

Set to DRAFT on 9/6/2022 12:45:49 PM

Issue created by Mark Parry on 9/6/2022 12:45:49 PM

Issue is attached to Plans on sheet CS103

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

Please add sight visibility triangles to the site and landscape plans.



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TELEPHONE (727) 562-4567

## **PLANNING - SECTION C-507. STORMWATER MANAGEMENT**

Set to DRAFT on 9/6/2022 12:43:22 PM

Issue created by Mark Parry on 9/6/2022 12:43:22 PM

Issue is attached to Plans on sheet CS103

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

Clarify how stormwater will be accommodated.

## **PLANNING - SECTION C-602. FACADE TREATMENT & DESIGN**

Set to DRAFT on 9/21/2022 3:22:37 PM

Issue created by Mark Parry on 9/21/2022 3:22:37 PM

Issue is attached to Plans on sheet A-201

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

C) Facade Materials: Flexibility permitted pursuant to 803.I.

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

Additional details are needed to show compliance with this provision - clarify how the project relates aesthetically to the rest of Imagine Clearwater

## **PLANNING - SECTION C-606. MECHANICAL EQUIPMENT**

Set to DRAFT on 9/6/2022 12:45:38 PM

Issue created by Mark Parry on 9/6/2022 12:45:38 PM

Issue is attached to Plans on sheet CS103

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

Outdoor mechanical, electrical, and communication equipment, including heating, air conditioning, and ventilation equipment; venting and vent terminations for commercial hoods; electric meters; mechanical penthouses; electrical and communication equipment, panels, and cabinets; satellite dishes; and similar features shall be located and designed to meet all of the following standards.

A) Equipment Placement Outdoor mechanical, electrical, and communication equipment, shall be placed on roofs or to the rear or side of buildings and shall not be placed in front setbacks.

B) Equipment Screening "Equipment shall be screened from public view by landscape screens or architecturally-finished walls and enclosures designed consistent with the exterior facade of the building. Rooftop mechanical and elevator penthouses shall be designed to complement the design of street-facing building facades and shall be clad on all sides in material used on street-facing facades."

Clarify the location of all mechanical equipment.

## **PLANNING - Setbacks to Building**

Set to DRAFT on 9/6/2022 12:41:01 PM

Issue created by Mark Parry on 9/6/2022 12:41:01 PM

Issue is attached to Plans on sheet CS103

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

A dimensioned site plan was not included. Please submit a site plan with all requisite dimensions including setbacks.



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TELEPHONE (727) 562-4567

## PLANNING - Setbacks to Parking

Set to DRAFT on 9/6/2022 12:42:49 PM

Issue created by Mark Parry on 9/6/2022 12:42:49 PM

Issue is attached to Plans on sheet CS103

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

Dimensions not provided - please provide all setback dimensions.

## PLANNING - Site Data Table

Set to DRAFT on 9/6/2022 12:39:30 PM

Issue created by Mark Parry on 9/6/2022 12:39:30 PM

Issue is attached to Plans on sheet CS103

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

Please include a full site data table.

## PLANNING - Survey

Set to DRAFT on 9/6/2022 12:39:39 PM

Issue created by Mark Parry on 9/6/2022 12:39:39 PM

Issue is attached to Plans on sheet CS103

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

A survey has not been submitted. Please submit a survey. A stormwater narrative has not been submitted. Please submit a stormwater narrative.

## TRAFFIC ENG - Sight Visibility Triangle

Set to DRAFT on 9/19/2022 6:43:09 PM

Issue created by Gus Jordi on 9/19/2022 6:43:09 PM

Issue is attached to Plans on sheet CS103

gus.jordi@myclearwater.com - 727-562-4775

Please follow section 3-904 of the community development code. The sight visibility triangles need to be added to the plan along both sides of the driveway, and along the property lines adjacent to street corner when applicable. No structure or landscaping may be present or installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle. See Link below:  
[https://library.municode.com/fl/clearwater/codes/community\\_development\\_code?nodeId=PTICODECO\\_ART3DEST\\_DIV9GEAPST\\_S3-904SIVITR](https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR)

## 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

**9:20 AM**

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**Case number:** [FLS2022-09043 -- 531 WILDWOOD WAY](#)

**Owner(s):** Ricardo Barla  
8801 Ascot Ct  
Tampa, FL 33634  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Wayne Drash  
Pob 55062  
St. Petersburg, FL 33732  
PHONE: (727) 342-9146, Fax: No fax, Email: Wfdrash@yahoo.Com

**Representative:** Wayne Drash  
Suncoast Custom Developers, Llc  
Pob 55062  
St. Petersburg, FL 33732  
PHONE: (727) 342-9146, Fax: No fax, Email: Wfdrash@yahoo.Com

**Location:** 0.166-acre property located on the south side of Wildwood Way approximately 380 feet east of South Fort Harrison Avenue.

