



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, February 03, 2022

8:30 AM - Staff Review

9:00 AM

Case number:	<u>FLS2021-10036 -- 801 MANDALAY AVE</u>
Owner(s):	John Kusching Iii 801 Mandalay Ave Clearwater, FL 337671325 PHONE: No phone, Fax: No fax, Email: No email
Applicant:	Gregg Gallagher 304 S. Prospect Ave. Clearwater, FL 33756 PHONE: (727) 744-3642, Fax: (727) 724-4244, Email: Gregg@dreamcoastbuilders.Com
Representative:	Gregg Gallagher Dream Coast Builders 304 S. Prospect Ave. Clearwater, FL 33756 PHONE: (727) 744-3642, Fax: (727) 724-4244, Email: Gregg@dreamcoastbuilders.Com
Location:	0.152-acre property is located at the northeast corner of Mandalay Avenue with Mango Street.
Atlas Page:	249A
Zoning District:	LMDR - Low Medium Density Residential
Request:	The Development Review Committee (DRC) is reviewing a proposed detached dwelling use in the Low Medium Density Residential (LMDR) District for the property located at 801 Mandalay Avenue. The project is 30 feet in height, provides two off-street parking spaces and requests allowable flexibility from setbacks (Community Development Code Section 2-203.B).
Proposed Use:	Detached Dwellings
Neighborhood Association(s):	Board of County Commissioners Clearwater Neighborhood Coalition Clearwater Beach Association
Presenter:	Melissa Hauck-Baker, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Fire Review	No Comments	01/13/2022	Hatten
Parks and Rec Review	No Comments	01/13/2022	Kader
Traffic Eng Review	No Comments	01/18/2022	Larremore
Engineering Review	Comments	01/18/2022	Ojeda
Environmental Review	Comments	01/19/2022	Kessler
Stormwater Review	Comments	01/19/2022	Vo
Public Utilities Review	No Comments	01/19/2022	Ojeda
Land Resource Review	No Comments	01/24/2022	Thomen
Planning Review	Comments	01/27/2022	Hauck-Baker
Determination of Completeness	Complete	02/03/2022	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Notes

Set to DRAFT on 1/18/2022 8:43:33 AM

Issue created by David Ojeda on 1/18/2022 8:43:33 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. Provide sidewalk along Mango St (per Section 3-1701) and bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including A.D.A. (Per Sec. 47.181).
4. Contractor shall request an easement inspection prior to any construction near an easement.



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TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 1/19/2022 12:57:07 PM

Issue created by Sarah Kessler on 1/19/2022 12:57:07 PM
sarah.kessler@myclearwater.com - 727-562-4897

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

PLANNING - Findings of Fact

Set to DRAFT on 1/27/2022 8:16:11 AM

Issue created by Melissa Hauck-Baker on 1/27/2022 8:16:11 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

Findings of Fact:

1. The subject property is a corner lot located at the northeast corner of Mandalay Avenue with Mango Street and features a detached dwelling use.
2. The proposed project includes the demolition of the existing detached dwelling use with the construction of a new detached dwelling use.
3. 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.
4. 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.
5. The proposed project requests a reduced front setback (west-Mandalay) of 15 feet and a reduced front setback (south-Mango) of 15 feet, which are consistent with CDC Table 2-203 for a Detached Dwelling use.
6. The proposed project will comply with the required side yard (north and east) setback of five feet.
7. The proposed project building height will be 19 feet which is within the maximum permitted building height of 30 feet consistent with CDC Table 2-203.
8. The proposed Impervious Surface Ratio has been provided at 0.56 where 0.65 is the maximum permitted consistent with CDC Section 2-201.1.
9. The applicant has provided sufficient responses to the Flexibility Criteria and the General Applicability Criteria for the submitted application.
10. A survey of area corner properties which involved planning cases resulted in five approved cases, where the range of front yard setback reduction is between 7 feet and 23.67 feet which supports the requested setback reduction and is consistent with the development pattern of the surrounding neighborhood.

STORMWATER - Prior to Building Permit

Set to DRAFT on 1/19/2022 4:23:12 PM

Issue created by David Ojeda on 1/19/2022 4:23:12 PM
david.ojeda@myclearwater.com - 727-562-4743

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



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

TELEPHONE (727) 562-4567

9:10 AM

Case number: [FLS2021-12046 -- 12 IDLEWILD ST](#)

Owner(s): Majestic Sand Llc
5641 Westshore Dr
New Port Richey, FL 346523034
PHONE: No phone, Fax: No fax, Email: No email

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

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

Location: 0.464-acres located on the north side of Idlewild Street approximately 150 feet west of the intersection with Mandalay Avenue.

Atlas Page: 258A

Zoning District: T - Tourist

Request: The Development Review Committee (DRC) is reviewing a three-unit resort attached dwelling use in the Old Florida Character District of Beach by Design and the Tourist (T) District for property located at 12 Idlewild Street. The project is 45 feet in height (from DFE), provides a minimum of five off-street parking spaces, requests allowable flexibility from height and setback requirements (Beach by Design, Community Development Code Section 2-802.R.)

Proposed Use: Resort Attached Dwellings

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

Presenter: Melissa Hauck-Baker, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Parks and Rec Review	No Comments	01/13/2022	Kader
Traffic Eng Review	Comments	01/18/2022	Larremore
Fire Review	Comments	01/18/2022	Hatten
Engineering Review	Comments	01/18/2022	Ojeda
Environmental Review	Comments	01/19/2022	Kessler
Stormwater Review	Comments	01/19/2022	Vo
Public Utilities Review	No Comments	01/19/2022	Ojeda
Land Resource Review	No Comments	01/24/2022	Thomen
Planning Review	Comments	01/26/2022	Hauck-Baker
Determination of Completeness	Complete	02/03/2022	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Notes

Set to DRAFT on 1/18/2022 9:22:06 AM

Issue created by David Ojeda on 1/18/2022 9:22:06 AM
david.ojeda@myclearwater.com - 727-562-4743

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 (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Provide sidewalk along Idlewild St (per Section 3-1701).



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TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 1/19/2022 1:04:23 PM

Issue created by Sarah Kessler on 1/19/2022 1:04:23 PM
sarah.kessler@myclearwater.com - 727-562-4897

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

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

FIRE - Prior to Development Order

Set to DRAFT on 1/14/2022 11:12:08 AM

Issue created by Keith Hatten on 1/14/2022 11:12:08 AM
Issue is attached to Plans on sheet C3.1
keith.hatten@myclearwater.com - 727-224-7368

This structure is defined per NFPA 101 as a Hotel Occupancy. As such the structure requires fire sprinkler protection. Fire line and FDC location not shown on plans.

FIRE - Prior to Development Order

Set to DRAFT on 1/14/2022 1:20:09 PM

Issue created by Keith Hatten on 1/14/2022 1:20:09 PM
Issue is attached to Plans on sheet A000
keith.hatten@myclearwater.com - 727-224-7368

Exit stair from Unit #2 shall discharge directly outside not into another interior space. Exit termination shall lead to a public way unobstructed and clearly identified. NFPA 101 Chp. 7
Unit #1 and Unit #3 are good



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TELEPHONE (727) 562-4567

PLANNING - Findings of Fact

Set to DRAFT on 1/26/2022 4:02:28 PM

Issue created by Melissa Hauck-Baker on 1/26/2022 4:02:28 PM

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

Findings of Fact:

1. The proposed project is a three-unit resort attached dwelling use in the Old Florida character district of Beach by Design located in the Tourist Zoning District and the Resort Facilities High future land use area, where 14-units is the maximum density permitted.
2. The requirements of the Old Florida character district of Beach by Design supersede the requirements of the Design Guidelines within Beach by Design and the Community Development Code. The Design Guidelines of Beach by Design supersede the requirements of the Community Development Code.
3. The Community Development Code is applicable to development within the Old Florida District when not in conflict with either the development parameters of the Old Florida District and/or the Design Guidelines of Beach by Design.
4. The proposal is consistent with the development parameters and requirements of the Old Florida District as follows:
 - ? A building height of 44 feet which is within the permitted maximum height of 65 feet.
 - ? A setback of 15 feet along Idlewild Street, where 15 feet is required.
 - ? Side and rear setbacks of 10 feet, where 10 feet is required.
 - ? A landscape buffer of 15 feet along Idlewild Street, where 10 feet is required.
 - ? A total of 13 parking spaces are provided where 4 spaces are required.
5. The proposed Impervious Surface Ratio is 0.50 where 0.95 is the maximum permitted percentage.
6. The submitted application has provided sufficient responses to the project compliance with the General Applicability Criteria and Flexible Standard Development Criteria.
7. The proposed design and massing of the project compliments the existing surrounding development pattern.

PLANNING - Prior to DO

Set to DRAFT on 1/31/2022 1:05:13 PM

Issue created by Ellen Crandall on 1/31/2022 1:05:13 PM

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

Please clearly state the number of bed rooms per unit and total number of bedrooms for the project and clarify how that is consistent with the proposed use and will be adequately served by the provided parking.

PLANNING - Revisions Required

Set to DRAFT on 1/27/2022 12:38:45 PM

Issue created by Melissa Hauck-Baker on 1/27/2022 12:38:45 PM

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

8. The Old Florida District requires buildings greater than 35 feet in height and fronting along a street which is less than 46 feet in width, provide a stepback of one foot for each two feet of height above 35 feet (Old Florida District Section 3.f.1) which, in the case of the proposal, is 4 feet and the plans do not clearly identify the amount/location of the proposed stepback.
9. The Old Florida District also provides that a 15-foot setback is required along Idlewild Street (Old Florida District Section 2.a). This section also requires a 10-foot landscape buffer along Idlewild Street (Old Florida District Section 6) which is being exceeded by the 15-foot landscape buffer along the Idlewild frontage, however, the plans do not accurately show proposed plant materials for the entire width of the buffer.
10. The submitted application includes a statement that compliance with the Design Guidelines of Beach by Design have been made, however, the plans fail to show the compliance with the 60% required architectural detail of the total façade area.
11. The plans do not clearly show the details of the individual inground pool and deck area, this information must be provided and included in the ISR calculations.
12. Due to the number of comments and the lack of required building stepback, the application is deemed insufficient and a second DRC meeting is required with a submittal deadline of March 1, 2022, noon, for the April 7, 2022 DRC meeting, additional comments may be generated based on any resubmittals



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TELEPHONE (727) 562-4567

STORMWATER - Prior to Building Permit

Set to DRAFT on 1/19/2022 5:00:42 PM

Issue created by David Ojeda on 1/19/2022 5:00:42 PM
david.ojeda@myclearwater.com - 727-562-4743

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

STORMWATER - Prior to Development Order

Set to DRAFT on 1/19/2022 5:00:33 PM

Issue created by David Ojeda on 1/19/2022 5:00:33 PM
david.ojeda@myclearwater.com - 727-562-4743

1. The expired FLD2017-07014 was not approved with the removal of 14,256 sf of existing impervious as the submitted drainage calculation and site data table indicate. The referenced site data shows the existing condition of 21,467sf open area with no impervious area. Please submit revised drainage calculation and plan accordingly and keep in mind that only 50% of sustainable void spaces in stone layer of the proposed underground chamber can be counted towards the required volume.
2. Provide a formal Stormwater Plan showing proposed stormwater management facilities and include one page drainage calculation demonstrating facilities can meet City of Clearwater Stormwater Design Regulations.

TRAFFIC ENG - Prior to BCP:

Set to DRAFT on 1/18/2022 1:27:32 PM

Issue created by Dave Larremore on 1/18/2022 1:27:32 PM
dave.larremore@myclearwater.com - 727-562-4778

1. Confirm the number of dwelling units (3 units with 13 parking spaces is over-parked).
2. Two parking spaces on sheet C3.1 do not have turn around space and would need to back out into the ROW. This is not allowed by development code section 3-1402.C.

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

9:40 AM

Case number: [FLS2021-12049 -- 668 MANDALAY AVE](#)

Owner(s): Somerset Vacation Townhomes Llc
2551 Drew St Ste 203
Clearwater, FL 337652851
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Clover Properties, Llc

PHONE: No phone, Fax: No fax, Email: Jaime.Maier@hwhlaw.Com

Representative: Katie Cole
Hill Ward Henderson
600 Cleveland Street Ste 800
Clearwater
Clearwater, FL 33755
PHONE: (727) 259-6791, Fax: No fax, Email: Katie.Cole@hwhlaw.Com

Location: 0.400-acre property located at the southwest corner of Mandalay Avenue with Somerset Street.

Atlas Page: 258A

Zoning District: T - Tourist

Request: The Development Review Committee (DRC) is reviewing a proposed four-unit resort attached dwelling use in the Old Florida Character District of Beach by Design within the Tourist (T) District for the property located at 668 Mandalay Avenue. The project is 30 feet in height, provides a minimum of six off-street parking spaces and requests allowable flexibility from setbacks (Community Development Code Section 2-802.R).

Proposed Use: Resort Attached Dwellings

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

Presenter: Melissa Hauck-Baker, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

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Environmental Review	Comments	01/19/2022	Kessler
Stormwater Review	Comments	01/19/2022	Vo
Public Utilities Review	Comments	01/19/2022	Ojeda
Land Resource Review	No Comments	01/24/2022	Thomen
Planning Review	Comments	01/26/2022	Hauck-Baker
Determination of Completeness	Complete	02/03/2022	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Notes

Set to DRAFT on 1/18/2022 10:30:50 AM

Issue created by David Ojeda on 1/18/2022 10:30:50 AM
david.ojeda@myclearwater.com - 727-562-4743

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 (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Per Sec.47.181 bring all substandard sidewalks and ramps adjacent to or as part of the project up to Standards, including A.D.A.
4. Work on the City's right-of-way shall require a permit.
5. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.



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TELEPHONE (727) 562-4567

ENGINEERING - Prior to Building Permit

Set to DRAFT on 1/18/2022 10:31:12 AM

Issue created by David Ojeda on 1/18/2022 10:31:12 AM
david.ojeda@myclearwater.com - 727-562-4743

1. Utilities (gas and reclaimed water) shown on site plan do not match city's GIS data, please revise.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 1/19/2022 1:09:42 PM

Issue created by Sarah Kessler on 1/19/2022 1:09:42 PM
sarah.kessler@myclearwater.com - 727-562-4897

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

PARKS AND REC - Recreation Open Space Impact Fees

Set to DRAFT on 1/14/2022 1:37:48 PM

Issue created by Art Kader on 1/14/2022 1:37:48 PM
art.kader@myclearwater.com - 727-562-4824

Please indicate on the site data table what was previously on the site even though it is currently vacant. This will help determine if any Open Space Recreation impact fees are required.

