



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, August 4, 2022

8:30 AM - Staff Review

9:00 AM

Case number:	<u>FLS2022-03017 -- 2963 GULF TO BAY BLVD COMMON</u>
Owner(s):	2963 Gulf To Bay Llc 18167 Us Highway 19 N Ste 450 Clearwater, FL 33764-6574 PHONE: (727) 410-2800, Fax: No fax, Email: No email
Applicant:	David Mccomas 18167 Us Hwy 19 Suite 450 Clearwater, FL 33764 PHONE: (727) 254-6692, Fax: No fax, Email: Dmccomas@europeanequities.Com
Representative:	Michael Sadeghpour European Equities Corporation 18167 Us Highway 19 N Suite 450 Clearwater, FL 33764 PHONE: (727) 723-3771, Fax: No fax, Email: Michaels@europeanequities.Com
Location:	south side of Gulf to Bay Boulevard, approximately 770 feet west of South Bayview Avenue.
Atlas Page:	300B
Zoning District:	US 19 - US 19 Corridor Zoning
Request:	The Development Review Committee (DRC) is reviewing a proposed fence for an existing office development in the US 19 District, Regional Center subdistrict, for the property located at 2963 Gulf to Bay Boulevard. The fence is six feet in height and requests allowable flexibility for the location of fences along street frontages and to not provide a cross-parcel connection. (Community Development Code Sections B-703.G. and B-703.I.)
Proposed Use:	Offices
Neighborhood Association(s):	Board of County Commissioners Clearwater Neighborhood Coalition Pinellas County School Board
Assigned Planner:	Lauren Matzke, Long Range Planning Manager



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Plan Room Project Maintenance	Convert to Paper	04/05/2022	Crandall
Determination of Completeness	Complete	04/08/2022	Crandall
Route to Meeting	Ready for DRC	05/05/2022	Winget
Development Review Committee	Return to DRC Meeting	07/07/2022	Matzke
Project requires flexibility that was not previously requested, and may propose to change existing fencing on a second property line. Will need to be re-noticed and reviewed by DRC due to expanded scope of application.			
Parks and Rec Review	No Comments	07/13/2022	Kader
Stormwater Review	No Comments	07/15/2022	Vo
Engineering Review	Comments	07/18/2022	Ojeda
Public Utilities Review	Comments	07/18/2022	Ojeda
Environmental Review	No Comments	07/20/2022	Kessler
Traffic Eng Review	No Comments	07/20/2022	Lees
Fire Review	No Comments	07/27/2022	Hatten
Land Resource Review	No Comments	07/28/2022	Quinzi

The DRC reviewed this application with the following comments:

Engineering Review

Prior to Development Order (Acknowledge):

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



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Planning Review

7/29/22 Condition not met but not applicable to the revised application as submitted on July 1, 2022. See New Conditions listed separately.

Prior to Issuance of Development Order, revise the plans and proposal to comply with the following comments:

1. This segment of Gulf to Bay Boulevard is designated with a Street Frontage Type A. Pursuant to Section B-402.B, fences between buildings and streets along Street Frontage Type A are prohibited. Flexibility is permitted pursuant to Section B-703.I and your response to this is noted. This criterion notes that the placement of a fence in front of a building may be approved where that placement does not negatively affect the projects pedestrian- and transit-orientation, or connectivity to other parcels. Additionally, Section B-505.B. establishes that front setbacks shall be 15 feet minimum, 20 feet maximum. The abutting parcel to the east is approved for new building with a setback of 20 feet. The existing building to the west is closer to Gulf to Bay, so should redevelopment occur in the future, any new construction would be setback from the property line more than the existing building. In consideration of this, staff's determination is that the proposal to erect a six-foot fence up to the front property line would negatively affect the pedestrian- and transit-orientation of this area and the project is not supported as proposed. A redesign of the fence to be limited to 3 feet in height starting at the 20 foot setback line, with the remainder of the fence southward of this point, would be supported.

2. Section B-503 requires parking lot drive aisles be aligned and connected (cross parcel connections). The requested flexibility is to install a six-foot fence in front of the existing building, and to include a rolling gate to effectively close this connection. Flexibility is requested pursuant to Section B-703.I and your response to this is noted. This criterion notes that the placement of a fence in front of a building "may be approved where that placement does not negatively affect ... connectivity to other parcels." The placement as proposed does not meet this provision of the flexibility criterion. While flexibility is available to the cross parcel connection requirement through Section B-703.G, it would need to be requested and the request would need to be advertised, and it does not appear that this request would meet the criteria for such flexibility outlined in the Code. The gate must be removed from the request, as it cannot be approved.