**Atlas Page:** 313B

**Zoning District:** MDR - Medium Density Residential

**Request:** The Development Review Committee (DRC) is reviewing a building addition to an existing detached dwelling in the Medium Density Residential (MDR) District for the property located at 531 Wildwood Way. The proposed project will be approximately 30 feet in height or less and requests allowable flexibility from setback requirements (Community Development Code Section 2-303.C).

**Proposed Use:** Detached Dwellings

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

**Assigned Planner:** Melissa Hauck-Baker, Senior Planner



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TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/08/2022	French
Art Review	No Review Required	09/08/2022	French
Parks and Rec Review	No Comments	09/12/2022	Kader
Stormwater Review	Comments	09/19/2022	Vo
Engineering Review	Comments	09/19/2022	Ojeda
Traffic Eng Review	No Comments	09/19/2022	Jordi
Environmental Review	No Comments	09/20/2022	Kessler
Public Utilities Review	No Comments	09/23/2022	Vacca
Harbor Master Review	No Review Required	09/30/2022	Hauck-Baker
Planning Review	Comments	09/30/2022	Hauck-Baker

## Plan Room Issues:

### ENGINEERING - General Notes (Acknowledge):

Set to DRAFT on 9/19/2022 12:22:55 PM

Issue created by David Ojeda on 9/19/2022 12:22:55 PM  
david.ojeda@myclearwater.com - 727-562-4743

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

### ENGINEERING - Prior to Building Permit (Acknowledge)

Set to DRAFT on 9/26/2022 2:48:25 PM

Issue created by David Ojeda on 9/26/2022 2:48:25 PM  
david.ojeda@myclearwater.com - 727-562-4743

A complete site plan and supporting calculations detailing the work being proposed and including (but not limited to) site grading, old vs new structures, utility, drainage and other details will be required to be submitted to the satisfaction of all Engineering disciplines (including Traffic, Environmental, Stormwater and Utilities) prior to the issuance of a building permit.





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TELEPHONE (727) 562-4567

## PLANNING - Findings of Fact

Set to DRAFT on 9/30/2022 11:35:24 AM

Issue created by Melissa Hauck-Baker on 9/30/2022 11:35:24 AM  
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

1. The 0.166-acre property located on the south side of Wildwood Way approximately 380 feet east of South Fort Harrison Avenue with 50 feet of frontage.
2. The existing development consists of a 748 square foot, detached dwelling constructed in 1945 which features an existing side yard (west) setback of 3.46 feet.
3. The property is located in the Medium Density Residential District (MDR) and features a future land use designation of Residential Urban (RU), where the required setbacks are 25 feet for a front yard setback and 5 feet for both a side yard and rear yard setback, consistent with CDC Section 2-302, Minimum Standard Development.
4. As a Level One, Flexible Standard Development, a Detached Dwelling use may request flexibility for a side yard setback in the range of zero feet to 5 feet consistent with CDC Table 2-303 and Section 2-303.C.
5. The subject property has a Building Construction Permit, BCP2022-040590, for a proposed 1,184 square foot addition and on August 12, 2022, the project failed the Tie-In Survey Inspection as the west side of the addition encroaches into the required 5-foot side yard setback.
6. The proposed project requests a reduced side yard setback (west) of 4-feet for the proposed addition, the remainder of the proposed setbacks are 47.22 feet for the front yard (north) setback and 5.18 feet for the side yard (east) setback, the existing rear yard (south) setback of 25.46 feet is not being impacted, which is consistent with CDC Table 2-303 for a Detached Dwelling use.
7. The proposed building height is 16 feet where 30 feet is the maximum building height permitted consistent with CDC Table 2-303 for a Detached Dwelling use.
8. The proposed Impervious Surface Ratio has been provided at 0.28 where 0.65 is the maximum permitted consistent with CDC Section 2-301.1.
9. The property is not encumbered by any drainage/utility easements.
10. The applicant has provided sufficient responses to the Flexibility Criteria and the General Applicability Criteria for the submitted application.
11. The surrounding neighborhood was predominantly developed during the twenties through the fifties resulting in a variety of existing non-conformities as the development predates the current CDC.
12. A review of area approved planning cases for reduced side yard setback resulted in two cases, FLS2004-10066, 3.9-foot side yard and FLS2004-11074, 3.9-foot side yard, both of which support the submitted request.