PLANNING - Findings of Fact

Set to DRAFT on 1/26/2022 4:09:45 PM

Issue created by Melissa Hauck-Baker on 1/26/2022 4:09:45 PM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

1. The proposed project is a four-unit resort attached dwelling use in the Old Florida character district of Beach by Design located in the Tourist Zoning District and the Resort Facilities High future land use area, where 12-units is the maximum density permitted.
2. The requirements of the Old Florida character district of Beach by Design supersede the requirements of the Design Guidelines within Beach by Design and the Community Development Code. The Design Guidelines of Beach by Design supersede the requirements of the Community Development Code.
3. The Community Development Code is applicable to development within the Old Florida District when not in conflict with either the development parameters of the Old Florida District and/or the Design Guidelines of Beach by Design.
4. The proposed project compliance with the requirements of the Old Florida District as follows:
 - a. A building height of 29 feet which is within the permitted maximum height of 50 feet for a property located on the south side of Somerset.
 - b. A front setback of 10 feet along Somerset Street, where 15 feet is required but where up to a ten-foot reduction is permitted, the proposed 5-foot reduction is consistent with the maximum reduction permitted.
 - c. A front setback of 10 feet along Mandalay Avenue, where zero feet for 80% percent of the frontage is permitted.
 - d. Side setbacks of 10 feet, where 10 feet is required, except property fronting along Mandalay where the side yard setback may be zero feet.
 - e. A building setback is not required as the proposed building height is less than 35 feet.
 - f. A landscape buffer of 10 feet along Somerset and Mandalay, where 10 feet is required but may be reduced, the project exceeds the minimum requirement.
 - g. A total of 8 parking spaces are provided where 6 spaces are required.
 - h. Architectural details required for 60 percent of total façade area which is required at 9,040.80 square feet and the project proposes 72 percent at 10,848.43 square feet.
5. The proposed Impervious Surface Ratio is 0.75 where 0.95 is the maximum permitted percentage.
6. The submitted application has provided sufficient responses to the project compliance with the Design Guidelines of Beach by Design as well as the General Applicability Criteria and Flexible Standard Development Criteria.
7. The proposed design and massing of the project compliments the existing surrounding development pattern.



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TELEPHONE (727) 562-4567

PLANNING - Prior to DO

Set to DRAFT on 1/31/2022 1:04:30 PM

Issue created by Ellen Crandall on 1/31/2022 1:04:30 PM
ellen.crandall@myclearwater.com - 727-562-4836

Please clearly state the number of bed rooms per unit and total number of bedrooms for the project and clarify how that is consistent with the proposed use and will be adequately served by the provided parking.

PUBLIC UTILITIES - Prior to Building Permit

Set to DRAFT on 1/19/2022 5:43:45 PM

Issue created by David Ojeda on 1/19/2022 5:43:45 PM
david.ojeda@myclearwater.com - 727-562-4743

Call out sizes, connections points and any utility apparatuses (water mains, Fire hydrants sewer main and laterals etc.) on project's area.

STORMWATER - Prior to Building Permit

Set to DRAFT on 1/19/2022 5:45:42 PM

Issue created by David Ojeda on 1/19/2022 5:45:42 PM
david.ojeda@myclearwater.com - 727-562-4743

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

STORMWATER - Prior to Development Order

Set to DRAFT on 1/19/2022 5:45:20 PM

Issue created by David Ojeda on 1/19/2022 5:45:20 PM
david.ojeda@myclearwater.com - 727-562-4743

Provide a formal Stormwater Plan showing proposed stormwater management facilities and include one page drainage calculation demonstrating facilities can meet City of Clearwater Stormwater Design Regulations.

TRAFFIC ENG - Prior to Building Permit:

Set to DRAFT on 1/18/2022 1:48:32 PM

Issue created by Dave Larremore on 1/18/2022 1:48:32 PM
dave.larremore@myclearwater.com - 727-562-4778

1. Confirm that the front planters / plants will not obstruct the sight visibility triangles. 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 triangles. (development code section 3-904.A)
2. Confirm that the front wall of the parking garages will be visually open to comply with the sight triangles.

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

9:55 AM

Case number: [FLS2021-12050 -- 1524 S HIGHLAND AVE](#)

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

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

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

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

Atlas Page: 315A

Zoning District: MDR - Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a 23-lot, 22-unit townhome attached dwelling use within the Medium Density Residential (MDR) District for property located at 1524 and 1536 S. Highland Avenue and an abutting unaddressed parcel (PIN 23-29-15-79254-002-0010). The dwellings will be 30 feet in height, provides two off-street parking spaces per dwelling and is consistent with Community Development Code Section 2-303.A.

Proposed Use: Attached Dwellings

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

Presenter: Melissa Hauck-Baker, Senior Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Parks and Rec Review	Comments	01/14/2022	Kader
Engineering Review	Comments	01/18/2022	Ojeda
Traffic Eng Review	No Comments	01/18/2022	Larremore
Public Utilities Review	Comments	01/19/2022	Ojeda
Environmental Review	Comments	01/19/2022	Kessler
Stormwater Review	Comments	01/19/2022	Vo
Fire Review	Comments	01/19/2022	Hatten
Land Resource Review	Comments	01/24/2022	Thomen
Planning Review	Comments	01/26/2022	Hauck-Baker
Determination of Completeness	Complete	02/03/2022	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Notes

Set to DRAFT on 1/18/2022 11:01:52 AM

Issue created by David Ojeda on 1/18/2022 11:01:52 AM
david.ojeda@myclearwater.com - 727-562-4743

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 (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Per Sec. 47.181 bring all substandard sidewalks and ramps adjacent to or as part of the project up to Standards, including A.D.A.
4. Work on right-of-way shall require a permit with the appropriate entity.
5. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.
6. Contractor shall request an easement inspection prior to any construction near an easement.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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TELEPHONE (727) 562-4567

ENGINEERING - Prior to Development Order

Set to DRAFT on 1/18/2022 11:02:11 AM

Issue created by David Ojeda on 1/18/2022 11:02:11 AM
david.ojeda@myclearwater.com - 727-562-4743

Prior to DO:

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

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 1/19/2022 1:16:07 PM

Issue created by Sarah Kessler on 1/19/2022 1:16:07 PM
sarah.kessler@myclearwater.com - 727-562-4897

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

FIRE - Prior to Development Order

Set to DRAFT on 1/19/2022 2:13:05 PM

Issue created by Keith Hatten on 1/19/2022 2:13:05 PM
Issue is attached to Plans on sheet C3.1
keith.hatten@myclearwater.com - 727-224-7368

Please confirm the proposed structures are going to be constructed as true townhouses as defined by Fla Statute 481.203 (16)

(16) "Townhouse" means a single-family dwelling unit not exceeding three stories in height which is constructed in a series or group of attached units with property lines separating such units. Each townhouse shall be considered a separate building and shall be separated from adjoining townhouses by the use of separate exterior walls meeting the requirements for zero clearance from property lines as required by the type of construction and fire protection requirements; or shall be separated by a party wall; or may be separated by a single wall meeting the following requirements:

(a) Such wall shall provide not less than 2 hours of fire resistance. Plumbing, piping, ducts, or electrical or other building services shall not be installed within or through the 2-hour wall unless such materials and methods of penetration have been tested in accordance with the Standard Building Code.

(b) Such wall shall extend from the foundation to the underside of the roof sheathing, and the underside of the roof shall have at least 1 hour of fire resistance for a width not less than 4 feet on each side of the wall.

(c) Each dwelling unit sharing such wall shall be designed and constructed to maintain its structural integrity independent of the unit on the opposite side of the wall.

If other construction type, these will be defined as Apartment Occupancies which shall be fully sprinkler protected.

FIRE - Prior to Development Order

Set to DRAFT on 1/19/2022 2:22:08 PM

Issue created by Keith Hatten on 1/19/2022 2:22:08 PM
Issue is attached to Plans on sheet C3.1
keith.hatten@myclearwater.com - 727-224-7368

Fire Department Access Road greater than 150 ft shall be provided with a means for fire department apparatus to turn around and not back out.
NFPA 1 Chp. 18

18.2.3.5.4 Dead Ends. Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.



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

FIRE - Prior to Development Order

Set to DRAFT on 1/19/2022 2:25:52 PM

Issue created by Keith Hatten on 1/19/2022 2:25:52 PM

Issue is attached to Plans on sheet C3.1

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

The driveways are too shallow which would promote parking that would impede on the required clear width of the fire department access road.

FIRE - Prior to Development Order

Set to DRAFT on 1/19/2022 2:34:16 PM

Issue created by Keith Hatten on 1/19/2022 2:34:16 PM

Issue is attached to Plans on sheet C3.1

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

Inside turning radius shall be minimum 30 ft to curb. Not over driveways or sidewalks.

FIRE - Prior to Development Order

Set to DRAFT on 1/19/2022 2:45:52 PM

Issue created by Keith Hatten on 1/19/2022 2:45:52 PM

Issue is attached to Plans on sheet C5.1

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

Relocate proposed fire hydrant to ingress side of main drive to allow access of additional fire apparatus when connection is made to hydrant.

LAND RESOURCE - Landscape Tree Sizes - Prior to DO

Set to DRAFT on 1/24/2022 8:57:05 AM

Issue created by Roy Thomen on 1/24/2022 8:57:05 AM

roy.thomen@myclearwater.com - 727-562-4575

Landscape Tree Sizes – The proposed landscape material does not meet the required sizing specifications listed in CDC 3-1202.B. Specifically Shade trees must be 10 feet in height with 2.5 inch caliper, Accent trees must be 8 feet in height with 2 inch caliper, Palms must have 10 feet clear trunk and all must be Florida Grade Number 1 or better. Smaller trees will not meet the requirements for landscaping. Revise landscape material specifications.

LAND RESOURCE - Tree Inventory Required- Prior to DO

Set to DRAFT on 1/24/2022 8:55:12 AM

Issue created by Roy Thomen on 1/24/2022 8:55:12 AM

roy.thomen@myclearwater.com - 727-562-4575

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

LAND RESOURCE - Tree Preservation Plan Required - Prior to DO

Set to DRAFT on 1/24/2022 8:55:38 AM

Issue created by Roy Thomen on 1/24/2022 8:55:38 AM

roy.thomen@myclearwater.com - 727-562-4575

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.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

PARKS AND REC - Recreation Open Space Impact Fees

Set to DRAFT on 1/14/2022 1:43:09 PM

Issue created by Art Kader on 1/14/2022 1:43:09 PM
art.kader@myclearwater.com - 727-562-4824

This project will be required to pay Recreation Open Space Impact Fees. These fees can be substantial therefore it is important to contact Art Kader at 727-562-4824 or art.kader@myclearwater.com to discuss.

PLANNING - Findings of Fact

Set to DRAFT on 1/27/2022 11:16:34 AM

Issue created by Melissa Hauck-Baker on 1/27/2022 11:16:34 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

Findings of Fact:

1. The 1.693-acre subject property consists of three vacant parcels with a total of 375 linear feet of frontage along South Highland Avenue.
2. The parcels are located in the Medium Density Residential (MDR) Zoning District with a future land use of Residential/Office General (R/OG) where the maximum permitted density is 15 dwelling units per acre consistent with CDC Section 2-301.1 and the existing lot size could support a total of 25 units.
3. The submitted application is a companion case to a Preliminary Plat application, PLT2022-01001, where the request is to subdivide the three parcels into twenty-three (23) lots for a twenty-two-unit, attached dwelling townhouse use with one remaining lot serving as common area.
4. Consistent with CDC Table 2-303.A, attached dwelling units are a permitted use subject to the flexible criteria and the development parameters of Table 2-303.
5. The maximum permitted building height is a range between 30 feet to 40 feet and the proposed height will be 24.58 feet.
6. The proposed Impervious Surface Ratio has been provided at 0.71 which is within the 0.75 maximum permitted ISR.
7. The applicant has provided sufficient responses to the Flexibility Criteria and the General Applicability Criteria for the submitted application.

PLANNING - Revisions Required

Set to DRAFT on 1/27/2022 11:22:44 AM

Issue created by Melissa Hauck-Baker on 1/27/2022 11:22:44 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

Revisions Required:

8. The required setbacks are 25-feet for a front yard, 5-feet for a side yard and 10-feet for a rear yard, the proposed development complies with the required setbacks except for a portion of a proposed 5-foot-wide walkway along the north side of the east-west vehicular access from S. Highland Avenue, if the walkway width is reduced to a maximum of 42 inches, it may be located within a required setback area.
9. There is a requirement of two parking spaces for each dwelling unit and while each proposed unit will feature a two-car garage, the majority of the driveways do not have sufficient depth to accommodate a parked car which will result in parked cars extending into the required 24-foot private street and create the potential for vehicular conflicts which is compounded by the proposed dead-end street system.
10. The proposed landscaping plan fails to identify full compliance with the perimeter buffer requirements of CDC Section 3-1202.D and the application did not include the Comprehensive Landscaping Program request, the applicant shall provide clarification regarding this issue and the method in which it will be rectified.
11. The proposed architectural elevations fail to provide the similar level of design detailing as other multi-family projects featured on the website of the architect, Tulio Zuloaga.
12. Due to the number of comments and the necessary redesign to eliminate the internal dead-end streets, the application is deemed insufficient and a second DRC meeting is required with a submittal deadline of March 1, 2022, noon, for the April 7, 2022 DRC meeting, additional comments may be generated based on any resubmittals.
13. The submitted Preliminary Plat, PLT2022-01001, companion case to this application will also need to return to DRC as all companion cases move together.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

PUBLIC UTILITIES - Prior to Building Permit

Set to DRAFT on 1/19/2022 5:53:02 PM

Issue created by David Ojeda on 1/19/2022 5:53:02 PM
david.ojeda@myclearwater.com - 727-562-4743

Call out sizes, connections points and any utility apparatuses (water mains, Fire hydrants sewer main and laterals etc.) on project's area.

SOLID WASTE - General notes

Set to DRAFT on 1/27/2022 10:18:38 AM

Issue created by Mark Beery on 1/27/2022 10:18:38 AM
mark.beery@myclearwater.com - 727-562-4920

Solid Waste needs proper turn-a-rounds at the dead-ends. Design a dumpster enclosure for all owners to utilize?

STORMWATER - Prior to Building Permit

Set to DRAFT on 1/19/2022 5:51:36 PM

Issue created by David Ojeda on 1/19/2022 5:51:36 PM
david.ojeda@myclearwater.com - 727-562-4743

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

STORMWATER - Prior to Development Order

Set to DRAFT on 1/19/2022 5:52:32 PM

Issue created by David Ojeda on 1/19/2022 5:52:32 PM
david.ojeda@myclearwater.com - 727-562-4743

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

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

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

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

Applicant:

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

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

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

Atlas Page: 315A

Zoning District: MDR - Medium Density Residential

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

Proposed Use: Attached Dwellings

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

Presenter: Melissa Hauck-Baker, Senior Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Workflow:

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



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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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:

Engineering Review

General Notes (Acknowledge):

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

Planning Review

Planning Review

1. That application for a building permit be submitted within one year of the issuance of the development order, unless time extensions are granted pursuant to CDC Section 4-407.
2. That prior to the issuance of any building permits, except for demolition, clearing and grubbing or the provision of fill, that the applicant submits a recorded copy of the Final Plat consistent with CDC Section 4-703.B;
3. That the applicant submit the Final Plat to the Engineering Department consistent with CDC Sections 4-702 and 4-703.B to allow for the approval of the Final Plat prior to issuance of any building permits, unless time extensions for the submittal of a building permit are granted pursuant to CDC Section 4-407.
4. Please note that additional comments may be generated at or subsequent to the DRC meeting based on responses to DRC comments.
5. That the contractor shall be responsible for an easement inspection by the Engineering Department prior to any flat work (slab) and prior to any vertical construction near the easement, to schedule an inspection, please call the Building Department's 24-Hour Call in Inspection Line at 727-562-4580 and the type of inspection will be a "006" (easement inspection), and that the contractor shall locate all property corners and have the easement line staked prior to the (006) Easement Inspection.
6. That any and all conditions and stipulations of all other city departments be fully satisfied and completed prior to the issuance of any building permits.
7. That prior to the issuance of any building permits a Final Plat be submitted to Engineering and approved consistent with CDC Sections 4-703.B, 4-706, 4-707 and 4-708.
8. That the applicant shall have install to the satisfaction of the city engineer all of the required improvements in accordance with CDC Section 4-708 and as noted in the Preliminary Plat.
9. This application is a companion case to FLS2021-12050, which has been deemed insufficient and all companion cases move together, therefore, the application is deemed insufficient and a second DRC meeting is required with a submittal deadline of March 1, 2022, noon, for the April 7, 2022 DRC meeting, additional comments may be generated based on any resubmittals.

