DRAFT ACTION AGENDA DEVELOPMENT REVIEW COMMITTEE

Thursday, September 1, 2022

8:30 AM - Staff Review

9:00 AM

Case number: <u>FLD2022-07020 -- 1185 COURT ST</u>

Owner(s): Commercial Realty Partners Llc

1185 Court St

Clearwater, FL 33756-5748

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

Applicant: Sean Cashen

13825 Icot Blvd., Suite 605 Clearwater, FL 33760

PHONE: No phone, Fax: (727) 524-6090, Email:

Krikor@gulfcoastconsultinginc.Com

Representative: Sean Cashen

Gulf Coast Consulting Inc 13825 Icot Blvd., Suite 605 Clearwater, FL 33760

PHONE: No phone, Fax: (727) 524-6090, Email:

Krikor@gulfcoastconsultinginc.Com

Location: one parcel on the south side of Court Street approximately 165 feet west of South

Missouri Avenue.

Atlas Page: 296A

Zoning District: C - Commercial

Request: The Community Development Board is reviewing a light assembly use in the

Commercial (C) District for the property located at 1185 Court Street. The

proposed project will be 14 feet in height and requests allowable flexibility regarding

landscaping, use, setbacks, provision of a loading zone space and parking

(Sections 2-704.H, 3-1202.G and 3-1406.A.3). Subject to change based on CDB

resubmittals.

Proposed Use: Light Assembly

Neighborhood

Association(s): Board of County Commissioners

Clearwater Neighborhoods Coalition

Pinellas County School Board **Assigned Planner:** Mark Parry, Senior Planner

Print date: 8/26/2022 1 of 11 DRC ActionAgenda

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	08/05/2022	Crandall
Fire Review	No Comments	08/10/2022	Hatten
Parks and Rec Review	No Comments	08/10/2022	Kader
Planning Review	Comments	08/11/2022	Parry
Engineering Review	Comments	08/15/2022	Ojeda
Traffic Eng Review	Comments	08/15/2022	Jordi
Public Utilities Review	No Comments	08/15/2022	Ojeda
Stormwater Review	Comments	08/17/2022	Vo
Environmental Review	Comments	08/18/2022	Kessler
Land Resource Review	Comments	08/23/2022	Quinzi

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Notes (Acknowledge):

Set to DRAFT on 8/15/2022 2:36:36 PM

Issue created by David Ojeda on 8/15/2022 2:36:36 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.
- 3. Work on right-of-way shall require a permit with the appropriate entity.
- 4.Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.
- 5.Contractor shall request an easement inspection prior to any construction near an easement.

Print date: 8/26/2022 2 of 11 DRC_ActionAgenda

ENGINEERING - Prior to Development Order

Set to DRAFT on 8/15/2022 2:44:14 PM

Issue created by David Ojeda on 8/15/2022 2:44:14 PM david.ojeda@myclearwater.com - 727-562-4743

- 1. There is an enclosure shown within the easement on the west side of the project. Per Section
- 3-1909 no permanent structures shall fall within easements, please revise.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 8/18/2022 1:12:40 PM

Issue created by Sarah Kessler on 8/18/2022 1:12:40 PM sarah.kessler@myclearwater.com - 727-562-4897

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.

LAND RESOURCE - Landscape plan

Set to DRAFT on 8/23/2022 10:24:52 AM

Issue created by Michael Quinzi on 8/23/2022 10:24:52 AM
Issue is attached to Plans on sheet LA1
michael.guinzi@myclearwater.com - 727-562-4558

Shade trees must be 5 feet from impervious surface, remove curb on the back (landscape) side of islands or relocate trees.

LAND RESOURCE - Tree Preservation and Inventory

Set to CLOSED on 8/25/2022 9:11:56 AM

Issue created by Michael Quinzi on 8/23/2022 9:33:29 AM michael.quinzi@myclearwater.com - 727-562-4558

Show all trees on the Tree Preservation and Tree Inventory plan. There are some trees missing along the west side (Sabal palm and small Live Oak), include the invasive trees that will be removed on the plans.

LAND RESOURCE - Tree Removal

Set to DRAFT on 8/23/2022 9:08:39 AM

Issue created by Michael Quinzi on 8/23/2022 9:08:39 AM michael.quinzi@myclearwater.com - 727-562-4558

Remove any trees on the site that are on the Florida Exotic Plant Pest Council most recent list, include the 4 Washingtonia palms on the west side.

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

PLANNING - Building Improvements

Set to DRAFT on 8/11/2022 12:47:03 PM

Issue created by Mark Parry on 8/11/2022 12:47:03 PM
Issue is attached to Plans on sheet 3
mark.parry@myclearwater.com - 727-562-4741

Clarify any building improvements including new paint, windows, roof treatments, signage, etc.

