



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, January 06, 2022

8:30 AM - Staff Review

9:00 AM

Case number: [FLS2021-08027 -- 708 CHESTNUT ST](#)

Owner(s): Chestnut & Myrtle Llc
519 Cleveland St Ste 103
Clearwater, FL 337554009
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Mark Jonnatti
21021 Us Highway 19 North
Clearwater, FL 33765
PHONE: (727) 725-2724, Fax: (727) 725-2603, Email: Mjonnatti@jarch.Com

Representative: Mark Jonnatti
Jonnatti Architecture, Inc.
21021 Us Highway 19 North
Clearwater, FL 33765
PHONE: (727) 725-2724, Fax: (727) 725-2603, Email: Mjonnatti@jarch.Com

Location: the property is located at the southwest corner of Chestnut Street and South Myrtle Avenue.

Atlas Page: 286B

Zoning District: D - Downtown

Request: The Development Review Committee (DRC) is reviewing a proposed mixed-use development with 14 attached dwelling units and 5,183 square feet of commercial floor area in the Downtown (D) District and the Downtown Core Character District for the property located at 708 Chestnut Street. The proposal includes a building height of 41 feet (from grade), a minimum of 15 off-street parking spaces for the residential use, requests allowable flexibility from building orientation, setbacks, location of parking, and façade design and articulation standards. (Clearwater Downtown Redevelopment Plan, Community Development Code (CDC) Appendix C Sections C-803.A, C-803.B, C-803.E and H).

Proposed Use: Vacant

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

Presenter: Mark Parry, Senior Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Plan Room Project Maintenance	Convert to Paper	11/09/2021	Crandall
Planning Review	Comments	12/03/2021	Parry
Determination of Completeness	Complete	12/03/2021	Parry
Fire Review	No Comments	12/09/2021	Hatten
Parks and Rec Review	No Comments	12/10/2021	Kader
Traffic Eng Review	Comments	12/13/2021	Larremore
Public Utilities Review	Comments	12/20/2021	Ojeda
Stormwater Review	Comments	12/20/2021	Vo
Engineering Review	Comments	12/20/2021	Ojeda
Environmental Review	Comments	12/22/2021	Kessler
Land Resource Review	No Comments	12/27/2021	Quinzi

The DRC reviewed this application with the following comments:

Engineering Review

Engineering Review:

General Comments:

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 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. The right-of-way(s) are to be restored with new sidewalk and sod as required by and to the satisfaction of the appropriate entity prior to Building permit close-out.



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

Environmental Review Prior to Building Permit:

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

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

Planning Review

5. Division 5. Site Design Standards; GENERAL COMMENT (NOT COMPLETENESS ISSUES)

a. C-503.A. Site Access

08-03-2021

11-10-2021

Clarify that a cross access agreement exists between the subject site and the site to the west. Please provide evidence of any agreements.

b. C-503.B. Streetscape Improvements

Improvements to streetscapes within rights-of-way along lot frontages, including reconstruction shall be required pursuant Section 3-1701.

08-03-2021

Clarify that this code provision is met with the proposal. This should be discussed in a narrative.

11-10-2021

I think what we're looking for here is an acknowledgement that any damage done to anything in the r-o-w will be repaired by the applicant.

c. C-503.D. Vehicle and pedestrian paths on adjacent sites shall be interconnected

08-03-2021

11-10-2021

Clarify that a cross access agreement exists between the subject site and the site to the west. Please provide evidence of any agreements.

d. C-504.C. Service areas, including areas providing access to loading docks and areas designated for the placement of waste containers and recycling equipment, shall be located to the rear of buildings in the most unobtrusive location possible and screened from adjacent properties and rights-of-way with architecturally finished walls and gated enclosures designed consistent with and complementary to the exterior facade of the building.

08-03-2021

Details of the walls of the enclosure are required showing compliance with this provision.

11-03-2021

If we could go ahead and just add a note that says that the dumpster enclosure will be finished to match/be complementary with the exterior facade of the building that would be great.