Stormwater Review

Prior to final plat:

1. Designate the maintenance entity on the final plat that will maintain the proposed stormwater facilities.



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

10:30 AM

Case number: [FLS2021-12047 -- 1271 SANTA ROSA ST](#)

Owner(s): D J Court Llc
1245 Jackson Rd
Clearwater, FL 337554714
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Michael Hoffman
3853 Northdale Blvd. #354
Tampa, FL 33624
PHONE: (321) 794-6465, Fax: No fax, Email: Mhoffman@advanced-engineers.Com

Representative: Michael Hoffman
Advanced Engineering Consultants Llc
3853 Northdale Blvd. #354
Tampa, FL 33624
PHONE: (321) 794-6465, Fax: No fax, Email: Mhoffman@advanced-engineers.Com

Location: 0.409 acres bound by Court Street (south) and Santa Rosa Street (north).

Atlas Page: 287B

Zoning District: D - Downtown

Request: The Development Review Committee (DRC) is reviewing a proposed 14-unit attached dwelling development in the Downtown (D) District and the Downtown Gateway Character District for the property located at 1271 Santa Rosa Street. The proposal includes a building height of 40 feet (from grade), a minimum of 14 off-street parking spaces for the residential use, requests flexibility from frontage standards, site design standards and building design standards and landscaping. (Clearwater Downtown Redevelopment Plan, Community Development Code (CDC) Appendix C Divisions 4, 5, 6 and 8, and Section 3-1202.G.).

Proposed Use: Attached Dwellings

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

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
Determination of Completeness	Complete	01/12/2022	Crandall
Parks and Rec Review	Comments	01/14/2022	Kader
This project will need to pay Recreation Open Space Impact Fees no later than the date of obtaining building permit. These fees can be substantial therefore please contact Art Kader at 727-562-4824 or art.kader@myclearwater.com for more information on the amount of fees. .			
Traffic Eng Review	Comments	01/18/2022	Larremore
Fire Review	Comments	01/18/2022	Hatten
Engineering Review	Comments	01/18/2022	Ojeda
Environmental Review	Comments	01/19/2022	Kessler
Stormwater Review	Comments	01/19/2022	Ojeda
Public Utilities Review	Comments	01/19/2022	Ojeda
Land Resource Review	Comments	01/24/2022	Thomen

The DRC reviewed this application with the following comments:

Plan Room Issues:



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

ENGINEERING - General Notes

Set to DRAFT on 1/18/2022 9:35:23 AM

Issue created by David Ojeda on 1/18/2022 9:35:23 AM
david.ojeda@myclearwater.com - 727-562-4743

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 (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Per Sec. 47.181 bring all substandard sidewalks and ramps adjacent to or as part of the project up to Standards, including A.D.A.
4. Work on right-of-way shall require a permit with the appropriate entity.
5. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.
6. Contractor shall request an easement inspection prior to any construction near an easement.

ENGINEERING - Prior to DO

Set to DRAFT on 1/18/2022 9:35:37 AM

Issue created by David Ojeda on 1/18/2022 9:35:37 AM
david.ojeda@myclearwater.com - 727-562-4743

1. Please update site plan to show (two 5' utility) easements bisecting the project, per Section 3-1909 no proposed structures shall fall within said easements.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 1/19/2022 12:49:53 PM

Issue created by Sarah Kessler on 1/19/2022 12:49:53 PM
sarah.kessler@myclearwater.com - 727-562-4897

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

FIRE - Prior to Development Order

Set to DRAFT on 1/18/2022 2:15:37 PM

Issue created by Keith Hatten on 1/18/2022 2:15:37 PM
Issue is attached to Plans on sheet LS-1
keith.hatten@myclearwater.com - 727-224-7368

Plan shows storage under both exit stairs.

NFPA 101 Chp 7

7.2.2.5.3* Usable Space. Enclosed, usable spaces within exit enclosures shall be prohibited, including under stairs, unless otherwise permitted by 7.2.2.5.3.2. 7.2.2.5.3.1 Open space within the exit enclosure shall not be used for any purpose that has the potential to interfere with egress.

7.2.2.5.3.2 Enclosed, usable space shall be permitted under stairs, provided that all of the following criteria are met:

- (1) The space shall be separated from the stair enclosure by the same fire resistance as the exit enclosure.
- (2) Entrance to the enclosed, usable space shall not be from within the stair enclosure. (See also 7.1.3.2.3.)
- (3) The space is not used for the storage of combustible or flammable liquids, or otherwise hazardous materials.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

FIRE - Prior to Development Order

Set to DRAFT on 1/18/2022 2:24:51 PM

Issue created by Keith Hatten on 1/18/2022 2:24:51 PM

Issue is attached to Plans on sheet C-11

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

This building is classified as "New Apartment Occupancy" per NFPA 101. New apartments shall be protected throughout by supervised fire sprinkler system.

Utility plan does not show required fire main, DDCVA, remote FDC, or supporting fire hydrant.

The supporting hydrant for the FDC shall be within 50' and located on the same side of the road as the FDC

FIRE - Prior to Development Order

Set to DRAFT on 1/18/2022 2:39:09 PM

Issue created by Keith Hatten on 1/18/2022 2:39:09 PM

Issue is attached to Plans on sheet C-6

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

In order to meet the requirements of fire department access referenced in NFPA 1 Chp 18. A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.

The proposed gate shall provide a clear width of not less than 20ft and shall be equipped with an electric Knox key switch for emergency operation.

LAND RESOURCE - Inches Spreadsheet - prior to DO

Set to DRAFT on 1/24/2022 8:39:10 AM

Issue created by Roy Thomen on 1/24/2022 8:39:10 AM

roy.thomen@myclearwater.com - 727-562-4575

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

LAND RESOURCE - Inches Spreadsheet prior to DO

Set to DRAFT on 1/24/2022 8:38:01 AM

Issue created by Roy Thomen on 1/24/2022 8:38:01 AM

roy.thomen@myclearwater.com - 727-562-4575

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



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

LAND RESOURCE - Landscape Tree Sizes -prior to DO

Set to DRAFT on 1/24/2022 8:36:41 AM

Issue created by Roy Thomen on 1/24/2022 8:36:41 AM
roy.thomen@myclearwater.com - 727-562-4575

Landscape Tree Sizes – The proposed landscape material does not meet the required sizing specifications listed in CDC 3-1202.B. Specifically Shade trees must be 10 feet in height with 2.5 inch caliper, Accent trees must be 8 feet in height with 2 inch caliper, Palms must have 10 feet clear trunk and all must be Florida Grade Number 1 or better. Smaller trees will not meet the requirements for landscaping. Revise landscape material specifications.

LAND RESOURCE - Tree Inventory- prior to DO

Set to DRAFT on 1/24/2022 8:35:47 AM

Issue created by Roy Thomen on 1/24/2022 8:35:47 AM
roy.thomen@myclearwater.com - 727-562-4575

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

Please break out the tree inventory separately.

LAND RESOURCE - Tree Preservation Plan Required - prior to DO

Set to DRAFT on 1/24/2022 8:48:53 AM

Issue created by Roy Thomen on 1/24/2022 8:48:53 AM
roy.thomen@myclearwater.com - 727-562-4575

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.

PARKS AND REC - Recreation Open Space Impact Fees

Set to DRAFT on 1/14/2022 2:25:39 PM

Issue created by Art Kader on 1/14/2022 2:25:39 PM
art.kader@myclearwater.com - 727-562-4824

This project will need to pay Recreation Open Space Impact Fees no later than the date of obtaining building permit. These fees can be substantial therefore please contact Art Kader at 727-562-4824 or art.kader@myclearwater.com for more information on the amount of fees. .

PLANNING - C-302.A. Height

Set to DRAFT on 1/20/2022 9:03:14 AM

Issue created by Mark Parry on 1/20/2022 9:03:14 AM
Issue is attached to page 8 in 21071_1254_Court_Street_FLS_Application.pdf
mark.parry@myclearwater.com - 727-562-4741

36'-6" or 38'; the elevations show the former and the narrative claims the latter. Please clarify, confirm, and correct.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - C-408 C.3. Walls, railings, fencing, or other similar improvements not part of a porch or stoop are prohibited within front setbacks.

Set to DRAFT on 1/20/2022 9:04:31 AM

Issue created by Mark Parry on 1/20/2022 9:04:31 AM

Issue is attached to Plans on sheet C-6

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

Provide additional detailing on proposed walls, railings or fencing is proposed within front setbacks. A six-foot black metal fence is noted on the site plans.

Flexibility in the prohibition of fences and walls in front of buildings along Street Types D, E, and F, if needed, may be approved where the placement of a fence or wall in front of the building does not negatively affect the project's pedestrian orientation or is found to be compatible with front setback conditions on abutting and nearby properties and may be requested pursuant to CDC Appendix C Section C-803.C.

Where flexibility is approved, fence or wall height shall be 6 feet maximum, and any portion above three feet in height shall be at least 50 percent open (i.e., picket style).

While fencing in front of the building is not clearly evident on the site plan the provision of fencing between the building and Santa Rosa Street is noted several times in various portions of the submittal.

PLANNING - C-408. D.2.b. FFE. Ground floor residential

Set to DRAFT on 1/20/2022 9:04:39 AM

Issue created by Mark Parry on 1/20/2022 9:04:39 AM

Issue is attached to Plans on sheet C-6

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

Ground floor residential units along front setbacks shall be elevated 18 inches minimum, 36 inches maximum above the grade of adjacent sidewalks.

Two ground floor units along the south side of the along Court Street proposed. The listed FFE is 24.00' with grading listed as 23.80' which puts the units 2.40' above grade. Please revise to meet this code provision.

Flexibility in the application of finished floor elevation standards for residential buildings, if needed, may be approved to accommodate projects on sloping sites or projects with innovative building types and may be requested pursuant to CDC Appendix C Section C-803.D.3.

PLANNING - C-408. D.2.c. Primary Entries.

Set to DRAFT on 1/20/2022 9:04:54 AM

Issue created by Mark Parry on 1/20/2022 9:04:54 AM

Issue is attached to Plans on sheet C-6

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

D.2.c. Primary Entries. Primary entries to individual ground floor units and shared lobby space shall be located along the front facade and be visible from streets and sidewalks.

Two ground floor units along the south side of the along Court Street proposed. The entrances to the two units are do not appear to be from Court Street, though. There are doors which lead to patios but there is no connection to the Court Street sidewalk leading one to believe that these are not the primary entries.



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TELEPHONE (727) 562-4567

PLANNING - C-408. D.3. Stoops/porches. Shall be provided at entries to individual ground floor units.

Set to DRAFT on 1/20/2022 9:05:08 AM

Issue created by Mark Parry on 1/20/2022 9:05:08 AM

Issue is attached to Plans on sheet C-6

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

Two ground floor units along the south side of the along Court Street proposed. However, stoops/porches are not proposed. What are proposed are two patios serving the effective rear of the building.

PLANNING - C-408. D.3.a. Porches and stoops may project 4 minimum, 8 feet maximum from front building facades into setbacks.

Set to DRAFT on 1/20/2022 9:05:17 AM

Issue created by Mark Parry on 1/20/2022 9:05:17 AM

Issue is attached to Plans on sheet C-6

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

Two ground floor units along the south side of the along Court Street proposed. However, stoops/porches are not proposed. What are proposed are two patios serving the effective rear of the building.

Need dimensions showing compliance with this provision.

PLANNING - C-408. D.3.c. Landscape areas

Set to DRAFT on 1/20/2022 9:05:28 AM

Issue created by Mark Parry on 1/20/2022 9:05:28 AM

Issue is attached to Plans on sheet C-6

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

Porches/stoops provided for the two ground floor units. Need dimensions showing compliance with this provision.

PLANNING - C-408. D.4 Awnings, etc.

Set to DRAFT on 1/20/2022 9:05:34 AM

Issue created by Mark Parry on 1/20/2022 9:05:34 AM

Issue is attached to Plans on sheet C-6

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

Awnings provided over patios. Please provide dimensions from property lines and over grade.

PLANNING - C-408. E.1. Parking location, design and access shall meet standards in Appendix C, Division 5.

Set to DRAFT on 1/20/2022 9:05:44 AM

Issue created by Mark Parry on 1/20/2022 9:05:44 AM

Issue is attached to Plans on sheet C-6

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

Fully dimensioned parking plan required.



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TELEPHONE (727) 562-4567

PLANNING - C-408.B.1.b Side Setbacks. 5' Min. or as req'd by Fire

Set to DRAFT on 1/20/2022 9:03:32 AM

Issue created by Mark Parry on 1/20/2022 9:03:32 AM

Issue is attached to Plans on sheet C-6

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

West: West: 4'-5"

Flexibility in the minimum side setback of five feet, if needed, may be approved for projects to allow for innovative site designs that advance the goals and objectives for the Clearwater Downtown Redevelopment Plan and may be requested pursuant to CDC Appendix C Section C-803.B.4.

PLANNING - C-408.B.1.c. Rear Setbacks. 10' Min.

Set to DRAFT on 1/20/2022 9:03:41 AM

Issue created by Mark Parry on 1/20/2022 9:03:41 AM

Issue is attached to Plans on sheet C-6

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

South: UNK – please provide dimensions

PLANNING - C-408.B.2 Space between buildings. 80' Max.

Set to DRAFT on 1/20/2022 9:04:00 AM

Issue created by Mark Parry on 1/20/2022 9:04:00 AM

Issue is attached to Plans on sheet C-6

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

UNK – please provide dimensions between adjacent buildings.

PLANNING - C-408.C.1. Front Setback Improvements.

Set to DRAFT on 1/20/2022 9:04:22 AM

Issue created by Mark Parry on 1/20/2022 9:04:22 AM

Issue is attached to Plans on sheet C-6

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

C.1. Front Setback Improvements. The front setback area shall be improved with landscape areas and walkways providing access to common building entries and to porches or stoops at entries to ground floor units. Walkways to building entries shall generally match sidewalk grade.

It appears that this provision is not met. Pedestrian access is not provided. Please revise.

PLANNING - C-409.B.1.a Front Setbacks. 8' Min. 15' Max

Set to DRAFT on 1/20/2022 9:10:59 AM

Issue created by Mark Parry on 1/20/2022 9:10:59 AM

Issue is attached to Plans on sheet C-6

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

North: 47'-3"

The proposed front setback is greater than 15 feet.

Flexibility for front building setbacks greater than the maximums allowed, if needed, may be approved for projects with a publicly-accessible outdoor open space or site constraints such as shape irregularities and/or the presence of natural features, existing utilities, utility easements, or access easements making meeting setback requirements impractical or infeasible and may be requested pursuant to C-803.B.1.

Flexibility in the application of front setback requirements, if needed, may be approved to allow new development setbacks compatible with the traditional character of development on adjacent sites and block frontages and may be requested pursuant to C-803.B.2.



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TELEPHONE (727) 562-4567

PLANNING - C-409.B.1.b Side Setbacks. 5' Min. or as req'd by Fire

Set to DRAFT on 1/20/2022 9:11:07 AM

Issue created by Mark Parry on 1/20/2022 9:11:07 AM

Issue is attached to Plans on sheet C-6

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

East: UNK - dimensions needed to building.

West: UNK - dimensions needed to building.

Please clearly show the footprint of the building and provide clear labels and setback dimensions.