Print date: 8/26/2022 3 of 11 DRC_ActionAgenda

PLANNING - Disclaimer

Set to DRAFT on 8/11/2022 12:52:24 PM

Issue created by Mark Parry on 8/11/2022 12:52:24 PM
Issue is attached to Plans on sheet 3
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.

Due to the issue regarding the access easement the application will need to return to DRC. The next deadline is October 3, 2022 for a November 3, 2022 DRC meeting.

PLANNING - Dumpster Enclosure

Set to DRAFT on 8/11/2022 12:47:49 PM

Issue created by Mark Parry on 8/11/2022 12:47:49 PM
Issue is attached to Plans on sheet 3
mark.parry@myclearwater.com - 727-562-4741

Please add a note which provides that the dumpster enclosure will be finished to match the building regarding materials, color, fit and finish. In addition, please make sure that the dumpster is fully landscaped on all three sides.

PLANNING - FAR

Set to DRAFT on 8/11/2022 12:47:15 PM

Issue created by Mark Parry on 8/11/2022 12:47:15 PM
Issue is attached to Plans on sheet 1
mark.parry@myclearwater.com - 727-562-4741

Please add the proposed FAR to the site data table.

PLANNING - Fencing/Walls

Set to DRAFT on 8/11/2022 12:47:26 PM

Issue created by Mark Parry on 8/11/2022 12:47:26 PM Issue is attached to Plans on sheet 3 mark.parry@myclearwater.com - 727-562-4741

Clarify the details of proposed fencing such as height and materials.

PLANNING - Front Slopes of Stormwater Areas

Set to DRAFT on 8/11/2022 12:50:19 PM

Issue created by Mark Parry on 8/11/2022 12:50:19 PM
Issue is attached to Plans on sheet LA1
mark.parry@myclearwater.com - 727-562-4741

CDC section 3-1202.D.3 provides that front slopes of stormwater retention areas may comprise up to 50 percent of any required landscape buffer width, provided that the slope is 4:1 or flatter.

Shade or accent trees may be planted along the top of bank down to the seasonal high water line, provided that they are a minimum of 12 feet apart on center and at least five feet away from pipes and control structures. Groundcover and ornamental grasses may be planted in swales. Please provide additional details which demonstrate compliance with this provision.

PLANNING - Loading zone

Set to DRAFT on 8/11/2022 12:49:59 PM

Issue created by Mark Parry on 8/11/2022 12:49:59 PM
Issue is attached to Plans on sheet 3
mark.parry@myclearwater.com - 727-562-4741

The use requires two loading spaces (CDC Section 3-1406; 12 feet in width and 35 feet in length). Clarify how this will be accommodated on the site. Exceptions to the above loading requirements may be permitted, pursuant to the processing and approval of a Level 1 (Flexible Standard) or Level 2 (Flexible Development) application, and based upon the size of the site and the timing and frequency of deliveries.

Print date: 8/26/2022 4 of 11 DRC_ActionAgenda

PLANNING - Mechanical Equipment

Set to DRAFT on 8/11/2022 12:47:57 PM

Issue created by Mark Parry on 8/11/2022 12:47:57 PM
Issue is attached to Plans on sheet 3
mark.parry@myclearwater.com - 727-562-4741

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

PLANNING - Operations – Hours, Operations and Deliveries

Set to DRAFT on 8/11/2022 12:48:38 PM

Issue created by Mark Parry on 8/11/2022 12:48:38 PM
Issue is attached to page 1 in FLD Narrative Light Assembly REV 8-3-22.pdf
mark.parry@myclearwater.com - 727-562-4741

Please include in the narrative a detailed clarification of operations including hours of operation and frequency and nature of deliveries and shipments. While no retail area is shown, are any retail sales expected?

PLANNING - Overhead Utilities

Set to DRAFT on 8/11/2022 12:47:35 PM

Issue created by Mark Parry on 8/11/2022 12:47:35 PM
Issue is attached to Plans on sheet 3
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 - Shade Trees and Design

Set to DRAFT on 8/11/2022 12:50:11 PM

Issue created by Mark Parry on 8/11/2022 12:50:11 PM
Issue is attached to Plans on sheet LA1
mark.parry@myclearwater.com - 727-562-4741

A total of 24 shade trees (or equivalent) are required where 23 are provided. Please revise the landscape plan to include a tiered effect along both streets using groundcovers, low and mid-sized shrubs (sight visibility triangles apply).

PLANNING - Sight Visibility Triangles

Set to DRAFT on 8/11/2022 12:48:14 PM

Issue created by Mark Parry on 8/11/2022 12:48:14 PM
Issue is attached to Plans on sheet LA1
mark.parry@myclearwater.com - 727-562-4741

Please show Code-compliant sight visibility triangles at the driveways on Sheet LA1.