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TELEPHONE (727) 562-4567

Planning Review

New Conditions Applicable to Plan Submitted July 1, 2022

Prior to Issuance of Development Order, revise the plans and proposal to comply with the following comments regarding the two requests for flexibility for the proposed fence:

1. Section B-505.B prohibits fences between buildings and streets along Street Frontage Type A. The application proposes a new 6-foot fencing along the eastern and western property lines located between the building and Gulf to Bay Boulevard, and a short segment of fence on the southern property line behind the building. Pursuant to Section B-703.I, flexibility in the prohibition of fences in front of buildings may be approved where the placement in front of the building does not negatively affect the projects pedestrian- and transit-orientation, or connectivity to other parcels. Your response to this is criterion noted. Staff's determination is that the proposal to erect a fence that is 6-feet in height the length of both the east and west property lines would negatively affect the connectivity to adjacent parcels and does not meet the applicable flexibility criterion. The fence is not supported as proposed.

2. Section B-503.D requires parking lot drive aisles and pedestrian walkways to be aligned and connected (cross parcel connections). The application requests to close the existing access between the subject property and the parcel abutting to the west. Pursuant to Section B-703.G flexibility in the requirement to provide cross parcel connections may be approved under one or more of the circumstances outlined in that provision. Your response to this is criterion noted. Staff's determination is that the subject site does not meet either of the circumstances established in the Code and the proposal to close the existing connection with an 18-foot-long sliding gate is inconsistent with the flexibility criterion. The gate must be removed from the request, as it cannot be approved.

Utility Review

General Notes (Acknowledge):

1.Fence shall not to be built overtop, shall maintain separation from existing water main and, shall not enclose water meters, or other utilities apparatuses.

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

9:15 AM

Case number: [FLS2022-04023 -- 51 VERBENA ST](#)

Owner(s): Carucci Development Llc
51 Verbena St
Clearwater, FL 33767
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Ernest Utegaard
2401 West Bay Dr #602
Largo, FL 33770
PHONE: (727) 641-8165, Fax: (727) 478-0285, Email: Office@gaardinc.Com

Representative: Ernest Utegaard
Gaard Inc
2401 West Bay Dr #602
Largo, FL 33770
PHONE: (727) 641-8165, Fax: (727) 478-0285, Email: Office@gaardinc.Com

Location: The 0.159 acre property is located on the south side of Verbena Street at the south west corner of the Lantana Avenue and Verbena Street intersection.

Atlas Page: 249A

Zoning District: LMDR - Low Medium Density Residential

Request: The Development Review Committee is reviewing a building addition to a detached dwelling located in the Low Medium Density Residential (LMDR) District for the property located at 51 Verbena Street. The project is 23 feet in height, and requests allowable flexibility from setback requirements. (Community Development Code Section 2-203.B.)

Proposed Use: Detached Dwellings

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

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	07/05/2022	Nurnberger
Planning Review	Comments	07/12/2022	Nurnberger
Parks and Rec Review	No Comments	07/13/2022	Kader
Stormwater Review	No Comments	07/15/2022	Vo
Engineering Review	Comments	07/18/2022	Ojeda
Public Utilities Review	No Comments	07/18/2022	Ojeda
Environmental Review	Comments	07/20/2022	Kessler
Traffic Eng Review	No Comments	07/20/2022	Lees
Fire Review	No Comments	07/27/2022	Hatten
Land Resource Review	No Comments	07/28/2022	Quinzi

The DRC reviewed this application with the following comments:



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

TELEPHONE (727) 562-4567

Plan Room Issues:

ENGINEERING - General Notes

Set to DRAFT on 7/18/2022 9:25:30 AM

Issue created by David Ojeda on 7/18/2022 9:25:30 AM
david.ojeda@myclearwater.com - 727-562-4743

General Comments (Acknowledge):

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) will be forthcoming upon submittal of a Building Permit Application.
3. Per Section Sec.47.181 provide new sidewalk along Verbena St. and bring all substandard sidewalks and ramps along Lantana Ave. up to Standards, including A.D.A.

ENGINEERING - Prior to Building Permit

Set to DRAFT on 7/18/2022 9:25:50 AM

Issue created by David Ojeda on 7/18/2022 9:25:50 AM
david.ojeda@myclearwater.com - 727-562-4743

1. Update site plan to show existing 5-foot wide utility easement along the west parcel line, per Section 3-806 no permanent structures shall fall within said easement.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 7/20/2022 2:39:59 PM

Issue created by Sarah Kessler on 7/20/2022 2:39:59 PM
sarah.kessler@myclearwater.com - 727-562-4897

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

PLANNING - Development Order/comments.

Set to DRAFT on 7/12/2022 11:02:24 AM

Issue created by Kevin Nurnberger on 7/12/2022 11:02:24 AM
Issue is attached to Plans on sheet C-2
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