Flexibility to side and rear setbacks less than the minimum allowed, if needed, may be approved for projects to allow for innovative site designs that advance the goals and objectives for the Clearwater Downtown Redevelopment Plan and may be requested pursuant to C-803.B.4.

PLANNING - C-409.B.1.c. Rear Setbacks. 10' Min.

Set to DRAFT on 1/20/2022 9:11:18 AM

Issue created by Mark Parry on 1/20/2022 9:11:18 AM

Issue is attached to Plans on sheet C-6

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

South: UNK - dimensions needed to building.

Please clearly show the footprint of the building and provide clear labels and setback dimensions.

Flexibility to side and rear setbacks less than the minimum allowed, if needed, may be approved for projects to allow for innovative site designs that advance the goals and objectives for the Clearwater Downtown Redevelopment Plan and may be requested pursuant to C-803.B.4.

PLANNING - C-409.C.1. Improved with landscape areas and walkways providing access to common building entries and to porches or stoops at entries to ground floor

Set to DRAFT on 1/20/2022 9:11:36 AM

Issue created by Mark Parry on 1/20/2022 9:11:36 AM

Issue is attached to Plans on sheet C-6

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

Clarify how pedestrian access is provided from Santa Rosa Street.

Grading plan required to show compliance with this provision.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - C-409.C.2. 1. Walls, railings, fencing, or other similar improvements not part of a porch or stoop are prohibited within front setbacks.

Set to DRAFT on 1/20/2022 9:11:47 AM

Issue created by Mark Parry on 1/20/2022 9:11:47 AM

Issue is attached to Plans on sheet C-6

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

Clarify if walls, railing or fencing is proposed within front setbacks.

Flexibility in the prohibition of fences and walls in front of buildings along Street Types D, E, and F, if needed, may be approved where the placement of a fence or wall in front of the building does not negatively affect the project's pedestrian orientation or is found to be compatible with front setback conditions on abutting and nearby properties and may be requested pursuant to CDC Appendix C Section C-803.C.

Where flexibility is approved, fence or wall height shall be 6 feet maximum, and any portion above three feet in height shall be at least 50 percent open (i.e., picket style).

While fencing in front of the building is not clearly evident on the site plan the provision of fencing between the building and Santa Rosa Street is noted several times in various portions of the submittal.

PLANNING - C-409.D.2.c Primary Entries. Primary entries to ground floor units and shared lobby space shall be located along the front facade and be visible from

Set to DRAFT on 1/20/2022 9:11:56 AM

Issue created by Mark Parry on 1/20/2022 9:11:56 AM

Issue is attached to Plans on sheet C-6

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

Ground floor units along Santa Rosa not proposed. Ground floor units are located along primary designated street – Court Street. Please provide additional details to show compliance with this provision.

Flexibility in locating building entries on secondary street frontages, if needed, may be approved as long as facades on primary and secondary street frontages are designed to meet applicable standards and the primary building entry is located on the primary street frontage or corner and may be requested pursuant to CDC Appendix C Section C-803.D.2.

PLANNING - C-409.D.4 Awnings, Canopies or other forms of weather protection shall be provided at front building entries to shared ground floor lobby space and sh

Set to DRAFT on 1/20/2022 9:12:04 AM

Issue created by Mark Parry on 1/20/2022 9:12:04 AM

Issue is attached to Plans on sheet C-6

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

Clarify if canopies/awnings are provided at front building entries.

PLANNING - C-409.E.1. Parking location, design and access shall meet standards in Appendix C, Division 5.

Set to DRAFT on 1/20/2022 9:12:13 AM

Issue created by Mark Parry on 1/20/2022 9:12:13 AM

Issue is attached to Plans on sheet C-6

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

Fully dimensioned parking plan required.

PLANNING - C-409.E.4. Surface parking lots serving

Set to DRAFT on 1/21/2022 10:59:38 AM



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TELEPHONE (727) 562-4567

multiple dwelling units

Issue created by Mark Parry on 1/21/2022 10:59:38 AM

Issue is attached to Plans on sheet C-6

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

C-409.E.4. Surface parking lots serving multiple dwelling units shall comply with side and rear building setbacks. Side and/or rear setbacks shall not apply between surface parking lots on abutting properties which provide for shared access and use.

Surface parking provided on north side of the site where the primary street is located along the south side of the site. Setbacks not provided. Please provide the proposed side setbacks to surface parking.

PLANNING - C-409.E.6. Parking and vehicular circulation areas incorporated in the ground floor of a building or parking garage shall be located behind fully e

Set to DRAFT on 1/20/2022 9:12:23 AM

Issue created by Mark Parry on 1/20/2022 9:12:23 AM

Issue is attached to Plans on sheet C-6

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

Clarify how this provision has been met. It appears that parking under the building is not located behind a fully enclosed, occupied building space to a depth of at least 20 feet.

Flexibility to allow surface or ground floor parking and other vehicular use areas, including vehicular loading/unloading areas and passenger drop off areas, if needed, may be approved along secondary street frontages. and may be requested pursuant to C-803.E.2.

If approved, such areas shall be set back from primary street frontages 20 feet minimum and include architectural and landscape screening and other treatments that contribute to the creation of safe and comfortable pedestrian environments along pedestrian walkways and public sidewalks. Curb cuts from secondary street frontage to access such locations shall be minimized.

PLANNING - C-501. General.

Set to DRAFT on 1/20/2022 9:13:24 AM

Issue created by Mark Parry on 1/20/2022 9:13:24 AM

Issue is attached to Plans on sheet C-6

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

C-501. General. Projects within the Downtown District shall be designed to advance goals for the creation of active, attractive, safe, and comfortable streets, streetscapes, and public spaces in Downtown Clearwater.

Projects shall be designed to contribute to and create a walkable urban environment with generally consistent setbacks along street frontages, active ground floor uses, front building entries, and attractive storefronts.

Vehicular parking and service areas shall be located primarily to the rear of buildings and appropriately screened to minimize the visual impact on streets, streetscapes, and public spaces.

Front entries do not appear to be provided along either street although two ground floor units are located on the south side of the building along Court Street. Neither unit is accessed from the sidewalk Court Street, though. Parking is provided on ground floor. Retention areas appear to be provided along Santa Rosa. Primary vehicular access is provided from Santa Rosa. There are no ground floor units on the north side of the building. There is no pedestrian access to the site.



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TELEPHONE (727) 562-4567

PLANNING - C-503.4. Specialty paving

Set to DRAFT on 1/20/2022 9:14:30 AM

Issue created by Mark Parry on 1/20/2022 9:14:30 AM

Issue is attached to Plans on sheet C-6

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

C-503.4. Specialty paving, such as pavers, decorative concrete, or other materials used for public sidewalks or other pedestrian walkways.

Please show a delineation of the walkway crossing the driveway Santa Rosa Street which meets this code provision.

PLANNING - C-503.5.c. Pedestrian scale lighting

Set to DRAFT on 1/20/2022 9:14:42 AM

Issue created by Mark Parry on 1/20/2022 9:14:42 AM

Issue is attached to Plans on sheet C-6

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

C-503.5.c. Pedestrian scale lighting shall be provided along pedestrian facilities.

Clarify what sort of pedestrian scaled lighting will be provided.

PLANNING - C-503.A. Site Access

Set to DRAFT on 1/20/2022 9:13:39 AM

Issue created by Mark Parry on 1/20/2022 9:13:39 AM

Issue is attached to Plans on sheet C-6

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

C-503.A. Site Access. Vehicular access from the rear of the property via a public alley (either existing or constructed as part of a development proposal), private service drive, or via a cross access easement from an adjacent property. Vehicular access shall only be permitted from a primary street frontage when none of the above means of vehicular access is determined by the City to be available.

The proposal includes two, driveways along Santa Rosa Street. It's unclear why two driveways are needed when one driveway will do. Additional information is needed. This layout will not be supported. In addition, please be aware that gates will not be supported.

PLANNING - C-503.B. Streetscape Improvements

Set to DRAFT on 1/20/2022 9:13:50 AM

Issue created by Mark Parry on 1/20/2022 9:13:50 AM

Issue is attached to Plans on sheet C-6

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

C-503.B. Streetscape Improvements

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

Clarify the proposed streetscape improvements. Court Street is a designated Commercial A street in the Master Streetscape Plan.



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TELEPHONE (727) 562-4567

PLANNING - C-503.C.2. Pedestrian walkways

Set to DRAFT on 1/20/2022 9:14:15 AM

Issue created by Mark Parry on 1/20/2022 9:14:15 AM

Issue is attached to Plans on sheet C-6

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

C-503.C.2. Pedestrian walkways shall be 6-foot wide minimum and free of obstructions.

Walkways are shown at four feet where six feet is required. Please revise.

PLANNING - C-504.A.1 Landscape

Set to DRAFT on 1/20/2022 9:15:00 AM

Issue created by Mark Parry on 1/20/2022 9:15:00 AM

Issue is attached to Plans on sheet C-7

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

C-504.A.1 Landscape The surface parking lot does not meet the interior landscape requirements. Landscaping is proposed in the Santa Rosa Street r-o-w. Please clarify that this has been approved by Engineering.

It's unclear how decreasing the interior landscape provision to zero square feet without any mitigation meets the intent of the Comprehensive Landscape Program. For example, there is no landscaping provided around the dumpster. I suspect that if the double driveway component is reduced that the area of the vehicular use area may reduce down to 4,000 SF or less which would negate the requirement of including interior landscaping.

PLANNING - C-504.B. All structured parking

Set to DRAFT on 1/20/2022 9:15:46 AM

Issue created by Mark Parry on 1/20/2022 9:15:46 AM

Issue is attached to Plans on sheet C-10

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

C-504.B. All structured parking, whether freestanding, attached to a building, or integrated into a building envelope, shall be designed to comply with requirements set forth in Article 3, Division 14, and design standards in Divisions 4 and 6.

Fully-dimension parking plan required.

PLANNING - C-504.C. Service areas

Set to DRAFT on 1/20/2022 9:16:12 AM

Issue created by Mark Parry on 1/20/2022 9:16:12 AM

Issue is attached to Plans on sheet C-6

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

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.

Solid waste accommodations are shown at the southeast corner of the parking lot on the north side of the site. Details of the dumpster walls are needed to show compliance with this code provision.



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TELEPHONE (727) 562-4567

PLANNING - C-506.B.1. Fences and/or walls

Set to DRAFT on 1/20/2022 9:16:46 AM

Issue created by Mark Parry on 1/20/2022 9:16:46 AM

Issue is attached to Plans on sheet C-6

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

C-506.B.1. Fences and/or walls, where permitted along side and/or rear property lines, shall be located behind front building facades, and shall be painted, architecturally finished, and designed consistent with and complementary to the exterior facade of the building.

Clarify the locations, heights, and materials of all proposed fences/walls. It appears that fencing is not proposed along all the west side of the site. Please confirm.

PLANNING - C-506.B.2. Chain link

Set to DRAFT on 1/20/2022 9:16:58 AM

Issue created by Mark Parry on 1/20/2022 9:16:58 AM

Issue is attached to Plans on sheet C-6

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

C-506.B.2. Chain link, razor wire, barbed wire, or other similar fences are prohibited.

Please confirm that this is understood. A note can be provided on the site plan.

PLANNING - C-506A. Landscape

Set to DRAFT on 1/20/2022 9:16:27 AM

Issue created by Mark Parry on 1/20/2022 9:16:27 AM

Issue is attached to Plans on sheet C-7

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

The landscape plan is confusing and includes non-aquatic material located in water features, unlabeled ground cover, specs don't meet code (palms 10 feet of clear trunk), where there is space, provide shade trees, not palms such as large entry island on the north, shade tree specs are wrong, 10 feet height, 2.5-inch caliper must be Florida Grade #1., sod is not landscaping. In addition, landscape buffers appear to be reduced to unsustainable widths to accommodate water features. Please clarify and revise.

It's unclear how decreasing the interior landscape provision to zero square feet without any mitigation meets the intent of the Comprehensive Landscape Program. For example, there is no landscaping provided around the dumpster. I suspect that if the double driveway component is reduced that the area of the vehicular use area may reduce down to 4,000 SF or less which would negate the requirement of including interior landscaping.

PLANNING - C-507. Stormwater

Set to DRAFT on 1/20/2022 9:17:10 AM

Issue created by Mark Parry on 1/20/2022 9:17:10 AM

Issue is attached to Plans on sheet C-6

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

C-507. Stormwater retention and detention areas are not permitted in front setbacks unless located underground in exfiltration trenches or open-bottomed underground storage and retention systems, or as part of a Low Impact Development stormwater management system incorporating features such as rain gardens and vegetative swales, or pervious pavers or pavement for pedestrian use.

Clarify the location of stormwater facilities. It appears that stormwater is located along Santa Rosa Street which is contrary to this code provision. Flexibility is not available.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - C-507. Traditional stormwater facilities

Set to DRAFT on 1/20/2022 9:17:20 AM

Issue created by Mark Parry on 1/20/2022 9:17:20 AM

Issue is attached to Plans on sheet C-6

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

C-507. Traditional stormwater facilities such as dry and/or wet retention/detention ponds are permitted to the rear and side of buildings.

Clarify the location of stormwater facilities. It appears that stormwater is located along Santa Rosa Street which is contrary to this code provision. Flexibility is not available.

PLANNING - C-602.B.1. Buildings shall be designed with clearly articulated bases

Set to DRAFT on 1/20/2022 9:17:45 AM

Issue created by Mark Parry on 1/20/2022 9:17:45 AM

Issue is attached to Plans on sheet 19

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

C-602.B.1. Buildings shall be designed with clearly articulated bases to define the extent of the public realm, provide spatial enclosure, and mediate differences in scale between adjacent buildings. Building bases shall constitute the facades of the first one or two stories of the building. Distinctions between building bases and upper story facades shall be established through the use of changes in material and color, the use of minor step backs for upper story facades, and architectural molding, cornice lines, or other modest projections. It is not clear that this provision has been met with the proposal. There also seems to be a discrepancy between the north elevation and the site plan. It appears that, on the site plan, vehicles are located facing east-west where on the north elevation two spaces are shown facing north-south. In addition, on the site plan the driveway/garage entrance is centrally located along the north façade but on the elevation, it's portrayed as being definitively to the west of center. It should be noted that spaces shouldn't be seen at all in order to meet the Design Standards.

It is not clear that this provision has been met with the proposal. There does not appear to be the defined base.

Flexibility in meeting the facade design and articulation standards, if needed may be approved where the alternative design treatment provides a varied and interesting design and the alternative treatment is integral to the building's design and results in facades of equal or better quality than the standards would produce regarding façade bay widths, and may be requested pursuant to CDC Appendix C Section C-803.H.

PLANNING - C-602.B.2. Facade bay widths

Set to DRAFT on 1/20/2022 9:17:54 AM

Issue created by Mark Parry on 1/20/2022 9:17:54 AM

Issue is attached to Plans on sheet 19

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

C-602.B.2. Facade bay widths shall range between 20 to 35 feet establishing a rhythm of vertical modules unified by a complementary rhythm of windows and window groupings.

Dimensions are needed to show compliance with this section.



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PLANNING - C-602.B.2. Facade bays shall be distinguished

Set to DRAFT on 1/20/2022 9:18:03 AM

Issue created by Mark Parry on 1/20/2022 9:18:03 AM

Issue is attached to Plans on sheet 19

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

C-602.B.2. Facade bays shall be distinguished by varying fenestration patterns, recessing wall planes, varying building materials, or establishing a rhythm of architectural elements such as pilasters or window bays.

Additional details are needed to show compliance with this provision.