PLANNING - Signage

Set to DRAFT on 8/11/2022 12:47:41 PM

Issue created by Mark Parry on 8/11/2022 12:47:41 PM Issue is attached to Plans on sheet 3 mark.parry@myclearwater.com - 727-562-4741

The existing freestanding and attached signs will need to be removed and replaced with CDC-compliant signage (CDC Article 3 Division 18). Please provide an acknowledgement of this requirement.

Print date: 8/26/2022 5 of 11 DRC_ActionAgenda

STORMWATER - Prior to CDB

Set to DRAFT on 8/17/2022 6:11:32 PM

Issue created by Phuong Vo on 8/17/2022 6:11:32 PM phuong.vo@myclearwater.com - 727-562-4752

Prior to CDB:

1 Provide 1-page drainage calculations for both 1/2" water quality and attenuation volume. Per city of Clearwater's Stormwater drainage criteria..

2 Acknowledge: pond that outfalls to Court St is to be designed for a 25-year storm event while outfalls to southern private properties would need to be designed for 100-year event.

TRAFFIC ENG - Sight Visibility Triangle

Set to DRAFT on 8/11/2022 8:52:56 PM

Issue created by Gus Jordi on 8/11/2022 8:52:56 PM
Issue is attached to Plans on sheet ET1
gus.jordi@myclearwater.com - 727-562-4775

Follow section 3-904 of the community development code. The sight visibility triangles needs to be added along the driveway and any landscaping that falls within the sight visibility triangles cannot exceed 30 inches in height. Link: 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.

Print date: 8/26/2022 6 of 11 DRC_ActionAgenda



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

9:30 AM

Case number: FLS2022-07038 -- 916 ELDORADO AVE

Owner(s): Hassanein, Ashraf Tre Hassanein, Ashraf Liv Trust

16619 Arezo Ct Montverde, FL 34756

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

Applicant: Randy Young

915 N Glenwood Avenue Clearwater, FL 337555416

PHONE: No phone, Fax: No fax, Email: Randy@arcdesign7.Com

Representative: Randy Young

Arcdesign 7942

915 N Glenwood Avenue Clearwater, FL 337555416

PHONE: No phone, Fax: No fax, Email: Randy@arcdesign7.Com

Location: The approximate 0.165-acre property is located on the west side of Eldorado

Avenue at the Jessamine Circle and Eldorado Avenue intersection.

Atlas Page: 238A

Zoning District: LMDR - Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed detached

dwelling in the Low Medium Density Residential (LMDR) District for the property located at 916 Eldorado Avenue. The project will be 30 feet in height and requests

allowable flexibility from setback requirements, CDC Section 2-203.B.

Proposed Use: Detached Dwellings

Neighborhood

Association(s): Board of County Commissioners

Clearwater Neighborhoods Coalition Pinellas County School Board Clearwater Neighborhoods Coalition Clearwater Beach Association

Assigned Planner: Kevin Nurnberger, Senior Planner

Print date: 8/26/2022 7 of 11 DRC_ActionAgenda

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	08/09/2022	Nurnberger
Fire Review	No Comments	08/10/2022	Hatten
Parks and Rec Review	No Comments	08/10/2022	Kader
Traffic Eng Review	No Comments	08/11/2022	Jordi
Stormwater Review	Comments	08/12/2022	Vo
Planning Review	Comments	08/15/2022	Nurnberger
Engineering Review	Comments	08/15/2022	Ojeda
Harbor Master Review	No Review Required	08/15/2022	Nurnberger
Art Review	No Review Required	08/15/2022	Nurnberger
Public Utilities Review	No Comments	08/15/2022	Ojeda
Environmental Review	Comments	08/18/2022	Kessler
Land Resource Review	Comments	08/23/2022	Quinzi
Solid Waste Review	No Comments	08/25/2022	Nurnberger

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 8/15/2022 1:39:54 PM

Issue created by David Ojeda on 8/15/2022 1:39:54 PM david.ojeda@myclearwater.com - 727-562-4743

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

Print date: 8/26/2022 8 of 11 DRC_ActionAgenda

^{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 8/18/2022 1:10:19 PM

Issue created by Sarah Kessler on 8/18/2022 1:10:19 PM sarah.kessler@myclearwater.com - 727-562-4897

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

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

ENVIRONMENTAL - Prior to Development Order

Set to DRAFT on 8/18/2022 1:09:40 PM

Issue created by Sarah Kessler on 8/18/2022 1:09:40 PM 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).

LAND RESOURCE - Prior to Development Order: Tree Preservation

Set to DRAFT on 8/23/2022 11:06:21 AM

Issue created by Michael Quinzi on 8/23/2022 11:06:21 AM michael.quinzi@myclearwater.com - 727-562-4558

Show tree protection for sable palms on the south east corner of site.