1. The 0.159 acre property is located on the south side of Verbena Street at the south west corner of the Lantana Avenue and Verbena Street intersection.
2. The property is located in the Low Medium Density Residential District (LMDR) and features a future land use designation of Residential Urban (RU), the property is a corner lot, where the required front yard setbacks are 25 feet and the required side yard setbacks are five feet, consistent with CDC Section 2-202, Minimum Standard Development.
3. As a Level One, Flexible Standard Development, a detached dwelling use may request flexibility for a front yard setback in the range of 15 feet to 25 feet, consistent with CDC Table 2-203 and Section 2-203.B.
4. The proposed front addition requests a reduced front setback (north-Verbena) of 17 feet with the remaining front and side setbacks (east and west) will not be impacted by the project, which is consistent with CDC Table 2-203 for a detached dwelling use.
5. The proposed project height will be 23 feet which is consistent with the 30 feet maximum permitted height for a detached dwelling use CDC Table 2-203.
6. The proposed impervious surface ratio will be 0.35 where 0.65 is the maximum permitted.
7. The applicant has provided sufficient responses to the Flexibility Criteria and the General Applicability Criteria for the submitted application.
8. The three other houses on the northeast, southeast, and northwest corner of the intersection of Verbena Street and Lantana Avenue directly across the street from the subject property have setbacks less than 25 feet. These were built within the same time, between 1948 and 1952 as the subject property. The requested reduction to the front setback is consistent with these the front primary front setback of these properties and it is consistent with the established character of the detached dwellings within the immediate area.
10. The proposed front setback of 17 feet is in keeping with the range of existing reduced front setback dimensions and the architectural addition of the front porch with columns will be consistent with the established building pattern of the neighborhood.



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TELEPHONE (727) 562-4567

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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

TELEPHONE (727) 562-4567

9:30 AM

Case number: [FLS2022-07036 -- 976 BAY ESPLANADE](#)

Owner(s): Charles Sawyer Iii Iii
929 Bay Esplanade
Clearwater, FL 33767 111
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Richmond Flowers
360 Central Ave., Ste. 800
Treasure Island, FL 33706
PHONE: (727) 698-1804, Fax: No fax, Email: Richmond.Flowers@rimonlaw.Com

Representative: Richmond Flowers
Rimon Law
360 Central Ave., Ste. 800
Treasure Island, FL 33706
PHONE: (727) 698-1804, Fax: No fax, Email: Richmond.Flowers@rimonlaw.Com

Location: The 0.097 acre property is located at intersection of south side of Carlouel Drive and west side of Bay Esplanade.

Atlas Page: 238A

Zoning District: LMDR - Low Medium Density Residential

Request: The Development Review Committee is reviewing a building addition to a detached dwelling located in the Low Medium Density Residential (LMDR) District for the property located 976 Bay Esplanade. The project is 12.25 inches in height, and requests allowable flexibility from setback requirements. (Community Development Code Section 2-203.C.)

Proposed Use: Detached Dwellings

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

Assigned Planner: Kevin Nurnberger, 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	07/18/2022	Nurnberger
Stormwater Review	No Comments	07/18/2022	Vo
Planning Review	Comments	07/18/2022	Nurnberger
Engineering Review	Comments	07/18/2022	Ojeda
Public Utilities Review	No Comments	07/18/2022	Ojeda
Environmental Review	Comments	07/20/2022	Kessler
Traffic Eng Review	No Comments	07/20/2022	Lees
Fire Review	No Comments	07/27/2022	Hatten
Land Resource Review	No Comments	07/28/2022	Quinzi



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

TELEPHONE (727) 562-4567

The DRC reviewed this application with the following comments:

Planning Review

Planning Review

1 • 976 Bay Esplanade: Acknowledge: Any future shade structure in the ground or pool cage/cover will also require a reduction to the front setback through the same FLS process. If you intend to add such shade structure or pool cage you may wish to add it to your request now. A pool cage or shade structure is not guaranteed to be approved later by a building construction permit because of a FLS approval. The FLS approval, if approved, only allows, or permits what was included in the request.

2 • Prior to Development Order: Provide an elevation of the pool from grade to top of pool to verify the height of the pool will be greater than 12 inches in height to not be considered an accessory structure.

3 • Prior to Development Order: Revise the front setback dimensions from property line to outer edge of pool not to the interior edge of the pool.

4. Clarify if the existing 6ft High fence will be removed or relocated. If so, if the posts are removed, even one post is removed, a fence permit will be required. The new fence will need to comply with current code. A 6ft high fence is not permitted between the principle structure and the public right-of-way. The maximum height the fence could be is 4ft in the front yard area but along Carloul Drive the fence will be required to be setback a minimum of three feet from the property line to allow for the required three foot wide buffer street side of the fence. Typically shrubs are planted in the buffer to comply with code.

5. That the proposal needs to show on the site plan how the mechanical equipment will be screened from streets and public view.

Plan Room Issues:

ENGINEERING - General Notes

Set to DRAFT on 7/18/2022 10:35:31 AM

Issue created by David Ojeda on 7/18/2022 10:35:31 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. No foundations/footers are to be poured over the top of underground utilities, 811 locates are required prior to any excavation.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 7/20/2022 3:03:18 PM

Issue created by Sarah Kessler on 7/20/2022 3:03:18 PM
sarah.kessler@myclearwater.com - 727-562-4897

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



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TELEPHONE (727) 562-4567

PLANNING - • Prior to Development Order: Height

Set to DRAFT on 7/18/2022 12:53:03 PM

Issue created by Kevin Nurnberger on 7/18/2022 12:53:03 PM
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

• Prior to Development Order: Provide an elevation of the pool from grade to top of pool to verify the height of the pool will be greater than 12 inches in height to not be considered an accessory structure.