## STORMWATER - Prior to Building Permit (Acknowledge):

Set to DRAFT on 9/19/2022 10:11:43 AM

Issue created by Phuong Vo on 9/19/2022 10:11:43 AM  
phuong.vo@myclearwater.com - 727-562-4752

Provide a site plan clearly identifying proposed work that is associated with this application.

## Plan Room Conditions:

No Plan Room Conditions on this case.

## Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

**9:45 AM**

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**Case number:** [FLD2022-08021 -- 802 JURGENS ST](#)

**Owner(s):** Kenneth Shea  
4039 Lincoln Blvd  
Marina Del Rey, CA 90292-5613  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Hadi Harake  
802 Jurgens St  
Clearwater, FL 33755  
PHONE: (203) 981-3545, Fax: No fax, Email: Hadi.Harake@hotmail.Com

**Representative:** Hadi Harake  
802 Jurgens St  
Clearwater, FL 33755  
PHONE: (203) 981-3545, Fax: No fax, Email: Hadi.Harake@hotmail.Com

**Location:** The 0.069-acre property is located on the north side of Jurgens Street, approximately 128 feet east of the Alternate US 19 North (North Myrtle Avenue) and Jurgens Street intersection.

**Atlas Page:** 269A

**Zoning District:** C - Commercial

**Request:** The Community Development Board is reviewing a new detached dwelling located in the Commercial (C) District for the property located at 802 Jurgens Street. The proposed building height is 12 feet, provides two-off-street parking spaces, and requests allowable flexibility regarding lot width, lot size, and setback requirements consistent with Community Development Code Section 2-704.F.

**Proposed Use:** Detached Dwellings

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

**Assigned Planner:** Kevin Nurnberger, Senior Planner



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TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/09/2022	Nurnberger
Planning Review	Comments	09/12/2022	Nurnberger
Parks and Rec Review	No Comments	09/12/2022	Kader
Harbor Master Review	No Review Required	09/12/2022	Nurnberger
Engineering Review	Comments	09/19/2022	Ojeda
Stormwater Review	Comments	09/19/2022	Vo
Traffic Eng Review	Comments	09/19/2022	Jordi
Environmental Review	Comments	09/20/2022	Kessler
Land Resource Review	Comments	09/22/2022	Quinzi
Public Utilities Review	No Comments	09/26/2022	Vacca

## Plan Room Issues:

### ENGINEERING - General Notes (Acknowledge):

Set to DRAFT on 9/19/2022 12:44:39 PM

Issue created by David Ojeda on 9/19/2022 12:44:39 PM  
david.ojeda@myclearwater.com - 727-562-4743

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Per Sec. 47.181 bring all substandard sidewalks and ramps adjacent to or as part of the project up to Standards, including A.D.A.
4. 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.

### ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 9/20/2022 9:55:24 AM

Issue created by Sarah Kessler on 9/20/2022 9:55:24 AM  
sarah.kessler@myclearwater.com - 727-562-4897

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



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TELEPHONE (727) 562-4567

## LAND RESOURCE - Condition of Approval for DO

Set to DRAFT on 9/30/2022 12:53:30 PM

Issue created by Ellen Crandall on 9/30/2022 12:53:30 PM

Issue is attached to Plans on sheet SITE PLAN

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

As part of the CDB resubmittal acknowledge the following condition of approval:

Prior to issuance of any certificate of occupancy two native shade trees consistent with CDC Section 3-1202.B. shall be planted and pass a landscape final inspection to the satisfaction of city staff.

Added on behalf of Michael.Quinzi@myclearwater.com

## LAND RESOURCE - Tree Preservation

Set to DRAFT on 9/22/2022 9:52:34 AM

Issue created by Michael Quinzi on 9/22/2022 9:52:34 AM

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

For trees on the adjacent property to the east: (38 inch Live Oak and others)

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 BCP.