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

1. Division 3; GENERAL COMMENTS

a. C-301.A. Commercial GFA

On Sheet 3 of 10, in the Site Data Table, change the proposed FAR from 1.26 to 0.31. FAR is based on the non-residential gross floor area and excludes all the residential floor area. In the same table, add a line item which provides that the commercial gross floor area is 5,183 SF. On Sheet A1.1 change "GLA" to "GFA".

b. General Applicability Criteria

Criterion 2: Since the only access to the subject site appears to be from the neighboring property to the north there could be an impact to that site. Clarify if a cross access agreement has been created or is in the process of being created. It is understood that the intent is to have one complete prior to approval but I think the question is, has the discussion been broached with adjacent property owner?

Criterion 4: Clarify if a cross access agreement has been created or is in the process of being created.

Please include a brief discussion of the above as part of your response to the actual General Applicability Criteria.

c. C-303.C. Bicycle Parking.

The project will require a minimum of four bike rack spaces for the exclusive use of the residential component. Six spaces are proposed. Two may be open to the public but four do need to be secured for use of the residents only.

Planning Review

2. SECTION C-406. WORKSHOP/FLEX FRONTAGE (CHESTNUT STREET – SOUTH); GENERAL COMMENT (NOT COMPLETENESS ISSUES)

a. C-406.E.5. Side and rear building setbacks apply – see above. Side and/or rear setbacks shall not apply between surface parking areas on abutting properties which provide for shared access and use; WORKSHOP/FLEX FRONTAGE (CHESTNUT STREET – SOUTH)

C-803.B provides that where flexibility in the standard is allowed, pursuant to C-802.B, enhanced landscaping and the use of low walls along street frontages to screen parking and define the edge of pedestrian walkways shall be required. Please clearly show that landscaping and a low wall is provided along the parking along South Myrtle Avenue.



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

3. Division 5. Site Design Standards; GENERAL COMMENT

a. C-503.A. Site Access

Clarify that a cross access agreement exists between the subject site and the site to the west. Please provide evidence of any agreements. Please provide details of progress.

b. C-503.D. Vehicle and pedestrian paths on adjacent sites shall be interconnected

Clarify that a cross access agreement exists between the subject site and the site to the west. Please provide evidence of any agreements. Please provide details of progress.

Planning Review

4. ADDITIONAL COMMENTS/DISCLAIMER

Additional comments may follow a completed resubmittal and response to comments.

A written response to comments narrative is required.
Incomplete or unclear response to comments will delay your review.

Stormwater Review

Stormwater Review:

Prior to Development Order:

1. Please include a one-page calculation demonstrating proposed stormwater facilities can meet City of Clearwater Stormwater Design Regulations.

Traffic Engineering Review

Traffic Engineering Review

Prior to building permit:

20'x20' sight distance triangles drawn from property corners must be clear of obstruction (Section 3-904.A).

Transportation impact fee will be assessed. Credit for previous use will be applied (Section 4-905.B).

Utility Review

Utility Review:

Prior to Building Permit:

1. Private fire hydrants are not allowed, please revise plans as needed.
2. Show separation between new footers and existing 8" water main on east side of the property, a minimum of 5 linear feet is required.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

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: [FLS2021-11043 -- 231 BAYSIDE DR](#)

Owner(s): Imer Tzekas
231 Bayside Dr
Clearwater, FL 337672504
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Justin Hidalgo
110 Island Way
Clearwater, FL 337672216
PHONE: (727) 488-2047, Fax: No fax, Email: Permits@islandwaypools.Net

Representative: Justin Hidalgo
Islandway Pools, LLC.
110 Island Way
Clearwater, FL 337672216
PHONE: (727) 488-2047, Fax: No fax, Email: Permits@islandwaypools.Net

Location: 0.165-acre property located on the south side of Bayside Drive approximately 1,800 feet east of the intersection with Hamden Drive.