PLANNING - Acknowledge

Set to DRAFT on 7/18/2022 12:52:17 PM

Issue created by Kevin Nurnberger on 7/18/2022 12:52:17 PM
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Acknowledge: Any future shade structure in the ground or pool cage/cover will also require a reduction to the front setback through the same FLS process. If you intend to add such shade structure or pool cage you may wish to add it to your request now. A pool cage or shade structure is not guaranteed to be approved later by a building construction permit because of a FLS approval. The FLS approval, if approved, only allows, or permits what was included in the request.

PLANNING - prior to development order

Set to DRAFT on 7/18/2022 1:01:24 PM

Issue created by Kevin Nurnberger on 7/18/2022 1:01:24 PM
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

provide a statement on how • Outdoor mechanical equipment is required to be screened from right-of-way and adjacent property by a fence wall, or landscaping. Provide a note on plan how this will be met.

PLANNING - prior to development order Fence height

Set to DRAFT on 7/18/2022 2:01:32 PM

Issue created by Kevin Nurnberger on 7/18/2022 2:01:32 PM
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

The maximum height for the fence/gate between the public right of way and the principle building is 4 feet in height where a three foot wide landscape buffer is require or the fence may be 3 feet in height with out the buffer requirement.

PLANNING - Prior to Development order: Clarify

Set to DRAFT on 7/25/2022 8:05:37 AM

Issue created by Kevin Nurnberger on 7/25/2022 8:05:37 AM
Issue is attached to Plans on sheet 1
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Planning Review

1 • 976 Bay Esplanade: Acknowledge: Any future shade structure in the ground or pool cage/cover will also require a reduction to the front setback through the same FLS process. If you intend to add such shade structure or pool cage you may wish to add it to your request now. A pool cage or shade structure is not guaranteed to be approved later by a building construction permit because of a FLS approval. The FLS approval, if approved, only allows, or permits what was included in the request.

2 • Prior to Development Order: Provide an elevation of the pool from grade to top of pool to verify the height of the pool will be greater than 12 inches in height to not be considered an accessory structure.

3 • Prior to Development Order: Revise the front setback dimensions from property line to outer edge of pool not to the interior edge of the pool.



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

TELEPHONE (727) 562-4567

PLANNING - Prior to Development Order: Fence

Set to DRAFT on 7/25/2022 8:04:11 AM

Issue created by Kevin Nurnberger on 7/25/2022 8:04:11 AM

Issue is attached to Plans on sheet 1

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

Clarify if the existing 6ft High fence will be removed or relocated. If so, if the posts are removed, even one post is removed, a fence permit will be required. The new fence will need to comply with current code. A 6ft high fence is not permitted between the principle structure and the public right-of-way. The maximum height the fence could be is 4ft in the front yard area but along Carlou Drive the fence will be required to be setback a minimum of three feet from the property line to allow for the required three foot wide buffer street side of the fence. Typically shrubs are planted in the buffer to comply with code.

PLANNING - prior to development order: location clarify site plan

Set to DRAFT on 7/18/2022 1:59:30 PM

Issue created by Kevin Nurnberger on 7/18/2022 1:59:30 PM

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

It is hard to understand the survey site plan. Is the mechanical equipment located in front of the public right of way and the principle building - main house- or is it located to the side of the accessory structure - garage?

PLANNING - prior to development order: Screening

Set to DRAFT on 7/25/2022 8:11:19 AM

Issue created by Kevin Nurnberger on 7/25/2022 8:11:19 AM

Issue is attached to Plans on sheet 1

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

That the proposal needs to show on the site plan how the mechanical equipment will be screened from streets and public view.

PLANNING - prior to development order; setbacks

Set to DRAFT on 7/18/2022 12:53:34 PM

Issue created by Kevin Nurnberger on 7/18/2022 12:53:34 PM

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

Revise the front setback dimensions from property line to outer edge of pool not to the interior edge of the pool.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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

TELEPHONE (727) 562-4567

9:50 AM

Case number: [FLS2022-06034 -- 1010 TURNER ST](#)

Owner(s): Turner 1010 Llc
1010 Turner St
Clearwater, FL 33756-5663
PHONE: (727) 520-3749, Fax: No fax, Email: No email

Applicant: Ali Hasan
1010 Turner Street
Clearwater, FL 33756
PHONE: (727) 520-3749, Fax: No fax, Email: Ariagna84@gmail.Com

Representative: Ali Hasan
1010 Turner Street
Clearwater, FL 33756
PHONE: (727) 520-3749, Fax: No fax, Email: Ariagna84@gmail.Com

Location: 0.495 acres located on the north side of Turner Street, approximately 98 feet west of the intersection with Martin Luther King, Jr. Avenue.