## LAND RESOURCE - Tree Preservation Plan

Set to DRAFT on 9/30/2022 12:48:47 PM

Issue created by Ellen Crandall on 9/30/2022 12:48:47 PM

Issue is attached to Plans on sheet SITE PLAN

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

Prior to CDB provide a tree preservation plan showing how trees, including adjacent off-site trees will be protected and live through construction. Specifically for the trees on the east side. It may be a better site plan to shift the parking space to the west, further away from the trees. Tree preservation plans shall include dimensions, show the location of tree barricades, root pruning, and other construction details, etc.

Added on behalf of Michael.Quinzi@myclearwater.com

## PLANNING - Prior to a Building Permit: Utilities

Set to DRAFT on 9/13/2022 10:45:08 AM

Issue created by Kevin Nurnberger on 9/13/2022 10:45:08 AM

Issue is attached to Plans on sheet SITE PLAN

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

Pursuant to CDC Section 3-912, for development that does not involve a subdivision, all utilities including individual distribution lines must be installed underground unless such undergrounding is not practicable. Provide a document either email or letter from utility company stating undergrounding is impractical or not prior to the issuance of a building permit.

Is the applicant committed to placing these utilities underground unless it is found to be impracticable?

## PLANNING - Prior to CDB: Building height

Set to DRAFT on 9/12/2022 3:06:13 PM

Issue created by Kevin Nurnberger on 9/12/2022 3:06:13 PM

Issue is attached to Plans on sheet .

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

Clarify the height of the building. Height, building or structure, means for buildings, the vertical distance from the mean elevation of the existing grade to the highest finished roof surface in the case of a building with a flat roof, or the vertical distance from the existing grade to a point representing the midpoint of the peak and eave heights of the main roof structure of the roof of a building having a pitched roof. Show the mid-point measurement on elevation 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 - Prior to CDB: Comprehensive Infill Redevelopment Project Criteria**

Set to DRAFT on 9/12/2022 3:14:01 PM

Issue created by Kevin Nurnberger on 9/12/2022 3:14:01 PM

Issue is attached to Plans on sheet .

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

Provide complete responses to ALL of the Comprehensive Infill Redevelopment Project flexibility criteria. Provide response to each criterion even if you believe it does not apply to your project. Be sure to provide a detailed response on how the building will comply with criterion 6.d.

## **PLANNING - Prior to CDB: Front Setback**

Set to DRAFT on 9/12/2022 2:57:37 PM

Issue created by Kevin Nurnberger on 9/12/2022 2:57:37 PM

Issue is attached to Plans on sheet SITE PLAN

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

Provide the front setback dimension on the site plan measured from the front property line to the nearest point of the building (covered front porch).

## **PLANNING - Prior to CDB: ISR**

Set to DRAFT on 9/12/2022 3:03:49 PM

Issue created by Kevin Nurnberger on 9/12/2022 3:03:49 PM

Issue is attached to Plans on sheet SITE PLAN

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

Provide the proposed impervious surface ratio of the property. Impervious surface ratio (ISR) means a measurement of intensity of hard surfaced development on a site. An impervious surface ratio is the relationship between the total impervious surface area on a site and the gross land area. The ISR is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the gross land area. Use link to ISR worksheet. <https://www.myclearwater.com/home/showdocument?id=7751>.

## **PLANNING - Prior to CDB: Landscaping**

Set to DRAFT on 9/13/2022 1:51:56 PM

Issue created by Kevin Nurnberger on 9/13/2022 1:51:56 PM

Issue is attached to Plans on sheet SITE PLAN

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

A minimum of two shade trees are required for properties with less than 5,000 square feet of land area (CDC Section 3-1205.D.2). Shade trees shall have minimum height of eight feet and minimum caliper of two inches, and accent trees shall have minimum height of six feet and minimum caliper of one inch. Show location of trees on plan. All materials shall be Florida Grade #1, and be planted a minimum of five feet from any impervious area. The plan shows one palm tree where a staggered cluster of 3 palm trees = 1 shade tree.