Atlas Page: 276A

Zoning District: LMDR - Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed inground pool with decking as an accessory use to an existing detached dwelling in the Low Medium Density Residential (LMDR) zoning district for the property located at 231 Bayside Drive. The proposed pool deck will be 12 inches or less in height from grade and the project 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

Presenter: Melissa Hauck-Baker, Senior Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Fire Review	No Comments	12/09/2021	Hatten
Parks and Rec Review	No Comments	12/10/2021	Kader
Traffic Eng Review	No Comments	12/13/2021	Larremore
Engineering Review	Comments	12/21/2021	Ojeda
Stormwater Review	Comments	12/21/2021	Ojeda
Public Utilities Review	No Comments	12/21/2021	Ojeda
Planning Review	Comments	12/22/2021	Hauck-Baker
Environmental Review	Comments	12/22/2021	Kessler
Land Resource Review	No Comments	12/27/2021	Quinzi
Determination of Completeness	Complete	01/06/2022	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Notes

Set to DRAFT on 12/21/2021 12:09:20 PM

Issue created by David Ojeda on 12/21/2021 12:09:20 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 may be forthcoming upon submittal of a Building Permit Application.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 12/22/2021 12:04:33 PM

Issue created by Sarah Kessler on 12/22/2021 12:04:33 PM
sarah.kessler@myclearwater.com - 727-562-4897

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



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 - Building Code

Set to DRAFT on 12/30/2021 10:04:11 AM

Issue created by Ellen Crandall on 12/30/2021 10:04:11 AM
ellen.crandall@myclearwater.com - 727-562-4836

Acknowledge the following condition of approval:

That prior to the issuance of any building permit, excluding demolition, that all applicable requirements of Chapter 31 of the Building Code be met related to seawall setbacks

PLANNING - Prior to DO

Set to DRAFT on 12/22/2021 11:11:58 AM

Issue created by Melissa Hauck-Baker on 12/22/2021 11:11:58 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

1. The property is a waterfront parcel located in the Low Medium Density Residential District (LMDR) and features a future land use designation of Residential Urban (RU), where the required front yard setback is 25 feet, the required side yard setback is five feet and the required rear yard setback is 25 feet for a principal structure which exceeds a height greater than 12 inches from grade, consistent with CDC Section 2-202, Minimum standard development.
2. CDC Section 3-204.H, provides that: Swimming pools and their associated decks that are 12 inches or less above grade shall be classified as an accessory structure. Swimming pools and their associated decks that are greater than 12 inches above grade shall be classified as a principal structure.
3. The proposed swimming pool and deck will feature an elevation of 12 inches or less above grade which classifies the use as an accessory structure.
4. As a Level One, Flexible standard development, a Residential Infill Project may request flexibility for a rear yard setback in the range of zero feet to 15 feet consistent with CDC Section 2-203, Flexible standard development.
5. The proposed project requests a reduced rear setback (south) of 5 feet along the waterfront property line for the installation of a pool and deck, the proposed side yard setbacks will be 8 feet (east) and 9 feet (west), which are consistent with CDC Table 2-203 for a Residential Infill Project.
6. The proposed project will not impact the required sight visibility triangles for waterfront properties consistent with CDC Section 3-904.B.
7. The proposed Impervious Surface Ratio has been provided at 0.60 where 0.65 is the maximum permitted consistent with CDC Section 2-201.1.
8. The applicant has provided sufficient responses to the Flexibility Criteria and the General Applicability Criteria for the submitted application.
9. An overview of area properties resulted in eight which feature rear yard setback reductions granted through various planning applications showing that the proposed request is consistent with the surrounding development pattern; 100 Bayside received a zero foot rear setback through FLD2004-01003, 123 Bayside received a 16-foot rear setback through FLS2003-10053, 159 Bayside received a 6-foot rear setback through FLS2018-07033, 175 Bayside received a 7-foot rear setback through FLS2012-08018A, 206 Bayside received a 23-foot rear setback through FLS2005-03026, 223 Bayside received a 4-foot rear setback through FLS2013-02007, and 256 Bayside received a zero foot rear setback through FLS2010-01001.

STORMWATER - Prior to Building Permit

Set to DRAFT on 12/21/2021 12:14:28 PM

Issue created by David Ojeda on 12/21/2021 12:14:28 PM
david.ojeda@myclearwater.com - 727-562-4743

Per City of Clearwater Stormwater Drainage Criteria construction plans to show proposed lot grading including directing of 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.