Atlas Page: 296A

Zoning District: Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed fence for the existing attached dwelling use in the Medium Density Residential (MDR) District for the property located at 1010 Turner Street. The fence will be six feet in height and requests allowable flexibility for height. (Community Development Code Section 3-804.A.1)

Proposed Use: Attached Dwellings

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
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Planning Review	Comments	07/11/2022	Hauck-Baker
Plan Room Project Maintenance	Convert to Paper	07/11/2022	Crandall
Parks and Rec Review	No Comments	07/13/2022	Kader
Stormwater Review	No Comments	07/15/2022	Vo
Engineering Review	Comments	07/18/2022	Ojeda
Public Utilities Review	Comments	07/18/2022	Ojeda
Environmental Review	Comments	07/20/2022	Kessler
Traffic Eng Review	Comments	07/20/2022	Lees
Fire Review	No Comments	07/27/2022	Hatten
Land Resource Review	No Comments	07/28/2022	Quinzi

The DRC reviewed this application with the following comments:

Engineering Review	<p>General Comments (Acknowledge):</p> <ol style="list-style-type: none">1.Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.2.Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.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.No foundations/footers are to be poured over the top of underground utilities, 811 locates are required prior to any excavation.
Environmental Review	<p>Prior to Building Permit:</p> <p>Provide erosion control measures on plan sheet, and provide notes detailing erosion control methods.</p>



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Planning Review

Findings of Fact:

1. The subject property features an existing attached dwelling use and is located in the Medium Density Residential Zoning District with Residential Urban future land use designation.
2. The request is for a six-foot high, black metal, picket-style fence, with a rolling gate at the driveway opening along the southern property line, which is forward of the structure and adjacent to the public right of way along Turner Street.
3. CDC Section 3-804.A.1, permits a six foot fence in front of a principal structure in the MDR zoning district as a Level One, flexible standard development approval, the fence or wall shall be brick or other masonry walls or walls with masonry columns linked by substantial grill work and shall be architecturally compatible with the principal structure on the property and compatible with the surrounding properties.

Planning Review

Prior to DO:

4. The application included pictures of the proposed fence and while it will meet the requirement of the substantial grill work it will not meet the requirement of the masonry columns as the images only show the standard two-inch square posts.
5. The proposed fence design will need to include masonry columns at every corner point and at every fourth fence panel. Information regarding the design and building materials of the columns will need to be submitted.
6. The fence/sliding gate also appears to be located within the required sight visibility triangles, CDC Section 3-904.A, which need to be delineated on the plan and the fence may not extend into the required 20-foot distance.
7. The submitted survey does not provide the required three-foot-setback from the property line for the purpose of required landscaping along the street facing side of the fence.
8. The existing dumpster for the site is located within the area of the proposed fence/sliding gate, information must be provided regarding the relocated storage area of the dumpster and access for trash removal.
9. The proposed fence/sliding gate will make it impossible for the postal service to access the mailboxes located at the southeast corner of the building along Turner Street.
10. Please amend proposed fence layout and provide a scaled drawing of the proposed fence location.

Traffic Engineering Review

Traffic Engineering Review:

Prior to BCP:

Show and label site visibility triangles in accordance with Section 3-904 in the community development code. 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.

Utility Review

Prior to Building Permit:

1. Call out any existing/proposed water meters, manhole or other utilities appurtenances in the project area. Per Section 3-806 No fence or wall may enclose any water meter box or manhole.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

10:10 AM

Case number: [FLS2022-07035 -- 3322 SAN JOSE ST](#)

Owner(s): John Justin Beauvais
3322 San Jose St
Clearwater, FL 33759-3623
PHONE: (303) 749-3023, Fax: No fax, Email: No email

Applicant:

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

Representative: John Beauvais
3322 San Jose
Clearwater, FL
PHONE: No phone, Fax: No fax, Email: Johnbeauvais4@gmail.Com

Location: 0.244-acre property located on the north side of San Jose Street, approximately 445 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 pool screen enclosure for an existing detached dwelling use in the Low Density Residential (LDR) District for the property located at 3322 San Jose Street. The proposed pool screen enclosure will be 14 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.

Assigned Planner: 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	No Comments	07/13/2022	Kader
Stormwater Review	Comments	07/15/2022	Vo
Engineering Review	Comments	07/18/2022	Ojeda
Public Utilities Review	No Comments	07/18/2022	Ojeda
Planning Review	Comments	07/19/2022	Hauck-Baker
Environmental Review	Comments	07/20/2022	Kessler
Traffic Eng Review	No Comments	07/20/2022	Lees
Land Resource Review	No Comments	07/28/2022	Quinzi
Determination of Completeness	Complete	08/04/2022	Hauck-Baker

The DRC reviewed this application with the following comments:

Engineering Review	<p>General Comments (Acknowledge):</p> <ol style="list-style-type: none">1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.3. No foundations/footers are to be poured over the top of underground utilities, 811 locates are required prior to any excavation.4. Contractor shall request an easement inspection prior to any construction near an easement.
Environmental Review	<p>Prior to Building Permit:</p> <p>Provide erosion control measures on plan sheet, and provide notes detailing erosion control methods.</p>