PLANNING - Prior to Development Order: Acknowledge

Set to DRAFT on 8/15/2022 8:37:31 AM

Issue created by Kevin Nurnberger on 8/15/2022 8:37:31 AM Issue is attached to Plans on sheet C-1

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

Acknowledge: The proposed ISR is 63 percent based on the information provided. Please be aware the maximum ISR for this property is 65 percent. The development is near the maximum density/intensity standard. Any future additions or pools/and pool decks may exceed the maximum ISR; therefore would be denied unless existing impervious area is removed to reduce the percentage.

PLANNING - prior to Development Order: Elevator room/mechanical equipment room

Set to DRAFT on 8/15/2022 8:54:47 AM

Issue created by Kevin Nurnberger on 8/15/2022 8:54:47 AM
Issue is attached to Plans on sheet A2.2
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

CDC Section 8-102 Height only allows for elevator equipment rooms and like mechanical equipment enclosures shall be permitted to project up to 16 feet higher than the maximum height otherwise specified for the zoning district assigned to the property. These are considered non habitable space. The additional height does not permit for habitable space above the maximum building height which is 30 feet.

Print date: 8/26/2022 9 of 11 DRC_ActionAgenda



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 Development Order: Front Setback

Set to DRAFT on 8/15/2022 9:00:06 AM

Issue created by Kevin Nurnberger on 8/15/2022 9:00:06 AM Issue is attached to Plans on sheet C-1

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

Revise Sheet C-1 to show the request front setback from the front property line to the nearest point of the building to the front property line. In this case it should be slightly less than 15 feet as shown on Plot Plan.

PLANNING - Prior to Development Order: Front Setback Note.

Set to DRAFT on 8/15/2022 9:06:15 AM

Issue created by Kevin Nurnberger on 8/15/2022 9:06:15 AM Issue is attached to Plans on sheet C-1

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

Revise front setback note to accurately reflect the request if it is less than 15 feet. Please be aware the sidewalk area to the north of the staircase is typically only permitted to be a maximum of 42 inches wide. CDC Section 3-903.a Sidewalks shall be no greater than 42 inches in width, nor greater in width than that required by the Florida Building Code. If greater than 42 inches wide than it needs to be part of the request for a reduction to a front setback for a structure. Clarify the purpose of this outdoor space.

PLANNING - Prior to Development Order: Landscape Areas

Set to DRAFT on 8/15/2022 9:19:36 AM

Issue created by Kevin Nurnberger on 8/15/2022 9:19:36 AM Issue is attached to Plans on sheet C-1

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

If the area north and south of the staircase is to be landscape area please provide a note. This will leave the front setback at 16 feet.

PLANNING - Prior to Development Order: parapet walls

Set to DRAFT on 8/15/2022 8:52:20 AM

Issue created by Kevin Nurnberger on 8/15/2022 8:52:20 AM Issue is attached to Plans on sheet A2.2

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

CDC Section 8-102 Height: Only parapet walls are permitted above the maximum height standard not fence material. Parapet walls constructed on buildings with flat roofs shall be permitted to extend not higher than 42 inches over the maximum height specified for the zoning district in which the building is located. Revise the west elevation to show a parapet wall rather then a fence. Staff is not aware of a building code that requires fence material for a handrail on a rooftop terrace so based on the CDC height definition it needs to be a wall.

PLANNING - Prior to Development Order: rooftop

Set to DRAFT on 8/15/2022 8:16:36 AM

Issue created by Kevin Nurnberger on 8/15/2022 8:16:36 AM Issue is attached to Plans on sheet A2.2

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

Clarify if the rooftop is to be used as occupied space. CDC Section 8-102 - Height: Structures permanently affixed to the roof that accommodate rooftop occupancy shall only be permitted if within the maximum allowable height. The rooftop structure for mechanical room exceeds the allowable height limit for the zoning district which is 30 feet.

PLANNING - Prior to Development Order: Rooftop

Set to DRAFT on 8/15/2022 8:42:48 AM

Issue created by Kevin Nurnberger on 8/15/2022 8:42:48 AM Issue is attached to Plans on sheet A1.4

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

CDC Section 8-102- Height: Structures permanently affixed to the roof that accommodate rooftop occupancy shall only be permitted if within the maximum allowable height. Clarify the open space within the mechanical room with windows and access to roof top terrace.

Print date: 8/26/2022 10 of 11 DRC_ActionAgenda

Set to DRAFT on 8/12/2022 6:13:24 PM

STORMWATER - Prior to Building Permit

Issue created by Phuong Vo on 8/12/2022 6:13:24 PM phuong.vo@myclearwater.com - 727-562-4752

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.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.

Print date: 8/26/2022 11 of 11 DRC_ActionAgenda