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 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

9:45 AM

Case number: [FLS2021-11044 -- 113 WINDWARD ISL](#)

Owner(s): Brandon Pertile
113 Windward Is
Clearwater, FL 337672324
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Amber Lissy
110 Island Way
Clearwater, FL 33767
PHONE: No phone, Fax: No fax, Email: Permits@islandwaypools.Net

Representative: Amber Lissy
Islandway Pools
110 Island Way
Clearwater, FL 33767
PHONE: No phone, Fax: No fax, Email: Permits@islandwaypools.Net

Location: 0.237-acre property located on the east side of Windward Island approximately 175 feet north of the intersection with Windward Passage.

Atlas Page: 268A

Zoning District: IENCD - Island Estates Neighborhood Conservation Overlay District

Request: The Development Review Committee (DRC) is reviewing a proposed inground pool with decking as an accessory use to an existing detached dwelling in the Low Medium Density Residential/Island Estates Neighborhood Conservation Overlay (LMDR/IENCOD) district for the property located at 113 Windward Island. The proposed pool deck will be 12 inches or less in height from grade and the project requests allowable flexibility from setback requirements (Community Development Code Section 2-1602.E.2)

Proposed Use: Detached Dwellings

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

Presenter: Melissa Hauck-Baker, Senior Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Fire Review	No Comments	12/09/2021	Hatten
Parks and Rec Review	No Comments	12/10/2021	Kader
Traffic Eng Review	No Comments	12/13/2021	Larremore
Engineering Review	Comments	12/21/2021	Ojeda
Stormwater Review	Comments	12/21/2021	Ojeda
Public Utilities Review	No Comments	12/21/2021	Ojeda
Planning Review	Comments	12/22/2021	Hauck-Baker
Environmental Review	Comments	12/22/2021	Kessler
Land Resource Review	No Comments	12/27/2021	Quinzi
Determination of Completeness	Complete	01/06/2022	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Notes

Set to DRAFT on 12/21/2021 12:15:56 PM

Issue created by David Ojeda on 12/21/2021 12:15:56 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 may be forthcoming upon submittal of a Building Permit Application.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 12/22/2021 12:02:54 PM

Issue created by Sarah Kessler on 12/22/2021 12:02:54 PM
sarah.kessler@myclearwater.com - 727-562-4897

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



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 - Building Code

Set to DRAFT on 12/30/2021 10:04:47 AM

Issue created by Ellen Crandall on 12/30/2021 10:04:47 AM
ellen.crandall@myclearwater.com - 727-562-4836

Acknowledge the following condition of approval:

That prior to the issuance of any building permit, excluding demolition, that all applicable requirements of Chapter 31 of the Building Code be met related to seawall setbacks

PLANNING - Prior to DO

Set to DRAFT on 12/22/2021 11:54:16 AM

Issue created by Melissa Hauck-Baker on 12/22/2021 11:54:16 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

1. The property is a waterfront parcel located in the Low Medium Density Residential District (LMDR) of the Island Estates Neighborhood Conservation Overlay District (IENCOD) and features a future land use designation of Residential Urban (RU), where the required front yard setback is 25 feet, the required side yard setback is 7.5 feet and the required rear yard setback is 25 feet for a principal structure which exceeds a height greater than 12 inches from grade, consistent with CDC Table 2-1602(D), Minimum development.
2. CDC Section 3-204.H, provides that: Swimming pools and their associated decks that are 12 inches or less above grade shall be classified as an accessory structure. Swimming pools and their associated decks that are greater than 12 inches above grade shall be classified as a principal structure.
3. The application identifies that the proposed swimming pool and deck will feature an elevation of 12 inches or less above grade which classifies the use as an accessory structure, however, Sheet SPEC of the plans shows a perspective where the spa portion appears to rise above the grade and the dimension of the proposed height of the north portion of the spa has not been provided.
4. As a Level One, Flexible standard development, a Residential Infill Project may request flexibility for a rear yard setback in the range of 5 feet to 15 feet consistent with CDC Section 2-1602(E), Flexible standard development.
5. The proposed project requests a reduced rear (east) setback of 8 feet along the waterfront property line for the installation of a pool and deck, the proposed side yard setbacks will be 7.5 feet (north) and 7.5 feet (south), which are consistent with CDC Table 2-1602(E) for a Residential Infill Project.
6. The proposed spa appears to feature an undetermined height above grade which will impact the required (north) sight visibility triangle for waterfront properties consistent with CDC Section 3-904.B and the project does not extend within the required (south) sight visibility triangle.
7. The proposed Impervious Surface Ratio has been provided at 0.52 where 0.65 is the maximum permitted within the Residential Urban future land use area consistent with CDC Section 2-201.1.
8. The applicant has provided sufficient responses to the Flexibility Criteria and the General Applicability Criteria for the submitted application.
9. An overview of area properties resulted in five which have received various types of flexibility from the CDC of these approvals, two properties were granted a reduced rear yard setback of five feet which includes, 61 Windward Island through case FLS99-12-73 and 331 Windward Island through case FLS2021-08031, showing that the proposed request is consistent with the surrounding development pattern.