PLANNING - C-602.B.3. To avoid flat, continuous facades

Set to DRAFT on 1/20/2022 9:18:11 AM

Issue created by Mark Parry on 1/20/2022 9:18:11 AM

Issue is attached to Plans on sheet 19

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

C-602.B.3. To avoid flat, continuous facades above the ground floor on all building sides, the maximum length of an upper floor facade section shall be between 80 and 120 feet and the articulation between upper floor facade sections shall be accomplished by recessing the facade 2 feet minimum for a distance of at least 10 feet.

Dimensions are needed to show compliance with this section.

PLANNING - C-602.B.4. Vertical or horizontal changes

Set to DRAFT on 1/20/2022 9:18:20 AM

Issue created by Mark Parry on 1/20/2022 9:18:20 AM

Issue is attached to Plans on sheet 19

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

C-602.B.4. Vertical or horizontal changes in the plane of a building facade for step backs, facade articulation, or other purposes shall be differentiated by architectural features including but not limited to coping, balustrades, cornice lines, change in materials, or changes in color.

Additional details are needed to show compliance with this provision.

PLANNING - C-602.B.5. Blank sections

Set to DRAFT on 1/20/2022 9:18:47 AM

Issue created by Mark Parry on 1/20/2022 9:18:47 AM

Issue is attached to Plans on sheet 20

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

C-602.B.5. Blank sections of ground floor building facades fronting streets, public spaces, and surface parking areas shall not exceed 20 feet in length. Elements such as windows, doors, balconies, columns, pilasters, changes in material, or other architectural details that provide visual interest shall be distributed across the facade in a manner consistent with the overall design of the building.

Dimensions are needed to show compliance with this section.

PLANNING - C-602.C. All building facades within view of a public street

Set to DRAFT on 1/20/2022 9:18:59 AM

Issue created by Mark Parry on 1/20/2022 9:18:59 AM

Issue is attached to Plans on sheet 20

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

C-602.C. All building facades within view of a public street, pedestrian walkway, waterfront, or other public space, including side and rear facades, shall be constructed of high-quality materials such as brick, stone, architectural block, concrete with an architectural finish, and traditional cementitious stucco. Side and rear facades shall use materials and design features similar to or complementary to those of the front facade. The use of metal facades shall not be permitted.

Additional details are needed to show compliance with this provision.



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PLANNING - C-602.D. The use of reflective, translucent, fritted, and other forms of non-transparent glass

Issue created by Mark Parry on 1/20/2022 9:19:12 AM

Issue is attached to Plans on sheet 20

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

C-602.D. The use of reflective, translucent, fritted, and other forms of non-transparent glass in wall and window systems on ground floor facades is prohibited.

Additional details are needed to show compliance with this provision. Please add a note to the elevation sheets.

PLANNING - C-602.F.1. Parking structures

Set to DRAFT on 1/20/2022 9:19:23 AM

Issue created by Mark Parry on 1/20/2022 9:19:23 AM

Issue is attached to Plans on sheet 20

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

C-602.F.1. Parking structures shall be designed with architecturally-finished facades that complement the details, materials, colors, and design treatments of buildings in the project to contribute positively to the overall character of a project.

Additional details are needed to show compliance with this provision. Based on the elevations it appears that the parking level is generally open and not fully enclosed.

PLANNING - C-602.F.2. The ground level facades of parking structures

Set to DRAFT on 1/20/2022 9:19:37 AM

Issue created by Mark Parry on 1/20/2022 9:19:37 AM

Issue is attached to Plans on sheet 20

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

C-602.F.2. The ground level facades of parking structures along Service Street Types, public alleys, private drives, private service drives, and pedestrian walkways shall be designed with architectural screening of openings, trellis or canopy projections, or other architectural treatments to create safe, comfortable, and quality pedestrian environments.

Additional details are needed to show compliance with this provision. Based on the elevations it appears that the parking level is generally open and not fully enclosed.

PLANNING - C-602.G.1. Security bars

Set to DRAFT on 1/20/2022 9:19:45 AM

Issue created by Mark Parry on 1/20/2022 9:19:45 AM

Issue is attached to Plans on sheet 20

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

C-602.G.1. Security bars are prohibited on windows or doors visible from public streets, public sidewalks, or public spaces.

Additional details are needed to show compliance with this provision. Please add a note to the elevation sheets.

PLANNING - C-602.G.2. Hurricane shutters

Set to DRAFT on 1/20/2022 9:19:53 AM

Issue created by Mark Parry on 1/20/2022 9:19:53 AM

Issue is attached to Plans on sheet 20

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

C-602.G.2. Hurricane shutters, if provided, shall be fitted as an integral part of the storefront design, not visible when not in use, and only be used during the time frame in which a formally issued hurricane warning is in effect.

Additional details are needed to show compliance with this provision. Please add a note to the elevation sheets.



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PLANNING - C-602.H. Light Emitting Diode (LED)

Set to DRAFT on 1/20/2022 9:20:03 AM

Issue created by Mark Parry on 1/20/2022 9:20:03 AM

Issue is attached to Plans on sheet 20

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

C-602.H. Light Emitting Diode (LED) rope/ribbon lighting, neon lighting, or other types of lighting used to outline windows, or other architectural features shall be prohibited. Additional details are needed to show compliance with this provision. Please add a note to the elevation sheets.

PLANNING - C-603.H.1.a. (Ground floor awnings, canopies, etc.)

Set to DRAFT on 1/20/2022 9:20:14 AM

Issue created by Mark Parry on 1/20/2022 9:20:14 AM

Issue is attached to Plans on sheet 20

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C-603.H.1.a. (Ground floor awnings, canopies, etc.) Shall project 5 feet minimum, 10 feet maximum from the front facade with the exception that in no case shall such projection be closer than five feet from the curblane.

Additional details and dimensions are needed to show compliance with this provision.

PLANNING - C-603.H.1.b. (Ground floor awnings, canopies, etc.)

Set to DRAFT on 1/20/2022 9:20:28 AM

Issue created by Mark Parry on 1/20/2022 9:20:28 AM

Issue is attached to Plans on sheet 20

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C-603.H.1.b. (Ground floor awnings, canopies, etc.) Located 8 feet minimum above adjacent sidewalks and walkways. Additional details and dimensions are needed to show compliance with this provision.

PLANNING - C-603.H.1.c. (Ground floor awnings, canopies, etc.)

Set to DRAFT on 1/20/2022 9:20:38 AM

Issue created by Mark Parry on 1/20/2022 9:20:38 AM

Issue is attached to Plans on sheet 20

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C-603.H.1.c. (Ground floor awnings, canopies, etc.) Devices and structures with supports may be located up to the property line. Additional details and dimensions are needed to show compliance with this provision.

PLANNING - C-603.H.1.d. (Ground floor awnings, canopies, etc.)

Set to DRAFT on 1/20/2022 9:20:48 AM

Issue created by Mark Parry on 1/20/2022 9:20:48 AM

Issue is attached to Plans on sheet 20

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C-603.H.1.d. (Ground floor awnings, canopies, etc.) Devices and structures that project into rights-of-way shall be cantilevered or suspended from the building facade.

Additional details and dimensions are needed to show compliance with this provision.



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PLANNING - C-603.H.2. Awnings, canopies

Set to DRAFT on 1/20/2022 9:20:58 AM

Issue created by Mark Parry on 1/20/2022 9:20:58 AM

Issue is attached to Plans on sheet 20

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

C-603.H.2. Awnings, canopies, or other forms of shading devices or structures are permitted on upper stories and shall not extend further than 36 inches from the facade.

Additional details and dimensions are needed to show compliance with this provision.

PLANNING - C-603.H.3. Awnings, canopies

Set to DRAFT on 1/20/2022 9:21:07 AM

Issue created by Mark Parry on 1/20/2022 9:21:07 AM

Issue is attached to Plans on sheet 20

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

C-603.H.3. Awnings, canopies, or other forms of shading devices or structures shall not be backlit or constructed of high-gloss material or fabric which appears to be plastic, or be clad with barrel tiles, asphalt shingles, or other standard roofing materials.

Additional details and dimensions are needed to show compliance with this provision.

PLANNING - C-603.H.4. Balconies or other projections

Set to DRAFT on 1/20/2022 9:21:16 AM

Issue created by Mark Parry on 1/20/2022 9:21:16 AM

Issue is attached to Plans on sheet 20

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

C-603.H.4. Balconies or other projections may encroach into front setbacks. Awnings or canopies provided for balconies shall not extend forward of the balcony.

Additional details and dimensions are needed to show compliance with this provision.

PLANNING - C-605.A.1. Building entries

Set to DRAFT on 1/20/2022 9:21:32 AM

Issue created by Mark Parry on 1/20/2022 9:21:32 AM

Issue is attached to Plans on sheet 20

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

C-605.A.1. Building entries opening onto parking located to the side or rear of buildings shall not be considered primary building entries. It's unclear where the primary entry is proposed.

Additional details required.

PLANNING - C-605.A.2. For sites with multiple frontages

Set to DRAFT on 1/20/2022 9:21:42 AM

Issue created by Mark Parry on 1/20/2022 9:21:42 AM

Issue is attached to Plans on sheet 20

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

C-605.A.2. For sites with multiple frontages, the primary building entry or entries shall be located along the primary street frontage or at the corner of the primary street frontage and secondary street frontage.

It does not appear that building entries are proposed along either facade. Please clarify where the primary building entry is located. Additional details are needed.



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PLANNING - C-605.B. Primary building entries

Set to DRAFT on 1/20/2022 9:21:51 AM

Issue created by Mark Parry on 1/20/2022 9:21:51 AM

Issue is attached to Plans on sheet 20

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

C-605.B. Primary building entries, including main entries to individual tenant spaces and to lobbies used to access upper story building space, shall be distinguished by facade design, materials, articulation, or other architectural treatments that provide interest to the building facade and draw attention to the entrance.

It does not appear that building entries are proposed along either facade. Please clarify where the primary building entry is located. Additional details are needed.

PLANNING - C-606.B. Equipment shall be screened

Set to DRAFT on 1/20/2022 9:22:01 AM

Issue created by Mark Parry on 1/20/2022 9:22:01 AM

Issue is attached to Plans on sheet 20

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

C-606.B. Equipment shall be screened from public view by landscape screens or architecturally-finished walls and enclosures designed consistent with the exterior facade of the building. Rooftop mechanical and elevator penthouses shall be designed to complement the design of street-facing building facades and shall be clad on all sides in material used on street-facing facades.

Clarify where mechanical equipment will be located and how it will be screened. Rooftop mechanical is noted.

PLANNING - DISCLAIMER

Set to DRAFT on 1/20/2022 9:30:49 AM

Issue created by Mark Parry on 1/20/2022 9:30:49 AM

Issue is attached to page 17 in 21071_1254_Court_Street_FLS_Application.pdf

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

Review and all comments are based on data and site plans provided by the applicant.

All Planning comments need to be addressed prior to issuance of Development Order.

The applicant is insufficient.

A second DRC meeting is required.

The next submittal deadline is March 1, 2022, noon.

Additional comments may be generated based on any resubmittals.

PLANNING - Division 7. Signs.

Set to DRAFT on 1/20/2022 9:22:15 AM

Issue created by Mark Parry on 1/20/2022 9:22:15 AM

Issue is attached to Plans on sheet G-1

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Please be aware that signage, in the D district is addressed via Division 7 of Appendix C.

Signage in the C district is addressed by Division 18.



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PLANNING - Flexibility Request Generally

Set to DRAFT on 1/21/2022 10:46:29 AM

Issue created by Mark Parry on 1/21/2022 10:46:29 AM

Issue is attached to page 7 in 21071_1254_Court_Street_FLS_Application.pdf

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

The responses provided don't fully clarify how any of the requests for flexibility meet the criteria.

For example, in the narrative on page two of two regarding Flexibility for side setbacks, the narrative provides that the request is "...being requested to allow a 4'-5" building setback on the west side of the property (from storage units) and a 4'-7" setback from the north stairs on the northwest side of the building." Where the flexibility criterion provides that flexibility to side and rear setbacks less than the minimum allowed, if needed, may be approved for projects to allow for innovative site designs that advance the goals and objectives for the Clearwater Downtown Redevelopment Plan. The narrative simply ignores the criterion.

Another example: a request is made, "...to have parking in the front with the building behind so this request would be consistent with the surrounding block." This should be made pursuant to C-803.E.2 where the narrative simply provides "Flexibility for (A)". The criterion for approval pursuant to C-803.E.2 provides that such areas shall be set back from primary street frontages 20 feet minimum and include architectural and landscape screening and other treatments that contribute to the creation of safe and comfortable pedestrian environments along pedestrian walkways and public sidewalks. Curb cuts from secondary street frontage to access such locations shall be minimized. A full explanation as to how the proposal meets this criterion is required.

None of the provided responses actually address any criterion.

PLANNING - Footprint

Set to DRAFT on 1/20/2022 8:57:03 AM

Issue created by Mark Parry on 1/20/2022 8:57:03 AM

Issue is attached to Plans on sheet C-6

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

Generally, the labeling is haphazard and difficult to read due to extremely small font type. Please revise to provide a more standardized and hierarchical font size. It's also difficult to determine the extents of the building footprint. For example, there are several side setbacks called out along the west. It's not clear if, along the west side of the site at the jog, what the actual setbacks are and what the items are in the setbacks. For example, there is an "L"-shaped object at the jog – I've no idea what that is. On that topic, clarify exactly what the water features area along the sides of the site. There is also what appears to be a shed centrally located along the west side of the site which appears to be a separate structure. It looks like the east door probably won't function as it appears to be blocked by the building.

PLANNING - Interior Landscape Area

Set to DRAFT on 1/20/2022 8:56:42 AM

Issue created by Mark Parry on 1/20/2022 8:56:42 AM

Issue is attached to Plans on sheet C-7

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

Please provide the vehicular use area and the amount of interior landscape area in square feet and as a percentage of the vehicular use area.



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PLANNING - It appears that design standard flexibility may be desired as follows: C-803.B.1

Set to DRAFT on 1/20/2022 9:29:41 AM

Issue created by Mark Parry on 1/20/2022 9:29:41 AM

Issue is attached to page 17 in 21071_1254_Court_Street_FLS_Application.pdf
mark.parry@myclearwater.com - 727-562-4741

Flexibility for front building setbacks greater than the maximums allowed (C-409.B.1.a), if needed, may be approved for projects with a publicly-accessible outdoor open space or site constraints such as shape irregularities and/or the presence of natural features, existing utilities, utility easements, or access easements making meeting setback requirements impractical or infeasible and may be requested pursuant to C-803.B.1.

PLANNING - It appears that design standard flexibility may be desired as follows: C-803.B.2

Set to DRAFT on 1/20/2022 9:29:50 AM

Issue created by Mark Parry on 1/20/2022 9:29:50 AM

Issue is attached to page 17 in 21071_1254_Court_Street_FLS_Application.pdf
mark.parry@myclearwater.com - 727-562-4741

Flexibility in the application of front setback requirements (C-409.B.1.a), if needed, may be approved to allow new development setbacks compatible with the traditional character of development on adjacent sites and block frontages and may be requested pursuant to C-803.B.2.

PLANNING - It appears that design standard flexibility may be desired as follows: C-803.B.4

Set to DRAFT on 1/20/2022 9:29:57 AM

Issue created by Mark Parry on 1/20/2022 9:29:57 AM

Issue is attached to page 17 in 21071_1254_Court_Street_FLS_Application.pdf
mark.parry@myclearwater.com - 727-562-4741

Flexibility to side and rear setbacks less than the minimum allowed (C-408.B.1.b, C-409.B.1.b and C-409.B.1.c), if needed, may be approved for projects to allow for innovative site designs that advance the goals and objectives for the Clearwater Downtown Redevelopment Plan and may be requested pursuant to C-803.B.4.