## **PLANNING - Prior to CDB: Outdoor Mechanical Equipment**

Set to DRAFT on 9/13/2022 10:41:19 AM

Issue created by Kevin Nurnberger on 9/13/2022 10:41:19 AM

Issue is attached to Plans on sheet SITE PLAN

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

Pursuant to CDC Section 3-201.D.1, all outside mechanical equipment must be screened so as not to be visible from public streets and/or abutting properties. Mechanical equipment for the home needs to be placed, generally, at grade and be screened from view from adjacent properties and street rights-of-way with fencing and/or landscaping. No equipment locations are shown on plan. Such equipment is not permitted forward of the building between the building and the right-of-way. Clarify proposed locations of equipment prior to CDB so this is not an issue at time of a building-construction permit (BCP).





# 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: Parking Spaces

Set to DRAFT on 9/12/2022 2:59:34 PM

Issue created by Kevin Nurnberger on 9/12/2022 2:59:34 PM

Issue is attached to Plans on sheet SITE PLAN

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

Provide the dimensions of the on-site parking spaces along each space rather than a note. The parking spaces shall comply with the minimum standards for a 90 degree parking space in Community Development Code Section 3-1402.A. Clarify if width of the 3' sidewalk is a part of the parking space.

## PLANNING - Prior to CDB: Sight Visibility Triangles

Set to DRAFT on 9/13/2022 10:42:38 AM

Issue created by Kevin Nurnberger on 9/13/2022 10:42:38 AM

Issue is attached to Plans on sheet SITE PLAN

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

Pursuant to CDC Section 3-904.A, to minimize hazards at the intersection of streets and/or driveways, no structures or landscaping may be installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within 20-foot sight visibility triangles. Show the sight visibility triangles on the site plan.

## STORMWATER - Prior to Building Permit issuance

Set to DRAFT on 9/19/2022 10:26:35 AM

Issue created by Phuong Vo on 9/19/2022 10:26:35 AM

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

Prior to issuance of Building Permit:

Per City of Clearwater Stormwater Drainage Criteria, construction plans to show proposed lot grading including directing runoff to the designed destination, said grading plan when implemented shall not adversely impact adjoining properties.

## TRAFFIC ENG - Sight Visibility Triangle

Set to DRAFT on 9/19/2022 7:03:58 PM

Issue created by Gus Jordi on 9/19/2022 7:03:58 PM

Issue is attached to Plans on sheet SITE PLAN

gus.jordi@myclearwater.com - 727-562-4775

Please follow section 3-904 of the community development code. The sight visibility triangles need to be added to the plan along both sides of the driveway. No structure or landscaping may be present or installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle. See [link:https://library.municode.com/fl/clearwater/codes/community\\_development\\_code?nodeId=PTICODECO\\_ART3DEST\\_DIV9GEAPST\\_S3-904SIVITR](https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR)

## Plan Room Conditions:

No Plan Room Conditions on this case.

## Plan Room Notes:

No Plan Room Notes on this case.





# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

**10:30 AM**

**Case number:** [ANX2022-06009 -- 3144 JOHNS PKWY](#)

**Owner(s):** Ian Hickman  
3144 Johns Pkwy  
Clearwater, FL 33759  
PHONE: (813) 431-8461, Fax: No fax, Email: No email

**Applicant:** Ian Hickman  
3144 Johns Pkwy  
Clearwater, FL 33759  
PHONE: (813) 431-8461, Fax: No fax, Email: No email

**Representative:** Ian Hickman  
3144 Johns Pkwy  
Clearwater, FL 33759  
PHONE: (813) 431-8461, Fax: No fax, Email: No email

**Location:** 0.187 acres located on the north side of Johns Parkway approximately 615 feet east of S McMullen Booth Road.

**Atlas Page:**

**Zoning District:**

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

**Proposed Use:** Detached Dwellings

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

**Assigned Planner:** Dylan Prins, Long Range 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	06/09/2022	Prins
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
Environmental Review	No Comments	06/22/2022	Ojeda
Public Utilities Review	No Comments	06/22/2022	Ojeda
Engineering Review	Comments	06/22/2022	Ojeda
Planning Review	No Comments	06/30/2022	Prins
Land Resource Review	No Response	06/30/2022	Prins
Fire Review	No Response	06/30/2022	Prins
Harbor Master Review	No Response	06/30/2022	Prins
Solid Waste Review	No Response	06/30/2022	Prins

## The DRC reviewed this application with the following comments:

### Engineering Review

#### Notice:

The City of Clearwater wishes to request R-O-W rights be granted by the owner over existing 10-foot utility/ingress/egress easement at the south property line of this parcel, please contact the real estate coordinator for the city's Engineering department at 727-562-4750 to initiate this request.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