STORMWATER - Prior to Building Permit

Set to DRAFT on 12/21/2021 12:17:35 PM

Issue created by David Ojeda on 12/21/2021 12:17:35 PM
david.ojeda@myclearwater.com - 727-562-4743

Per City of Clearwater Stormwater Drainage Criteria, construction plans to show proposed lot grading including directing of 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.



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 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

10:00 AM

Case number: [FLS2021-11045 -- 1216 BELL DR](#)

Owner(s): Finley & Pilch Llp Fletcher
Po Box 4130
Clearwater, FL 337584130
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Julianne Williams
1216 Bell Drive
Clearwater, FL 33764
PHONE: (213) 718-4316, Fax: No fax, Email: llovetjack@gmail.Com

Representative: Julianne Williams
1216 Bell Drive
Clearwater, FL 33764
PHONE: (213) 718-4316, Fax: No fax, Email: llovetjack@gmail.Com

Location: the northwest corner of Bell Drive and Grove Way (unimproved).

Atlas Page: 308B

Zoning District: LMDR - Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed front porch and second story addition to an existing detached dwelling and a detached garage with driveway in the Low Medium Density Residential (LMDR) district for the property located at 1216 Bell Drive. The proposed addition will be 30 feet in height or less and, the proposed garage will be 15 feet in height or less and the project 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

Presenter: Kevin Nurnberger, 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	12/06/2021	Crandall
Parks and Rec Review	No Comments	12/10/2021	Kader
Traffic Eng Review	No Comments	12/13/2021	Larremore
Public Utilities Review	Comments	12/21/2021	Ojeda
Stormwater Review	Comments	12/21/2021	Ojeda
Engineering Review	Comments	12/21/2021	Ojeda
Environmental Review	Comments	12/22/2021	Kessler
Planning Review	Comments	12/22/2021	Nurnberger
Land Resource Review	Comments	12/27/2021	Quinzi

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Notes

Set to DRAFT on 12/21/2021 12:19:11 PM

Issue created by David Ojeda on 12/21/2021 12:19:11 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 may be forthcoming upon submittal of a Building Permit Application.
3. Contractor shall request an easement inspection prior to any construction near an easement.

ENGINEERING - Prior to Development Order

Set to DRAFT on 12/21/2021 12:19:44 PM

Issue created by David Ojeda on 12/21/2021 12:19:44 PM
david.ojeda@myclearwater.com - 727-562-4743

1. Please update site plan to show existing easements at the back of the property and, that the proposed structure shall not fall within any said easements (per Section 3-1909).



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

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 12/22/2021 12:00:35 PM

Issue created by Sarah Kessler on 12/22/2021 12:00:35 PM
sarah.kessler@myclearwater.com - 727-562-4897

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

LAND RESOURCE - Tree Preservation

Set to DRAFT on 12/27/2021 1:39:33 PM

Issue created by Michael Quinzi on 12/27/2021 1:39:33 PM
michael.quinzi@myclearwater.com - 727-562-4558

Prior to DO:

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.