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Planning Review

Findings of Fact:

1. The 0.244-acre property located on the north side of San Jose Street, approximately 445 feet west of intersection with Bayshore Boulevard and features 85 feet of frontage.
2. The existing development consists of a detached dwelling use, accessory use swimming pool with screen enclosure all constructed in 1972 and the request is to replace the screen enclosure for the existing pool.
3. The property is located in the Low Density Residential District (LDR) and features a future land use designation of Residential Low (RL), where the required setbacks are front yard of 25 feet, side yard of 10 feet, and rear yard of 20 feet, consistent with CDC Section 2-102, Minimum Standard Development.
4. As a Level One, Flexible Standard Development, a detached dwelling use may request flexibility for a rear yard setback in the range of 5 feet to 20 feet for a detached dwelling consistent with CDC Table 2-103 and Section 2-103.A.
5. The proposed project requests a reduced rear yard (north) setback of 5 feet and a compliant side yard (west) setback of 10 feet for the proposed pool screen enclosure, the remainder of the required setbacks will not be impacted and remain consistent with CDC Table 2-103 for a detached dwelling use.
6. 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.
7. The proposed project complies with CDC Section 2-103.A(1-3) as follows: 1. The parcel is an existing lot; 2. The proposed encroachment into the rear yard setback is for purposes of the accessory pool screen enclosure; and, 3. The rear yard is buffered with an existing 6-foot high wooden fence with landscaping.
8. The proposed pool screen enclosure will feature a height of 14 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 0.57 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).



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Planning Review

Prior to Development Order:

13. The applicant shall confirm the existing height of the detached dwelling to ensure compliance with CDC Section 3-202.E, A screen enclosure around a swimming pool shall be exempt from the maximum height requirement set forth in Section 3-203.D., with the limitation that it not exceed the height of the principal structure.

Stormwater Review

Prior to BCP:

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 Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

10:25 AM

Case number: [FLD2022-06018 -- 1569 S FT HARRISON AVE](#)

Owner(s): Fairwinds Properties Inc
1569 S Fort Harrison Ave
Clearwater, FL 33756-2004
PHONE: No phone, Fax: No fax, Email: No email

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

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

Location: one parcel on the east side of South Fort Harrison Avenue approximately 700 feet north of Belleair Road.

Atlas Page: 313B

Zoning District: C - Commercial

Request: The Community Development Board is reviewing the addition of ancillary detoxification services/capabilities as accessory to an existing substance abuse and eating disorder treatment facility (treatment facility) in the Commercial (C) District for the property located at 1569 South Fort Harrison Avenue. No changes to the site, building or intensity of use are proposed and requests allowable flexibility for use (Community Development Code Sections 2-704.F).

Proposed Use: Social/public Service Agencies

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

Assigned Planner: Mark Parry, Senior Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Planning Review	Comments	07/05/2022	Parry
Determination of Completeness	Complete	07/05/2022	Parry
Parks and Rec Review	No Comments	07/13/2022	Kader
Public Utilities Review	Comments	07/18/2022	Ojeda
Engineering Review	Comments	07/18/2022	Ojeda
Stormwater Review	Comments	07/18/2022	Vo
Environmental Review	No Comments	07/20/2022	Kessler
Traffic Eng Review	No Comments	07/20/2022	Jordi
Fire Review	No Comments	07/27/2022	Hatten

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Notes

Set to DRAFT on 7/18/2022 10:48:22 AM

Issue created by David Ojeda on 7/18/2022 10:48:22 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.

PLANNING - Alternatives

Set to DRAFT on 7/5/2022 12:57:27 PM

Issue created by Mark Parry on 7/5/2022 12:57:27 PM
Issue is attached to page 1 in Fairwinds Narrative Responses.pdf
mark.parry@myclearwater.com - 727-562-4741

Clarify what the alternatives to providing onsite detox are. For example, would clients need to be transported offsite? Clarify what happens if onsite detox capabilities are not provided?



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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TELEPHONE (727) 562-4567

PLANNING - Baker Act

Set to DRAFT on 7/6/2022 2:19:27 PM

Issue created by Mark Parry on 7/6/2022 2:19:27 PM

Issue is attached to page 1 in Fairwinds Narrative Responses.pdf

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

Are any clients held against their will (i.e. lock up/lock down/Baker Act)?

PLANNING - CIRP Criterion 1

Set to DRAFT on 7/5/2022 12:58:46 PM

Issue created by Mark Parry on 7/5/2022 12:58:46 PM

Issue is attached to page 2 in Fairwinds Narrative Responses.pdf

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

This probably a reasonable place to include a detailed discussion regarding the length of time, service details, alternatives and repercussions comment responses.

PLANNING - CIRP Criterion 5a

Set to DRAFT on 7/5/2022 12:58:57 PM

Issue created by Mark Parry on 7/5/2022 12:58:57 PM

Issue is attached to page 3 in Fairwinds Narrative Responses.pdf

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

This is not applicable since the use is not specifically defined within the CDC and therefore not a listed permitted use within the City.