**10:33 AM**

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**Case number:** [ANX2022-07010 -- 1200 NORWOOD AVE](#)

**Owner(s):** Adroit Home Solutions Llc  
511 Paula Dr S  
Dunedin, FL 34698  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Adroit Home Solutions Llc  
511 Paula Dr S  
Dunedin, FL 34698  
PHONE: (727) 226-2786, Fax: No fax, Email: No email

**Representative:** Adroit Home Solutions Llc  
511 Paula Dr S  
Dunedin, FL 34698  
PHONE: (727) 226-2786, Fax: No fax, Email: No email

**Location:** 0.264 acres located on the west side of Norwood Avenue approximately 500 feet north of Lakeview Road.

**Atlas Page:** 307B

**Zoning District:** Low Medium Density Residential

**Request:** This voluntary annexation petition involves one parcel of land totaling 0.264 acres occupied by a detached dwelling. It is proposed that the initial future land use category assigned be Residential Low (RL) and the initial zoning atlas designation assigned be Low Medium Density Residential (LMDR).

**Proposed Use:** Detached Dwellings

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

**Assigned Planner:** 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	07/01/2022	Brotherton
Planning Review	No Comments	07/20/2022	Brotherton
Parks and Rec Review	No Comments	09/12/2022	Kader
Stormwater Review	No Comments	09/19/2022	Vo
Engineering Review	No Comments	09/19/2022	Ojeda
Environmental Review	No Comments	09/20/2022	Kessler
Public Utilities Review	No Comments	09/23/2022	Vacca
Traffic Eng Review	No Comments	09/23/2022	Jordi



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

**10:39 AM**

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**Case number:** [ANX2022-07012 -- 2081 THE MALL](#)

**Owner(s):** Leela Wati Amnay  
1439 Coachlight Way  
Dunedin, FL 34698-3902  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Erric Amnay  
1439 Coachlight Way  
Dunedin, FL 34698-3902  
PHONE: (727) 560-2408, Fax: No fax, Email: Erric3533@gmail.Com

**Representative:** Erric Amnay  
1439 Coachlight Way  
Dunedin, FL 34698-3902  
PHONE: (727) 560-2408, Fax: No fax, Email: Erric3533@gmail.Com

**Location:** 0.270 acres located on the southeast corner of Union Street and The Mall.

**Atlas Page:** 251B

**Zoning District:**

**Request:** This case involves voluntary petitions for annexation for two multi-family homes. It proposed that the initial future land use category be Residential Urban (RU) and the initial zoning district be Low Medium Density Residential (LMDR). The addresses are 2081 The Mall and 1337 Union Street.

**Proposed Use:** Attached Dwellings

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

**Assigned Planner:** Dylan Prins, Long Range 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	07/11/2022	Prins
Parks and Rec Review	No Comments	09/12/2022	Kader
Stormwater Review	No Comments	09/19/2022	Vo
Engineering Review	No Comments	09/19/2022	Ojeda
Environmental Review	No Comments	09/20/2022	Kessler
Public Utilities Review	No Comments	09/23/2022	Vacca
Traffic Eng Review	No Comments	09/23/2022	Jordi
Planning Review	No Comments	09/30/2022	Prins
Land Resource Review	No Comments	09/30/2022	Prins
Fire Review	No Comments	09/30/2022	Prins
Harbor Master Review	No Comments	09/30/2022	Prins
Solid Waste Review	No Comments	09/30/2022	Prins





# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

**10:41 AM**

**Case number:** [ANX2022-09013 -- 3047 TERRACE VIEW LN](#)

**Owner(s):** T A H 2017 1 Borrower Llc  
15771 Red Hill Ave  
Tustin, CA 92780  
PHONE: (813) 610-5496, Fax: No fax, Email: No email

**Applicant:** T A H 2017 1 Borrower Llc  
15771 Red Hill Ave  
Tustin, CA 92780  
PHONE: (813) 610-5496, Fax: No fax, Email: No email

**Location:** 0.184 acres on the south side of Terrace View Lane approximately 440 feet west of McMullen Booth Road.

**Atlas Page:** 283A

**Zoning District:** LMDR - Low Medium Density Residential

**Request:** This voluntary annexation petition involves one parcel of land occupied by a detached dwelling. It is proposed that the initial future land use category assigned be Residential Low (RL) and the initial zoning designation assigned be Low Medium Density Residential (LMDR).