Specifically - the large oak tree at the southwest corner of the house must be preserved. This may require the proposed circular driveway to be shifted, narrowed, or use innovative construction techniques to limit impacts to the tree roots. Show how this tree will be preserved.

PLANNING - ADDITIONAL COMMENTS/DISCLAIMER

Set to DRAFT on 12/22/2021 11:02:02 AM

Issue created by Kevin Nurnberger on 12/22/2021 11:02:02 AM
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

ADDITIONAL COMMENTS/DISCLAIMER

Additional comments may follow a completed resubmittal and response to comments.

PLANNING - landscaping

Set to DRAFT on 12/30/2021 10:11:28 AM

Issue created by Ellen Crandall on 12/30/2021 10:11:28 AM
ellen.crandall@myclearwater.com - 727-562-4836

Prior to DO:

Clarify what landscaping on the east side of the property is to be removed to facilitate the project.

It is important that the proposed garage and driveway at a reduced setback is buffered from the east. If the landscaping is to be removed, additional landscaping may be required.

PLANNING - Prior to a Development Order: density

Set to DRAFT on 12/22/2021 10:55:46 AM

Issue created by Kevin Nurnberger on 12/22/2021 10:55:46 AM
Issue is attached to Plans on sheet PLANS PAGE 5
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

the property has only enough land area to support one dwelling unit. Please clarify if the mother-in-law unit is to be a separate dwelling unit. As defined in the Community Development Code (CDC) as Dwelling unit means a building or portion of a building providing independent living facilities for one family including provision for living, sleeping, sanitation and complete kitchen facilities. A dwelling unit located on residentially zoned property shall be used only for a residential use, unless otherwise specified, and shall not be used or occupied in interval ownership, in fractional ownership, or as a timesharing unit.

Please be aware that the City will not issue a business tax receipt for a second dwelling/rental unit.



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: Sidewalks

Set to DRAFT on 12/22/2021 11:10:58 AM

Issue created by Kevin Nurnberger on 12/22/2021 11:10:58 AM

Issue is attached to Plans on sheet PLANS PAGE 5

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

In regards to the walkways/sidewalks. Section 3-903. - Required setbacks. A. Except for fences, walls, outdoor lighting, signs, minimum door landing required by the Florida Building Code, walkways leading to building entrances, driveway access to garages, and/or vehicular cross access (driveways), shared parking, and trash staging areas, no building or structure shall be permitted in a setback required by the applicable zoning district. Sidewalks shall be no greater than 42 inches in width, nor greater in width than that required by the Florida Building Code. The minimum required front setback is 25 feet so any walkway/sidewalk in the front setback shall be no greater than 42 inches in width, nor greater in width than that required by the Florida Building Code. Provide width dimension on plans.

PUBLIC UTILITIES - General Notes

Set to DRAFT on 12/21/2021 12:25:35 PM

Issue created by David Ojeda on 12/21/2021 12:25:35 PM

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

See Engineering prior to Development Order requirements.

STORMWATER - Prior to Building Permit

Set to DRAFT on 12/21/2021 12:25:03 PM

Issue created by David Ojeda on 12/21/2021 12:25:03 PM

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

Per City of Clearwater Stormwater Drainage Criteria, construction plans to show proposed lot grading including directing of 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.



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

10:45 AM

Case number: [ANX2021-12019 -- 1827 AUDUBON ST](#)

Owner(s): Bridget M Bailey
1827 Audubon St
Clearwater, FL 33764
PHONE: (484) 356-8182, Fax: No fax, Email: No email

Applicant: Bridget Bailey
1827 Audubon St
Clearwater, FL 33764
PHONE: (484) 356-8182, Fax: No fax, Email: No email

Representative: Bridget Bailey
1827 Audubon St
Clearwater, FL 33764
PHONE: (484) 356-8182, Fax: No fax, Email: No email

Location: 0.479 acres located on the south side of Audubon Street approximately 300 feet south of Druid Road.

Atlas Page: 298A

Zoning District: LMDR - Low Medium Density Residential

Request: This case involves a voluntary petition for annexation for one parcel of land occupied by a single family home. It is proposed that the initial Future Land Use Map categories assigned be Residential Low (RL) and Water and the initial zoning district assigned be Low Medium Density Residential (LMDR).