PLANNING - It appears that design standard flexibility may be desired as follows: C-803.C

Set to DRAFT on 1/20/2022 9:30:05 AM

Issue created by Mark Parry on 1/20/2022 9:30:05 AM

Issue is attached to page 17 in 21071_1254_Court_Street_FLS_Application.pdf
mark.parry@myclearwater.com - 727-562-4741

Flexibility in the prohibition of fences and walls in front of buildings along Street Types D, E, and F (C-408.C.3 and C-409.C.2.), if needed, may be approved where the placement of a fence or wall in front of the building does not negatively affect the project's pedestrian orientation or is found to be compatible with front setback conditions on abutting and nearby properties and may be requested pursuant to CDC Appendix C Section C-803.C.

Where flexibility is approved, fence or wall height shall be 6 feet maximum, and any portion above three feet in height shall be at least 50 percent open (i.e., picket style).

While fencing in front of the building is not clearly evident on the site plan the provision of fencing between the building and Santa Rosa Street is noted several times in various portions of the submittal.



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**PLANNING - It appears that design standard flexibility
may be desired as follows: C-803.D.2**

Set to DRAFT on 1/20/2022 9:30:13 AM

Issue created by Mark Parry on 1/20/2022 9:30:13 AM

Issue is attached to page 17 in 21071_1254_Court_Street_FLS_Application.pdf
mark.parry@myclearwater.com - 727-562-4741

Flexibility in locating building entries on secondary street frontages (C-409.D.2.c), if needed, may be approved as long as facades on primary and secondary street frontages are designed to meet applicable standards and the primary building entry is located on the primary street frontage or corner and may be requested pursuant to CDC Appendix C Section C-803.D.2.

**PLANNING - It appears that design standard flexibility
may be desired as follows: C-803.D.3**

Set to DRAFT on 1/20/2022 9:30:21 AM

Issue created by Mark Parry on 1/20/2022 9:30:21 AM

Issue is attached to page 17 in 21071_1254_Court_Street_FLS_Application.pdf
mark.parry@myclearwater.com - 727-562-4741

Flexibility in the application of finished floor elevation standards for residential buildings (C-408.D.2.b), if needed, may be approved to accommodate projects on sloping sites or projects with innovative building types and may be requested pursuant to CDC Appendix C Section C-803.D.3.

**PLANNING - It appears that design standard flexibility
may be desired as follows: C-803.E.2**

Set to DRAFT on 1/20/2022 9:30:31 AM

Issue created by Mark Parry on 1/20/2022 9:30:31 AM

Issue is attached to page 17 in 21071_1254_Court_Street_FLS_Application.pdf
mark.parry@myclearwater.com - 727-562-4741

Flexibility to allow surface or ground floor parking and other vehicular use areas, including vehicular loading/unloading areas and passenger drop off areas (C-409.E.6), if needed, may be approved along secondary street frontages. and may be requested pursuant to C-803.E.2.

If approved, such areas shall be set back from primary street frontages 20 feet minimum and include architectural and landscape screening and other treatments that contribute to the creation of safe and comfortable pedestrian environments along pedestrian walkways and public sidewalks. Curb cuts from secondary street frontage to access such locations shall be minimized.

**PLANNING - It appears that design standard flexibility
may be desired as follows: C-803.H**

Set to DRAFT on 1/20/2022 9:30:38 AM

Issue created by Mark Parry on 1/20/2022 9:30:38 AM

Issue is attached to page 17 in 21071_1254_Court_Street_FLS_Application.pdf
mark.parry@myclearwater.com - 727-562-4741

Flexibility in meeting the facade design and articulation standards (C-602.B.1), if needed may be approved where the alternative design treatment provides a varied and interesting design and the alternative treatment is integral to the building's design and results in facades of equal or better quality than the standards would produce regarding façade bay widths, and may be requested pursuant to C-803.H.



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 - Landscape Plan Data Table. Pinellas County LDC reference.

Set to DRAFT on 1/20/2022 8:56:34 AM

Issue created by Mark Parry on 1/20/2022 8:56:34 AM

Issue is attached to Plans on sheet C-7

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

The site data table on Sheet C-7 references the Pinellas County LDC. The site is not subject to the Pinellas County LDC. Please revise.

PLANNING - Narrative. Dimension Plan

Set to DRAFT on 1/20/2022 9:01:43 AM

Issue created by Mark Parry on 1/20/2022 9:01:43 AM

Issue is attached to page 12 in 21071_1254_Court_Street_FLS_Application.pdf

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

Please add dimensions to the elevations, too.

PLANNING - Narrative. Housing Types

Set to DRAFT on 1/20/2022 8:59:52 AM

Issue created by Mark Parry on 1/20/2022 8:59:52 AM

Issue is attached to page 8 in 21071_1254_Court_Street_FLS_Application.pdf

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

The narrative provides that the proposal will provide a "...variety of new housing types to provide for a range of affordability and mix of incomes." Clarify exactly how that is accomplished. Is affordable housing a component? Are the units to be offered at something other than market rate?

PLANNING - Narrative. Materials

Set to DRAFT on 1/20/2022 9:02:04 AM

Issue created by Mark Parry on 1/20/2022 9:02:04 AM

Issue is attached to page 14 in 21071_1254_Court_Street_FLS_Application.pdf

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

Clarify what sort of high-quality materials are proposed.

PLANNING - Narrative. Setbacks. Front

Set to DRAFT on 1/20/2022 9:00:17 AM

Issue created by Mark Parry on 1/20/2022 9:00:17 AM

Issue is attached to page 9 in 21071_1254_Court_Street_FLS_Application.pdf

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

The narrative provides that, "The building façade is aligned along the street and has a modest setback." Please clarify. One setback is about eight feet (south) and the other about 50 feet (north).

PLANNING - Narrative. Setbacks. Rear

Set to DRAFT on 1/20/2022 9:00:36 AM

Issue created by Mark Parry on 1/20/2022 9:00:36 AM

Issue is attached to page 9 in 21071_1254_Court_Street_FLS_Application.pdf

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

The narrative provides that there is a rear setback of 96 feet. The site is a through lot with two fronts and the remaining property lines considered sides. Regardless, it's not clear where a 96-foot setback is provided on the site.

PLANNING - Narrative. Setbacks. Side

Set to DRAFT on 1/20/2022 9:00:26 AM



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Issue created by Mark Parry on 1/20/2022 9:00:26 AM

Issue is attached to page 9 in 21071_1254_Court_Street_FLS_Application.pdf
mark.parry@myclearwater.com - 727-562-4741

The narrative lists side setbacks of five feet where the site plan lists several instances of setbacks of less than five feet. Please clarify and correct.

PLANNING - Narrative. Turn Around

Set to DRAFT on 1/20/2022 9:01:22 AM

Issue created by Mark Parry on 1/20/2022 9:01:22 AM

Issue is attached to page 10 in 21071_1254_Court_Street_FLS_Application.pdf
mark.parry@myclearwater.com - 727-562-4741

The narrative provides that there are two turn-around areas in the garage. One is labeled. Clarify where the other one is.

PLANNING - Narrative. Water Features

Set to DRAFT on 1/20/2022 9:01:05 AM

Issue created by Mark Parry on 1/20/2022 9:01:05 AM

Issue is attached to page 9 in 21071_1254_Court_Street_FLS_Application.pdf
mark.parry@myclearwater.com - 727-562-4741

The narrative provides the water features are to replace landscaping. Clarify exactly what the water features are. Are they part of the stormwater facility component? If true, then they would more accurately be labeled as "stormwater".

PLANNING - Northwest rendering

Set to DRAFT on 1/20/2022 8:59:16 AM

Issue created by Mark Parry on 1/20/2022 8:59:16 AM

Issue is attached to Plans on sheet 18
mark.parry@myclearwater.com - 727-562-4741

This is labeled but there is no image.

PLANNING - Parking Functionality

Set to DRAFT on 1/20/2022 8:57:52 AM

Issue created by Mark Parry on 1/20/2022 8:57:52 AM

Issue is attached to Plans on sheet C-10
mark.parry@myclearwater.com - 727-562-4741

Regarding parking space 16, the vehicle sweep appears to show a car located in the hatched-out area rather than space 16. This hatched out area, while unlabeled on the vehicle sweep sheet is labeled on the site plan as a turn around area. It doesn't seem that it's possible to access space 16. The sweep lines appear to encroach into the building walls in several locations and require the use of space 1. The lines also seem to require the use of spaces 6, 7 and 8.

PLANNING - Site Data Table. Pinellas County LDC reference.

Set to DRAFT on 1/20/2022 8:56:15 AM

Issue created by Mark Parry on 1/20/2022 8:56:15 AM

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

The site data table on Sheet G-1 references the Pinellas County LDC. The site is not subject to the Pinellas County LDC. Please revise.



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 - Storage

Set to DRAFT on 1/20/2022 8:57:20 AM

Issue created by Mark Parry on 1/20/2022 8:57:20 AM

Issue is attached to Plans on sheet C-6

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

Clarify if storage spaces one through six are inside or outside the building.

PLANNING - The provided narrative indicates the following request: 3-1202.E.2

Set to DRAFT on 1/20/2022 9:28:03 AM

Issue created by Mark Parry on 1/20/2022 9:28:03 AM

Issue is attached to page 17 in 21071_1254_Court_Street_FLS_Application.pdf

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

It's unclear how decreasing the interior landscape provision to zero square feet without any mitigation meets the intent of the Comprehensive Landscape Program. For example, there is no landscaping provided around the dumpster. I suspect that if the double driveway component is reduced that the area of the vehicular use area may reduce down to 4,000 SF or less which would negate the requirement of including interior landscaping.

PLANNING - The provided narrative indicates the following request: C-803.A

Set to DRAFT on 1/20/2022 9:26:51 AM

Issue created by Mark Parry on 1/20/2022 9:26:51 AM

Issue is attached to page 17 in 21071_1254_Court_Street_FLS_Application.pdf

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

C-803.A Frontage Standards - Properties with Multiple Street Frontages which provides that flexibility in the orientation of front building facades for attached and detached dwellings may be approved to allow for frontage orientation consistent with typical frontage orientation on surrounding blocks.

The application provides that a request is being made, "...to allow for the building facade to be located along the back setback. Residential properties on Santa Rosa are positioned to have parking in the front with the building behind so this request would be consistent with the surrounding block." and "...to allow the primary entry to be located on the side of the building, where it will connect to the sidewalk."

This provision is intended to allow for the primary façade to face a non-primary street not to allow for the outright elimination of a primary façade/entry from any adjacent street. The goal of the Design Standards is not to subvert the Standards to maintain a nonconforming status quo.

This request is not permitted.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - The provided narrative indicates the following request: C-803.B

Set to DRAFT on 1/20/2022 9:26:58 AM

Issue created by Mark Parry on 1/20/2022 9:26:58 AM

Issue is attached to page 17 in 21071_1254_Court_Street_FLS_Application.pdf
mark.parry@myclearwater.com - 727-562-4741

C-803.B "...to allow a 4'-5" building setback on the west side of the property (from storage units) and a 4'-7" setback from the north stairs on the northwest side of the building."

There are five subsections in C-803.B. It's assumed that this request is referencing C-803.B.4. However, no clarification or narrative is provided which explains how, exactly, the proposal provides for an innovative site design that advance the goals and objectives for the Clearwater Downtown Redevelopment Plan.

Please fully address this flexibility provision.

PLANNING - The provided narrative indicates the following request: C-803.B

Set to DRAFT on 1/20/2022 9:27:09 AM

Issue created by Mark Parry on 1/20/2022 9:27:09 AM

Issue is attached to page 17 in 21071_1254_Court_Street_FLS_Application.pdf
mark.parry@myclearwater.com - 727-562-4741

C-803.B "...is being requested to allow for 4' sidewalk widths in lieu of the required 6'. This will allow the property to have a sidewalk, landscaping buffers, and water features lining the east and west of the proposed building."

Again, there are five subsections in C-803.B. In this case, there do not appear to be any flexibility provisions which provide a reduction in walkway width.

This request is not permitted.

PLANNING - The provided narrative indicates the following request: C-803.C

Set to DRAFT on 1/20/2022 9:27:18 AM

Issue created by Mark Parry on 1/20/2022 9:27:18 AM

Issue is attached to page 17 in 21071_1254_Court_Street_FLS_Application.pdf
mark.parry@myclearwater.com - 727-562-4741

C-803.C "...is being requested to allow for fencing in the frontage of the building. The fencing will include a 6' gate to restrict access for nonresidents, as well as a 4' fence surrounding the two proposed retention ponds. The fence will have a pedestrian gate to allow for resident access from Santa Rosa Street."

Fencing is not shown on the site plan as being around the stormwater features along Santa Rosa Street. To that, it should be reiterated that stormwater facilities may not be located along street frontages.



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 - The provided narrative indicates the following request: C-803.E

Set to DRAFT on 1/20/2022 9:27:26 AM

Issue created by Mark Parry on 1/20/2022 9:27:26 AM

Issue is attached to page 17 in 21071_1254_Court_Street_FLS_Application.pdf
mark.parry@myclearwater.com - 727-562-4741

C-803.E "...is being requested to provide an exemption of the required parking structure design requirements including architecturally-finished façade."

There are three subsections in this code section. None of them address architectural standards. They are specific to the Frontage Standards in Division 3.

This request is not permitted.

PLANNING - The provided narrative indicates the following request: C-803.E

Set to DRAFT on 1/20/2022 9:27:35 AM

Issue created by Mark Parry on 1/20/2022 9:27:35 AM

Issue is attached to page 17 in 21071_1254_Court_Street_FLS_Application.pdf
mark.parry@myclearwater.com - 727-562-4741

C-803.E "...is being requested to allow for parking to be approved along the secondary street frontage E. The parking will have fencing surrounding its entirety and be located 49' from Santa Rosa Street. The surrounding residential properties along court street utilize the same design having parking towards the frontage with the building in the back, therefore the site will be in harmony with the block."

There are three subsections in this code section. It appears that you may be requesting flexibility pursuant to C-803.E.2. The requirements for consideration of this article of flexibility must be fully addressed. These include that such areas shall be set back from primary street frontages 20 feet minimum and include architectural and landscape screening and other treatments that contribute to the creation of safe and comfortable pedestrian environments along pedestrian walkways and public sidewalks. Curb cuts from secondary street frontage to access such locations shall be minimized.

PLANNING - The provided narrative indicates the following request: C-803.F

Set to DRAFT on 1/20/2022 9:27:42 AM

Issue created by Mark Parry on 1/20/2022 9:27:42 AM

Issue is attached to page 17 in 21071_1254_Court_Street_FLS_Application.pdf
mark.parry@myclearwater.com - 727-562-4741

C-803.F "...is being requested to allow for 2 retention ponds to be in the building frontage. The project is utilizing an innovative, modern building design and includes water features leading to retention ponds with fountains. The retention ponds will be enclosed by 4' fencing and meet the retention pond design requirements per Pinellas County Stormwater Manual and SWFWMD Manual."

This flexibility provision is specific to Frontage Standards not Site Design Standards. This request is not permitted.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

PLANNING - The provided narrative indicates the following request: C-803.H

Set to DRAFT on 1/20/2022 9:27:50 AM

Issue created by Mark Parry on 1/20/2022 9:27:50 AM

Issue is attached to page 17 in 21071_1254_Court_Street_FLS_Application.pdf
mark.parry@myclearwater.com - 727-562-4741

C-803.H "...is being requested to allow for general flexibility in the proposed building design. These flexibilities include variations of the façade articulation and design."