PLANNING - CIRP Criterion 5b

Set to DRAFT on 7/5/2022 12:59:05 PM

Issue created by Mark Parry on 7/5/2022 12:59:05 PM

Issue is attached to page 3 in Fairwinds Narrative Responses.pdf

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

Is this really a significant economic contributor? Check with economic development as to what constitutes a "significant economic contributor" and clarify the number of jobs provided by the existing use and if there will be any difference if the proposal is approved.

PLANNING - CIRP Criterion 5c

Set to DRAFT on 7/5/2022 12:59:14 PM

Issue created by Mark Parry on 7/5/2022 12:59:14 PM

Issue is attached to page 3 in Fairwinds Narrative Responses.pdf

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

Additional details are needed to show compliance with this criterion.

PLANNING - CIRP Criterion 5e

Set to DRAFT on 7/5/2022 12:59:21 PM

Issue created by Mark Parry on 7/5/2022 12:59:21 PM

Issue is attached to page 3 in Fairwinds Narrative Responses.pdf

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

The use is not, contrary to the response, a listed permitted use in the City so that aspect needs to be removed. This criterion is likely not applicable. If the use is not a listed permitted use in the City there is no applicable zoning to which the site can be changed spot zoning or not.

PLANNING - CIRP Criterion 6a

Set to DRAFT on 7/5/2022 12:59:35 PM

Issue created by Mark Parry on 7/5/2022 12:59:35 PM

Issue is attached to page 4 in Fairwinds Narrative Responses.pdf

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

You may want to include a discussion regarding the existing physical appearance of the site as it related to surrounding buildings. You could likely note the length of time that the use as been at the site and how the site has been developed in relation to the approved CUs and Certified Site Plans.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

PLANNING - CIRP Criterion 6b

Set to DRAFT on 7/5/2022 12:59:45 PM

Issue created by Mark Parry on 7/5/2022 12:59:45 PM

Issue is attached to page 4 in Fairwinds Narrative Responses.pdf

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

There are no adopted design guidelines in this area to this criterion is not applicable.

PLANNING - CIRP Criterion 6c

Set to DRAFT on 7/5/2022 12:59:53 PM

Issue created by Mark Parry on 7/5/2022 12:59:53 PM

Issue is attached to page 4 in Fairwinds Narrative Responses.pdf

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

CIRP Criterion 6c

You probably want to provide a comparison to the scale and scope of the existing development to the surrounding area.

PLANNING - Disclaimer

Set to DRAFT on 7/5/2022 1:00:08 PM

Issue created by Mark Parry on 7/5/2022 1:00:08 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.

To be reviewed by the CDB on September 20, 2022, 10 complete sets (revised as needed, folded and collated) and one electronic version (uploaded) must be submitted no later than noon August 12, 2022 (tentative depending on COVID-19 directives).

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

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

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

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

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

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

Failure to meet deadlines will delay your application.

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



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

PLANNING - GAC 1

Set to DRAFT on 7/5/2022 12:58:19 PM

Issue created by Mark Parry on 7/5/2022 12:58:19 PM

Issue is attached to page 1 in Fairwinds Narrative Responses.pdf

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

Please add a brief discussion regarding the character of the surrounding neighborhood and the character of the subject site and use.

PLANNING - GAC 2

Set to DRAFT on 7/5/2022 12:58:25 PM

Issue created by Mark Parry on 7/5/2022 12:58:25 PM

Issue is attached to page 1 in Fairwinds Narrative Responses.pdf

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

The response provides that the development as operated "...for 31 and has not...". Clarify 31 what. Years I assume.

PLANNING - GAC 3

Set to DRAFT on 7/5/2022 12:58:34 PM

Issue created by Mark Parry on 7/5/2022 12:58:34 PM

Issue is attached to page 1 in Fairwinds Narrative Responses.pdf

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

You may want to provide some details as to how the detoxification process works.

PLANNING - Length of Time

Set to DRAFT on 7/5/2022 12:57:14 PM

Issue created by Mark Parry on 7/5/2022 12:57:14 PM

Issue is attached to page 1 in Fairwinds Narrative Responses.pdf

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

Clarify how long onsite detoxification services has been provided.

PLANNING - Multiple Copies of the Same Sheet

Set to DRAFT on 7/5/2022 12:57:51 PM

Issue created by Mark Parry on 7/5/2022 12:57:51 PM

Issue is attached to Plans on sheet C-1

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

Multiple copies of Sheet C-1 Grading, Drainage & Utilities Plan appear to have been submitted. They all appear to be generally the same with the exception the date stamps (March 14, 1988, July 27, 1988, December 16, 1988, and June 6, 1989). First, please upload them (and all sheets) to they are oriented in landscape. Second, clarify the differences between these sheets.

PLANNING - Original Plan

Set to DRAFT on 7/6/2022 9:59:44 AM

Issue created by Mark Parry on 7/6/2022 9:59:44 AM

Issue is attached to page 1 in Fairwinds Narrative Responses.pdf

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

What were original plans to provide detox services. Provided off site? Where? How? By who?