Proposed Use: Detached Dwellings

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

Presenter: Kyle Brotherton, Senior Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	12/06/2021	Brotherton
Planning Review	Comments	12/06/2021	Brotherton
Traffic Eng Review	No Comments	12/13/2021	Larremore
Stormwater Review	No Comments	12/21/2021	Vo
Engineering Review	No Comments	12/21/2021	Ojeda
Public Utilities Review	Comments	12/21/2021	Ojeda
Environmental Review	No Comments	12/22/2021	Kessler
Solid Waste Review	No Response	12/30/2021	Brotherton
Parks and Rec Review	No Response	12/30/2021	Brotherton
Land Resource Review	No Response	12/30/2021	Brotherton
Fire Review	No Response	12/30/2021	Brotherton

The DRC reviewed this application with the following comments:

Planning Review 1) Please provide a copy of a current and up-to-date deed.

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

10:50 AM

Case number: [ANX2021-12020 -- 0 US HIGHWAY 19 N](#)

Owner(s): Gilbert J Jannelli
909 S Fort Harrison Ave
Clearwater, FL 33756
PHONE: (727) 461-2020, Fax: No fax, Email: No email

Applicant: Gilbert Jannelli
909 S Fort Harrison Ave
Clearwater, FL 33756
PHONE: (727) 461-2020, Fax: No fax, Email: No email

Location: 6.15 acres located on the east side of US Highway 19 N approximately 1,170 feet south of Sunset Point Road.

Atlas Page: 264A

Zoning District: US 19 - US 19 Corridor Zoning

Request: This case involves a voluntary petition for annexation containing two parcels of land. It is proposed that the initial Future Land Use Map category assigned be US 19 - Neighborhood Center (US 19-NC) and the initial zoning district assigned be US 19.

Proposed Use: Attached Dwellings

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

Presenter: Kyle Brotherton, Senior Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	12/06/2021	Brotherton
Public Utilities Review	Comments	12/21/2021	Ojeda
Stormwater Review	No Comments	12/21/2021	Vo
Engineering Review	Comments	12/21/2021	Ojeda
Traffic Eng Review	No Comments	12/21/2021	Larremore
Environmental Review	No Comments	12/22/2021	Kessler
Planning Review	Comments	12/22/2021	Brotherton
Solid Waste Review	No Response	12/30/2021	Brotherton
Parks and Rec Review	No Response	12/30/2021	Brotherton
Land Resource Review	No Response	12/30/2021	Brotherton
Fire Review	No Response	12/30/2021	Brotherton

The DRC reviewed this application with the following comments:

Engineering Review	<p>Engineering Review</p> <p>General Notes:</p> <ol style="list-style-type: none">1.Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.2.Applicant shall obtain a permanent address assignment from the Engineering Department prior to Building permit application.
Planning Review	<p>The Planning and Development Department is not supportive of the proposed annexation as billboard signs are not permitted.</p>
Utility Review	<p>Utiliy Review</p> <p>General Notes:</p> <ol style="list-style-type: none">1. An address will be required to verify availability of City of Clearwater Utilities to the requesting property.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

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

10:55 AM

Case number: HIS2021-12003 -- 900 N FT HARRISON AVE

Owner(s): City Of Clearwater
Po Box 4748
Clearwater, FL 33758
PHONE: (727) 562-4587, Fax: No fax, Email: No email

Applicant: City Of Clearwater
Po Box 4748
Clearwater, FL 33758
PHONE: (727) 562-4587, Fax: No fax, Email: No email

Location:

Atlas Page: 277B

Zoning District: D - Downtown

Request:

Proposed Use: Unknown

**Neighborhood
Association(s):**

Presenter: Kyle Brotherton, Senior Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	12/07/2021	Brotherton
Stormwater Review	No Comments	12/21/2021	Vo
Engineering Review	No Comments	12/21/2021	Ojeda
Traffic Eng Review	No Comments	12/21/2021	Larremore
Public Utilities Review	No Comments	12/21/2021	Ojeda
Environmental Review	No Comments	12/22/2021	Kessler

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.