Please clarify for which specific code provisions flexibility is being request.

Flexibility in meeting the facade design and articulation standards may be approved where the alternative design treatment provides a varied and interesting design and the alternative treatment is integral to the building's design and results in facades of equal or better quality than the standards would produce.

Clarify exactly how this provision is met with the proposal.

PLANNING - Water Features

Set to DRAFT on 1/20/2022 8:58:56 AM

Issue created by Mark Parry on 1/20/2022 8:58:56 AM

Issue is attached to Plans on sheet C-10
mark.parry@myclearwater.com - 727-562-4741

Clarify how the water features will be accessed and maintained. Specifically, the ones on the east and west on the north half of the property don't seem to be accessible or even viewable.

PUBLIC UTILITIES - Prior to Building Permit

Set to DRAFT on 1/19/2022 5:25:20 PM

Issue created by David Ojeda on 1/19/2022 5:25:20 PM
david.ojeda@myclearwater.com - 727-562-4743

Call out sizes, connections points and any utility apparatuses (water mains, Fire hydrants sewer main and laterals etc.) on project's area.

STORMWATER - Prior to Building Permit

Set to DRAFT on 1/19/2022 5:36:25 PM

Issue created by David Ojeda on 1/19/2022 5:36:25 PM
david.ojeda@myclearwater.com - 727-562-4743

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

STORMWATER - Prior to Development Order

Set to DRAFT on 1/19/2022 5:36:50 PM

Issue created by David Ojeda on 1/19/2022 5:36:50 PM
david.ojeda@myclearwater.com - 727-562-4743

1. Per City's Drainage Criteria Manual, walls are not allowed adjacent to R-O-W, property lines or on more than 50% of the perimeter of ponds, submittal referenced Pinellas County's drainage criteria.
2. Large area at driveway is not routed to stormwater facilities for treatment and attenuation prior to leaving site.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to BCP:

Set to DRAFT on 1/18/2022 1:34:16 PM

Issue created by Dave Larremore on 1/18/2022 1:34:16 PM

dave.larremore@myclearwater.com - 727-562-4778

1. Confirm 40 ft clear stacking distance in advance of security gates (development code section 3-1406.B.1)
2. Show a turning template for a standard passenger vehicle to demonstrate adequate maneuvering space to turn and exit at the dead-end parking aisle.
(Development code section 3-1402.J)

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

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

TELEPHONE (727) 562-4567

11:30 AM

Case number: [FLD2021-12021 -- 711 VINE AVE](#)

Owner(s): Ward, Joseph L Tre
670 Island Way Apt 307
Clearwater, FL 33767-1971
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Ken Rush
13355 49th St N
Clearwater, FL 33762
PHONE: (727) 536-4755, Fax: (727) 209-2191, Email: Krush@habitatpinellas.Org

Representative: Ken Rush
Habitat For Humanity Of Pinellas Co. Inc.
13355 49th St N
Clearwater, FL 33762
PHONE: (727) 536-4755, Fax: (727) 209-2191, Email: Krush@habitatpinellas.Org

Location: southeast corner of Vine Avenue and Seminole Street

Atlas Page: 278A

Zoning District: MDR - Medium Density Residential

Request: The Community Development Board is reviewing a proposed detached dwelling in the Medium Density Residential (MDR) District for the property located at 711 Vine Avenue. The project will be approximately 13 feet in height, will include two off-street parking spaces and requests allowable flexibility regarding setback (Section 2-304.G).

Proposed Use: Detached Dwellings

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

Presenter: Mark Parry, Senior Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	01/06/2022	Crandall
Parks and Rec Review	No Comments	01/14/2022	Kader
Stormwater Review	Comments	01/19/2022	Vo
Engineering Review	Comments	01/19/2022	Ojeda
Environmental Review	Comments	01/19/2022	Kessler
Traffic Eng Review	No Comments	01/19/2022	Larremore
Public Utilities Review	No Comments	01/19/2022	Ojeda
Fire Review	No Comments	01/20/2022	Hatten
Land Resource Review	No Comments	01/24/2022	Thomen

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Notes

Set to DRAFT on 1/19/2022 9:36:43 AM

Issue created by David Ojeda on 1/19/2022 9:36:43 AM
david.ojeda@myclearwater.com - 727-562-4743

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Per Sec. 47.181 bring all substandard sidewalks and ramps adjacent to or as part of the project up to Standards, including A.D.A.
4. Work on City's right-of-way shall require a permit.
5. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 1/19/2022 1:31:27 PM

Issue created by Sarah Kessler on 1/19/2022 1:31:27 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

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

TELEPHONE (727) 562-4567

PLANNING - Disclaimer

Set to DRAFT on 1/10/2022 2:29:36 PM

Issue created by Mark Parry on 1/10/2022 2:29:36 PM
Issue is attached to page 13 in 711 Vine Ave - Flexibility Application 1.4.2022.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.

In order to be reviewed by the CDB on March 15, 2022, 10 complete sets (revised as needed, folded and collated) and one electronic version (uploaded) must be submitted no later than noon February 11, 2022 (tentative depending on COVID-19 directives).

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

PLANNING - Fencing/Walls

Set to DRAFT on 1/10/2022 2:27:53 PM

Issue created by Mark Parry on 1/10/2022 2:27:53 PM
Issue is attached to page 8 in 711 Vine Ave - Flexibility Application 1.4.2022.pdf
mark.parry@myclearwater.com - 727-562-4741

Clarify if any fencing or walls are proposed. If so, please provide details including height, location and materials.

PLANNING - Mechanical Equipment

Set to DRAFT on 1/10/2022 2:28:32 PM

Issue created by Mark Parry on 1/10/2022 2:28:32 PM
Issue is attached to page 8 in 711 Vine Ave - Flexibility Application 1.4.2022.pdf
mark.parry@myclearwater.com - 727-562-4741

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

PLANNING - Overhead Utilities

Set to DRAFT on 1/10/2022 2:28:23 PM

Issue created by Mark Parry on 1/10/2022 2:28:23 PM
Issue is attached to page 8 in 711 Vine Ave - Flexibility Application 1.4.2022.pdf
mark.parry@myclearwater.com - 727-562-4741

Please be aware the adjacent overhead utilities are required to be placed underground unless such undergrounding is not practicable Pursuant to CDC Section 3-912. In addition, clarify that all proposed utilities that will lead onto and serve the site will be placed underground to the extent allowed by Duke Energy.

PLANNING - Residential Infill Project Criteria

Set to DRAFT on 1/10/2022 2:29:16 PM

Issue created by Mark Parry on 1/10/2022 2:29:16 PM
Issue is attached to page 4 in 711 Vine Ave - Flexibility Application 1.4.2022.pdf
mark.parry@myclearwater.com - 727-562-4741

RIP Criterion 7: The reduction is in the front (north) setback not the side setback. Please revise.

PLANNING - Shade Trees

Set to DRAFT on 1/10/2022 2:28:49 PM

Issue created by Mark Parry on 1/10/2022 2:28:49 PM
Issue is attached to page 8 in 711 Vine Ave - Flexibility Application 1.4.2022.pdf
mark.parry@myclearwater.com - 727-562-4741

A total of four shade trees (or equivalent) are required. Please revise to show four shade trees (or equivalent). There is a label that provides that four trees will be provided but no trees are shown.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

PLANNING - Sight Visibility Triangles

Set to DRAFT on 1/10/2022 2:28:42 PM

Issue created by Mark Parry on 1/10/2022 2:28:42 PM

Issue is attached to page 8 in 711 Vine Ave - Flexibility Application 1.4.2022.pdf

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

Please show the required sight visibility triangles are the edges of the driveway and front property line and at the front property lines at the corner of Seminole and Vine. To minimize traffic hazards at street or driveway intersections, no structure or landscaping may be installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle.

Please see CDC Section 3-904.A for additional details.

[https://library.municode.com/fl/clearwater/codes/community_development_code?](https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR)

nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR

PLANNING - Submittal - Duplicates

Set to DRAFT on 1/10/2022 2:27:38 PM

Issue created by Mark Parry on 1/10/2022 2:27:38 PM

Issue is attached to page 1 in 711 Vine Ave - Flexibility Application 1.4.2022.pdf

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

There are duplicates in the 13-page submittal. Please remove duplicate pages.

PLANNING - Survey

Set to DRAFT on 1/10/2022 2:28:09 PM

Issue created by Mark Parry on 1/10/2022 2:28:09 PM

Issue is attached to page 6 in 711 Vine Ave - Flexibility Application 1.4.2022.pdf

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

Please provide an official survey.

PLANNING - Walkway in setback

Set to DRAFT on 1/10/2022 2:28:59 PM

Issue created by Mark Parry on 1/10/2022 2:28:59 PM

Issue is attached to page 8 in 711 Vine Ave - Flexibility Application 1.4.2022.pdf

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

Please revise to meet this CDC Section:

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.

Specifically, this pertains to the front walkway.

STORMWATER - Prior to Building Permit

Set to DRAFT on 1/19/2022 6:24:14 PM

Issue created by David Ojeda on 1/19/2022 6:24:14 PM

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

1. Please provide a comprehensive site grading plan showing proposed drainage swale elevations along lot lines, discharge points, swale details and include clarification as how flows are to be handled around trees where root protection is proposed.

2. Include a signed/sealed drainage narrative (standalone document on Engineer's letterhead) referencing the submitted site grading plan and stating that such plan when implemented will not cause adverse impacts to adjoining properties.



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

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

TELEPHONE (727) 562-4567

1:00 PM

Case number: [FLD2021-12023 -- 605 PALM BLUFF ST](#)

Owner(s): Holland Joint Venture Llc
137 New Milford Rd E
Bridgewater, CT 06752-1139
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Robert Pergolizzi
13825 Icot Blvd., Suite 605
Clearwater, FL 33760
PHONE: (727) 644-2695, Fax: (727) 524-6090, Email:
Pergo@gulfcoastconsultinginc.Com

Representative: Robert Pergolizzi
Gulf Coast Consulting
13825 Icot Blvd., Suite 605
Clearwater, FL 33760
PHONE: (727) 644-2695, Fax: (727) 524-6090, Email:
Pergo@gulfcoastconsultinginc.Com

Location: Bound by Palm Bluff Street (north), Blanch B. Littlejohn Trail (east), Cedar Street (south) and North Garden Avenue (west)

Atlas Page: 268B

Zoning District: D - Downtown

Request: The Community Development Board (CDB) is reviewing a proposed mixed-use project with 60 attached dwelling units (to include three units allocated from the Public Amenities Incentive Pool) in the Downtown (D) District and the Old Bay Character District for the properties located at 1001, 1003 and 1005 North Garden Avenue; 606 Cedar Street; and 1006 Blanche B. Littlejohn Trail and 24 attached dwelling units and 5,000 square feet non-residential development in the Commercial (C) District for the properties located at 1008, 1010, 1012, 1020, 1026, 1032, Blanche B. Littlejohn Trail; 1010 Railroad Avenue and 605, 607, 611, 615, 623 and 631 Palm Bluff Street. The proposal includes a building height of 45 feet in the D District, 55 feet in the C District, a minimum of 106 off-street parking spaces with the following requests:

D District: requests three dwelling units to be allocated from the Public Amenities Incentive Pool, allowable flexibility from setback requirements, building entry location and treatment, Finished Floor Elevations, location of parking, and architectural detailing. (Clearwater Downtown Redevelopment Plan, Sections C-301.A.2, C-803.B.1, C-803.D.2, C-803.D.3, C-803.E.2 and C-803.H).

C District: requests allowable flexibility from setback requirements and height. (Community Development Code Section 2-704.F).

Subject to change upon sufficiency review, revisions and resubmittal for Community Development Board.

Proposed Use: Mixed Use

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

Presenter: Mark Parry, Senior Planner



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	01/10/2022	Crandall
Parks and Rec Review	Comments	01/14/2022	Kader
This project will need to pay Recreation Open Space Impact Fees no later than the date the building permit is issued. These fees can be substantial therefore please contact Art Kader at 727-562-4824 or art.kader@myclearwater.com for more information on the type and amount of fees potentially owed to the city.			
Traffic Eng Review	No Comments	01/18/2022	Larremore
Engineering Review	Comments	01/18/2022	Ojeda
Environmental Review	Comments	01/19/2022	Kessler
Stormwater Review	Comments	01/19/2022	Vo
Public Utilities Review	Comments	01/19/2022	Ojeda
Land Resource Review	Comments	01/24/2022	Quinzi
Fire Review	Comments	01/24/2022	Hatten

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Notes

Set to DRAFT on 1/18/2022 3:00:32 PM

Issue created by David Ojeda on 1/18/2022 3:00:32 PM
david.ojeda@myclearwater.com - 727-562-4743

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Per Sec. 47.181 bring all substandard sidewalks and ramps adjacent to or as part of the project up to Standards, including A.D.A.
4. Work on City's right-of-way shall require a permit.
5. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.
6. Per Section 3-1909 no permanent structures shall fall within any utility easements.



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TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 1/19/2022 1:40:06 PM

Issue created by Sarah Kessler on 1/19/2022 1:40:06 PM
sarah.kessler@myclearwater.com - 727-562-4897

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

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

FIRE - Prior to CDB

Set to DRAFT on 1/24/2022 12:40:14 PM

Issue created by Keith Hatten on 1/24/2022 12:40:14 PM
Issue is attached to Plans on sheet A1.00
keith.hatten@myclearwater.com - 727-224-7368

This is an Apartment Occupancy as defined by NFPA 101 and will require full sprinkler protection throughout. This building will also require a fire pump and automatic wet Class I standpipe system in all stairwell. Please acknowledge.

The fire sprinkler system will require a remote FDC along with a supporting fire hydrant with 50' of the FDC. Please show proposed FDC and hydrant on plan.

FIRE - Prior to CDB

Set to DRAFT on 1/24/2022 12:44:18 PM

Issue created by Keith Hatten on 1/24/2022 12:44:18 PM
Issue is attached to Plans on sheet A1.00
keith.hatten@myclearwater.com - 727-224-7368

Enclosed parking garage shall meet the requirements of NFPA 88A Parking Structures. Please acknowledge

FIRE - Prior to CDB

Set to DRAFT on 1/24/2022 12:55:00 PM

Issue created by Keith Hatten on 1/24/2022 12:55:00 PM
Issue is attached to Plans on sheet A1.01
keith.hatten@myclearwater.com - 727-224-7368

Ensure all stairs and corridors meet the requirements of NFPA 101 Chapters 30 and 7 for separation and protection.

LAND RESOURCE - Inches Spreadsheet - prior to CDB

Set to DRAFT on 1/21/2022 9:33:41 AM

Issue created by Michael Quinzi on 1/21/2022 9:33:41 AM
michael.quinzi@myclearwater.com - 727-562-4558

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

LAND RESOURCE - Irrigation plan - prior to CDB

Set to DRAFT on 1/21/2022 9:54:16 AM

Issue created by Michael Quinzi on 1/21/2022 9:54:16 AM
michael.quinzi@myclearwater.com - 727-562-4558

Add note to irrigation plan: Do not install irrigation (unless directional bore) in the critical root zone (inside the tree barricade) of the existing trees to be preserved.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

LAND RESOURCE - Landscape plan - prior to CDB

Set to DRAFT on 1/21/2022 9:55:22 AM

Issue created by Michael Quinzi on 1/21/2022 9:55:22 AM
michael.quinzi@myclearwater.com - 727-562-4558

Add note to Landscape plan: 1- Do not install landscaping or irrigation (unless directional bore) in the critical root zone (inside the tree barricade) of the existing trees to be preserved. 2- All shade trees must be a minimum of 5 feet from any impervious surface or utility's (adjust landscape plan to conform).