PLANNING - Police Reports

Set to DRAFT on 7/6/2022 10:30:39 AM

Issue created by Mark Parry on 7/6/2022 10:30:39 AM

Issue is attached to page 1 in Fairwinds Narrative Responses.pdf

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

It may be in your best interest to conduct a study of the subject site to compare the number of police reports in the area prior to the development of the current use to that as after the development. It may be fair to use January 1989 as the opening date as that is the date stated in the May 16, 1989 PZB minutes.



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 - Potentially Unneeded Sheet

Set to DRAFT on 7/5/2022 12:58:02 PM

Issue created by Mark Parry on 7/5/2022 12:58:02 PM

Issue is attached to Plans on sheet C-2

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

Clarify why Sheet C-2 is included. If it's not germane to the specific request, please remove it.

PLANNING - Repercussions

Set to DRAFT on 7/5/2022 12:57:37 PM

Issue created by Mark Parry on 7/5/2022 12:57:37 PM

Issue is attached to page 1 in Fairwinds Narrative Responses.pdf

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

Clarify, in detail, what the repercussions would be to not providing onsite detox capabilities or not providing these services at all whether on or offsite. Include a discussion pertaining to state requirements/certifications as well as any physical/emotional impacts to clientele.

PLANNING - Service Details

Set to DRAFT on 7/5/2022 12:57:21 PM

Issue created by Mark Parry on 7/5/2022 12:57:21 PM

Issue is attached to page 1 in Fairwinds Narrative Responses.pdf

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

Clarify exactly what is entailed in the provision of onsite detoxification services. Who provides them? What determines the need to provide?

PLANNING - State Licensing and Definition

Set to DRAFT on 7/6/2022 3:20:21 PM

Issue created by Mark Parry on 7/6/2022 3:20:21 PM

Issue is attached to page 1 in Fairwinds Narrative Responses.pdf

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

Clarify exactly what the use of the site is per the State of Florida, as it related to all applicable Florida Statutes, what licensing the use currently holds and/or needs to operate from the State's vantage point.

PLANNING - Stay Lengths

Set to DRAFT on 7/6/2022 3:23:17 PM

Issue created by Mark Parry on 7/6/2022 3:23:17 PM

Issue is attached to page 1 in Fairwinds Narrative Responses.pdf

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

Clarify the average stay length and maximum permitted (per company policy and any applicant Federal, State or Local regulations) stay length for in-patient services.

PUBLIC UTILITIES - Prior to Building Permit (Acknowledge):

Set to DRAFT on 7/18/2022 10:48:34 AM

Issue created by David Ojeda on 7/18/2022 10:48:34 AM

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

1- Provide a utility sheet showing all existing and proposed utilities, tap sizes for water meter(s), FDDC and fire hydrant(s), sewer lines and their connection to city's infrastructures and any associated easements.

2.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.

STORMWATER - Prior to CDB

Set to DRAFT on 7/18/2022 7:00:08 PM

Issue created by Phuong Vo on 7/18/2022 7:00:08 PM

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

Prior to CDB:

Provide documentation certifying the existing stormwater management system on the project's area is operating as originally permitted.



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 Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

10:40 AM

Case number: [ANX2022-07011 -- 1718 N Betty LN](#)

Owner(s): Habitat For Humanity Of Pinellas County, Inc
13355 49th Street North, Suite B
Clearwater, FL 33762
PHONE: (727) 536-4755, Fax: No fax, Email: No email

Applicant:
13355 49th Street North, Suite B
Clearwater, FL 33762
PHONE: (727) 536-4755, Fax: No fax, Email: No email

Representative: Ken Rush
14010 Roosevelt Blvd, Suite 704
Clearwater, FL
PHONE: (727) 536-4755, Fax: No fax, Email: Krush@habitatpwp.Org

Location: 2.15 acres located on the west side of North Betty Lane approximately 500 feet north of Overbrook Avenue.

Atlas Page: 260B

Zoning District: C - Commercial

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 Commercial General (CG) on the southern portion of the parcel and Residential Urban (RU) on the northern portion and an initial zoning category of Commercial (C) on the southern portion of the parcel and Low Medium Density Residential (LMDR) on the northern portion.

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	07/11/2022	Prins
Parks and Rec Review	No Comments	07/13/2022	Kader
Engineering Review	No Comments	07/18/2022	Ojeda
Public Utilities Review	Comments	07/18/2022	Ojeda
Reclaimed water service is available at this location.			
Stormwater Review	No Comments	07/19/2022	Vo
Traffic Eng Review	No Comments	07/20/2022	Lees
Environmental Review	No Comments	07/20/2022	Kessler
Solid Waste Review	No Response	07/28/2022	Prins
Land Resource Review	No Response	07/28/2022	Prins
Fire Review	No Response	07/28/2022	Prins
Harbor Master Review	No Response	07/28/2022	Prins
Planning Review	No Comments	07/28/2022	Prins

The DRC reviewed this application with the following comments:

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.