**Proposed Use:** Detached Dwellings

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

**Assigned Planner:** Kyle Brotherton, Senior Planner

**Workflow:**

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/13/2022	Brotherton
Planning Review	No Comments	09/13/2022	Brotherton
Stormwater Review	No Comments	09/19/2022	Vo
Engineering Review	No Comments	09/19/2022	Ojeda
Environmental Review	No Comments	09/20/2022	Kessler
Public Utilities Review	No Comments	09/23/2022	Vacca
Traffic Eng Review	No Comments	09/23/2022	Jordi



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

**10:44 AM**

**Case number:** [ANX2022-09014 -- 1276 S BELCHER RD](#)

**Owner(s):** Belcher Development Llc  
Attn: Emilio Perretti  
708 S Duncan Avenue  
Clearwater, FL 33756-6214  
PHONE: (727) 332-8773, Fax: No fax, Email: No email

**Applicant:** Clearwater, FL  
PHONE: (727) 332-8773, Fax: No fax, Email: Gaecahomes@gmail,Com

**Location:** 4.76 acres located on the west side of South Belcher Road approximately 500 feet north of Lakeview Road.

**Atlas Page:** 308B

**Zoning District:** LMDR - Low Medium Density Residential

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

**Proposed Use:** Detached Dwellings

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

**Assigned Planner:** Dylan Prins, Long Range Planner



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/02/2022	Prins
Parks and Rec Review	No Comments	09/12/2022	Kader
Stormwater Review	No Comments	09/19/2022	Vo
Environmental Review	No Comments	09/20/2022	Kessler
Public Utilities Review	No Comments	09/23/2022	Vacca
Engineering Review	Comments	09/23/2022	Ojeda
Traffic Eng Review	No Comments	09/23/2022	Jordi
Planning Review	No Comments	09/30/2022	Prins
Land Resource Review	No Response	09/30/2022	Prins
Fire Review	No Response	09/30/2022	Prins
Harbor Master Review	No Response	09/30/2022	Prins
Solid Waste Review	No Response	09/30/2022	Prins

## The DRC reviewed this application with the following comments:

### Engineering Review

#### Notice:

Developments on this parcel will be subject to review and approval by Engineering Staff to ensure any future project meets the City's specifications and design criteria for all Engineering disciplines (including but not limited to Environmental, Public Utilities, Traffic and Stormwater drainage)



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

**10:50 AM**

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**Case number:** [ANX2022-09016 -- 1282 PALM ST](#)

**Owner(s):** Glenn Harding  
1282 Palm St  
Clearwater, FL 33755-1129  
PHONE: (931) 308-6898, Fax: No fax, Email: No email

**Applicant:** Glenn Harding  
1282 Palm St  
Clearwater, FL 33755-1129  
PHONE: (931) 308-6898, Fax: No fax, Email: No email

**Representative:** Glenn Harding  
1282 Palm St  
Clearwater, FL 33755-1129  
PHONE: (931) 308-6898, Fax: No fax, Email: No email

**Location:** .241 acres located on the northwest corner of Palm Street and North Betty Lane.

**Atlas Page:** 251B

**Zoning District:** LMDR - Low Medium Density Residential

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

**Proposed Use:** Detached Dwellings

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

**Assigned Planner:** Dylan Prins, Long Range Planner

**Workflow:**

<b>Review Name</b>	<b>Task Status</b>	<b>Status Date</b>	<b>Last Name</b>
<b>Determination of Completeness</b>	Complete	09/02/2022	Prins
<b>Parks and Rec Review</b>	No Comments	09/12/2022	Kader
<b>Stormwater Review</b>	No Comments	09/19/2022	Vo
<b>Engineering Review</b>	No Comments	09/19/2022	Ojeda
<b>Environmental Review</b>	No Comments	09/20/2022	Kessler
<b>Public Utilities Review</b>	No Comments	09/23/2022	Vacca
<b>Traffic Eng Review</b>	No Comments	09/23/2022	Jordi
<b>Planning Review</b>	No Comments	09/30/2022	Prins
<b>Land Resource Review</b>	No Response	09/30/2022	Prins
<b>Fire Review</b>	No Response	09/30/2022	Prins
<b>Harbor Master Review</b>	No Response	09/30/2022	Prins
<b>Solid Waste Review</b>	No Response	09/30/2022	Prins