LAND RESOURCE - Tree Preservation - prior to CDB

Set to DRAFT on 1/21/2022 9:30:50 AM

Issue created by Michael Quinzi on 1/21/2022 9:30:50 AM
michael.quinzi@myclearwater.com - 727-562-4558

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

PARKS AND REC - Recreation Open Space Impact Fees

Set to DRAFT on 1/14/2022 2:14:34 PM

Issue created by Art Kader on 1/14/2022 2:14:34 PM
art.kader@myclearwater.com - 727-562-4824

This project will need to pay Recreation Open Space Impact Fees. These fees can be substantial therefore please contact Art Kader at 727-562-4824 or art.kader@myclearwater.com for more information on the type and amount of fees potentially owed to the city.

PLANNING - 3-1402. Parking

Set to DRAFT on 1/20/2022 9:38:04 AM

Issue created by Mark Parry on 1/20/2022 9:38:04 AM
Issue is attached to Plans on sheet 3
mark.parry@myclearwater.com - 727-562-4741

Please provide typical parking space and aisle dimensions.

PLANNING - C District: 2-701.1: ISR and other development parameters

Set to DRAFT on 1/20/2022 9:37:23 AM

Issue created by Mark Parry on 1/20/2022 9:37:23 AM
Issue is attached to Plans on sheet 1
mark.parry@myclearwater.com - 727-562-4741

Please split out ISR for the portion of the site within the two different zoning districts. Basically, I'm looking for ISR in the C district. In fact, I think that we probably need to have two totally separate data tables – one for each zoning district.

PLANNING - C District: 2-703: Height

Set to DRAFT on 1/20/2022 9:37:08 AM

Issue created by Mark Parry on 1/20/2022 9:37:08 AM
Issue is attached to Plans on sheet A2.00
mark.parry@myclearwater.com - 727-562-4741

Clarify what is above the listed height of 55 feet. It appears that there is some structure extending another seven feet to 62 feet. The east elevation does note roof access/elevator equipment although on that sheet the height is listed as 63 feet. Please correct and clarify as needed.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - C-302.A Height

Set to DRAFT on 1/20/2022 9:38:23 AM

Issue created by Mark Parry on 1/20/2022 9:38:23 AM

Issue is attached to Plans on sheet A1.03

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

Sheet A1.03 is labeled as 4th/5th Level Plan. This could be a bit confusing since the building in the D district is only four floors. Please just call this the fourth-floor plan and provide an additional sheet showing the fifth floor for the building within the C district.

PLANNING - C-303.C Bicycle Parking.

Set to DRAFT on 1/20/2022 9:38:42 AM

Issue created by Mark Parry on 1/20/2022 9:38:42 AM

Issue is attached to Plans on sheet A1.00

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

Nine bike spaces are required. Numerous bike spaces are shown in Buildings C and D. Just go ahead and label the number of bike spaces proposed.

PLANNING - C-409.B.1.a Front Setbacks

Set to DRAFT on 1/20/2022 9:39:08 AM

Issue created by Mark Parry on 1/20/2022 9:39:08 AM

Issue is attached to Plans on sheet 3

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

A 15-foot front setback line is provided along the west (North Garden Avenue) however, at least a portion of the building is farther from the west property line than that 15-foot maximum setback line. Please provide a dimension line to the nearest and farthest building setbacks.

Flexibility for front building setbacks greater than the maximums allowed, if needed, may be approved for projects with a publicly-accessible outdoor open space or site constraints such as shape irregularities and/or the presence of natural features, existing utilities, utility easements, or access easements making meeting setback requirements impractical or infeasible and may be requested pursuant to C-803.B.1.

Flexibility in the application of front setback requirements, if needed, may be approved to allow new development setbacks compatible with the traditional character of development on adjacent sites and block frontages and may be requested pursuant to C-803.B.2.

PLANNING - C-409.B.1.b. Side Setbacks

Set to DRAFT on 1/20/2022 9:39:14 AM

Issue created by Mark Parry on 1/20/2022 9:39:14 AM

Issue is attached to Plans on sheet 3

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

While obviously greater than five feet, please provide a dimension from the north (side) property line to the walled retention area, to walkway and to building.

PLANNING - C-409.C.2.1. Walls, railings, fencing

Set to DRAFT on 1/20/2022 9:39:24 AM

Issue created by Mark Parry on 1/20/2022 9:39:24 AM

Issue is attached to Plans on sheet 3

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

C-409.C.2.1. Walls, railings, fencing, or other similar improvements not part of a porch or stoop are prohibited within front setbacks

Please clarify if walls/fencing is proposed and if so, where and what materials. Chain link is prohibited in the downtown and also fences in general are prohibited in the front.



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TELEPHONE (727) 562-4567

PLANNING - C-409.D.2.b. FFE

Set to DRAFT on 1/20/2022 9:39:40 AM

Issue created by Mark Parry on 1/20/2022 9:39:40 AM

Issue is attached to Plans on sheet A1.00

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

C-409.D.2.b. FFE. Ground floor residential units along front setbacks shall be elevated 18 inches minimum, 36 inches maximum above the grade of adjacent sidewalks.
Elevation/grading plan not provided.

Flexibility in the application of finished floor elevation standards for residential buildings, if needed, may be approved to accommodate projects on sloping sites or projects with innovative building types and may be requested pursuant to CDC Appendix C Section C-803.D.3.

THIS SECTION MAY NOT BE REQUIRED DEPENDING ON APPLICANT RESPONSE AND THE PROVISION OF GRADING.

PLANNING - C-409.D.2.c Primary Entries

Set to DRAFT on 1/20/2022 9:39:51 AM

Issue created by Mark Parry on 1/20/2022 9:39:51 AM

Issue is attached to Plans on sheet A1.00

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

C-409.D.2.c Primary Entries. Primary entries to ground floor units and shared lobby space shall be located along the front facade and be visible from streets and sidewalks.

Individual entrances appear to be provided to each ground floor dwelling unit are provided along Blanche B. Littlejohn Trail and Cedar Street.

Vehicular access provided from North Garden Avenue precludes unit entrances.

Additional details are needed to show how the units along the east and south are accessed.

Flexibility in locating building entries on secondary street frontages, if needed, may be approved as long as facades on primary and secondary street frontages are designed to meet applicable standards and the primary building entry is located on the primary street frontage or corner and may be requested pursuant to CDC Appendix C Section C-803.D.2.

PLANNING - C-409.D.3 Stoops/porches.

Set to DRAFT on 1/20/2022 9:40:10 AM

Issue created by Mark Parry on 1/20/2022 9:40:10 AM

Issue is attached to Plans on sheet A1.00

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

Entries are shown on the elevations and site plan connecting to individual ground floor units however additional details are needed to show how the units along the east and south are accessed.

Clarify if front porches and/or stoops are proposed.



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TELEPHONE (727) 562-4567

PLANNING - C-409.D.4. Awnings.

Set to DRAFT on 1/20/2022 9:40:23 AM

Issue created by Mark Parry on 1/20/2022 9:40:23 AM

Issue is attached to Plans on sheet A1.00

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

C-409.D.4. Awnings. Canopies or other forms of weather protection shall be provided at front building entries to shared ground floor lobby space and shall meet the standards in Appendix C, Division 6.

Additional details are needed to show compliance with this provision.

PLANNING - C-409.E.6. Parking

Set to DRAFT on 1/20/2022 9:40:37 AM

Issue created by Mark Parry on 1/20/2022 9:40:37 AM

Issue is attached to Plans on sheet 3

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

C-409.E.6. Parking. Parking and vehicular circulation areas incorporated on the ground floor of a building or parking garage shall be located behind fully enclosed, occupied building space along street frontages with a depth of 20 feet minimum.

Dimensions are needed to show compliance with this provision. Clarify if the garage component is gated.

Flexibility to allow surface or ground floor parking and other vehicular use areas, including vehicular loading/unloading areas and passenger drop off areas, if needed, may be approved along secondary street frontages and may be requested pursuant to CDC Appendix C Section C-803.E.2.

If approved, such areas shall be set back from primary street frontages 20 feet minimum and include architectural and landscape screening and other treatments that contribute to the creation of safe and comfortable pedestrian environments along pedestrian walkways and public sidewalks.

PLANNING - C-503.B. Improvements to streetscapes

Set to DRAFT on 1/20/2022 9:40:46 AM

Issue created by Mark Parry on 1/20/2022 9:40:46 AM

Issue is attached to Plans on sheet 3

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

C-503.B. Improvements to streetscapes within rights-of-way along lot frontages, including reconstruction shall be required pursuant Section 3-1701.

Additional details required.

PLANNING - C-503.C.1. Pedestrian walkways

Set to DRAFT on 1/20/2022 9:41:01 AM

Issue created by Mark Parry on 1/20/2022 9:41:01 AM

Issue is attached to Plans on sheet 3

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

C-503.C.1. Pedestrian walkways provided to parking lots and parking structures behind or to the side of buildings, connect destinations on adjacent properties, connect front building entries to adjacent sidewalks, and allow pedestrian circulation through parking lots to create a continuous pedestrian network.

Additional details required. Clarify how the ground floor units are accessed. Provide dimensions, clarify if access is gated and if so, clarify gating/fencing materials and other detailing. It appears that a public sidewalk will continue north along BBLJ on the subject site. Clarify if an easement is proposed or how that will work as far as ownership and maintenance.



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TELEPHONE (727) 562-4567

PLANNING - C-503.C.2. Pedestrian walkways

Set to DRAFT on 1/20/2022 9:41:17 AM

Issue created by Mark Parry on 1/20/2022 9:41:17 AM

Issue is attached to Plans on sheet 3

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

C-503.C.2. Pedestrian walkways shall be 6-foot wide minimum and free of obstructions.
Additional details required – dimensions needed.

PLANNING - C-503.C.3. Pedestrian walkways

Set to DRAFT on 1/20/2022 10:02:26 AM

Issue created by Mark Parry on 1/20/2022 10:02:26 AM

Issue is attached to Plans on sheet 3

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

C-503.C.3. Pedestrian walkways that cross a parking area or other vehicular use areas shall be clearly marked.
Additional details required. Sidewalks cross two proposed driveways.

PLANNING - C-503.C.4. Specialty paving

Set to DRAFT on 1/20/2022 10:02:34 AM

Issue created by Mark Parry on 1/20/2022 10:02:34 AM

Issue is attached to Plans on sheet 3

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

C-503.C.4. Specialty paving, such as pavers, decorative concrete, or other materials used for public sidewalks or other pedestrian walkways.
Additional details required.

PLANNING - C-503.C.5.c. Pedestrian scale lighting

Set to DRAFT on 1/20/2022 10:02:43 AM

Issue created by Mark Parry on 1/20/2022 10:02:43 AM

Issue is attached to Plans on sheet 3

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

C-503.C.5.c. Pedestrian scale lighting shall be provided along pedestrian facilities.
Additional details required.

PLANNING - C-503.E. Trail Connection.

Set to DRAFT on 1/20/2022 10:02:55 AM

Issue created by Mark Parry on 1/20/2022 10:02:55 AM

Issue is attached to Plans on sheet 3

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

C-503.E. Trail Connection. Additional details for the public amenity area required.

PLANNING - C-504.A.1. Surface parking and service areas

Set to DRAFT on 1/20/2022 10:03:10 AM

Issue created by Mark Parry on 1/20/2022 10:03:10 AM

Issue is attached to Plans on sheet 3

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

C-504.A.1. Surface parking and service areas shall be designed to meet parking design, landscape, and screening requirements in Article 3, Divisions 12 and 14.
Clarify how solid waste will be accommodated. An area under Building C is noted. Clarify how pick up will be accommodated. Clarify that this area will service the entire project.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - C-504.B. All structured parking

Set to DRAFT on 1/20/2022 10:03:43 AM

Issue created by Mark Parry on 1/20/2022 10:03:43 AM

Issue is attached to Plans on sheet 3

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

C-504.B. All structured parking, whether freestanding, attached to a building, or integrated into a building envelope, shall be designed to comply with requirements set forth in Article 3, Division 14, and design standards in Divisions 4 and 6.

Additional details/dimensions required to show compliance with this provision.

PLANNING - C-504.C. Service areas

Set to DRAFT on 1/20/2022 10:03:54 AM

Issue created by Mark Parry on 1/20/2022 10:03:54 AM

Issue is attached to Plans on sheet 3

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

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.

Clarify/confirm that all services areas are located within the building.

PLANNING - C-506.B. Landscape & Fencing/Walls

Set to DRAFT on 1/20/2022 10:04:04 AM

Issue created by Mark Parry on 1/20/2022 10:04:04 AM

Issue is attached to Plans on sheet 3

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

C-506.B. Landscape & Fencing/Walls Clarify, if proposed, the location, height and materials of all fencing.

Note: Fencing/Walls are prohibited within front setbacks

PLANNING - C-507. Stormwater. Stormwater retention

Set to DRAFT on 1/20/2022 10:04:17 AM

Issue created by Mark Parry on 1/20/2022 10:04:17 AM

Issue is attached to Plans on sheet 3

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

C-507. Stormwater. Stormwater retention and detention areas are not permitted in front setbacks unless located underground in exfiltration trenches or open-bottomed underground storage and retention systems, or as part of a Low Impact Development stormwater management system incorporating features such as rain gardens and vegetative swales, or pervious pavers or pavement for pedestrian use.

A stormwater pond is shown extending into the 15-foot setback along Garden and Palm Bluff. Please revise to have the pond out of the front setback.

PLANNING - C-602.5. Blank sections

Set to DRAFT on 1/20/2022 10:05:28 AM

Issue created by Mark Parry on 1/20/2022 10:05:28 AM

Issue is attached to Plans on sheet A2.00

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

C-602.5. Blank sections of ground floor building facades fronting streets, public spaces, and surface parking areas shall not exceed 20 feet in length. Elements such as windows, doors, balconies, columns, pilasters, changes in material, or other architectural details that provide visual interest shall be distributed across the facade in a manner consistent with the overall design of the building.

Blank walls in excess of 20 feet appear to be provided along the west (Garden Avenue). Note that Sheet A2.03 does not include dimensions.



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 - C-602.B.1. Buildings shall be designed with clearly articulated bases

Set to DRAFT on 1/20/2022 10:04:40 AM

Issue created by Mark Parry on 1/20/2022 10:04:40 AM

Issue is attached to Plans on sheet A2.00

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

C-602.B.1. Buildings shall be designed with clearly articulated bases to define the extent of the public realm, provide spatial enclosure, and mediate differences in scale between adjacent buildings. Building bases shall constitute the facades of the first one or two stories of the building.

Distinctions between building bases and upper story facades shall be established through the use of changes in material and color, the use of minor step backs for upper story facades, and architectural molding, cornice lines, or other modest projections.

The base appears to include the exact same architectural treatment as the upper floors. There doesn't seem to be any articulation provided.

PLANNING - C-602.B.2 Facade bay widths

Set to DRAFT on 1/20/2022 10:04:49 AM

Issue created by Mark Parry on 1/20/2022 10:04:49 AM

Issue is attached to Plans on sheet A2.00

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

C-602.B.2 Facade bay widths shall range between 20 to 35 feet establishing a rhythm of vertical modules unified by a complementary rhythm of windows and window groupings.

Provided dimensions indicate bay widths of less than 20 feet. Not all the elevations include dimensions.

Flexibility in meeting the facade design and articulation standards, if needed may be approved where the alternative design treatment provides a varied and interesting design and the alternative treatment is integral to the building's design and results in facades of equal or better quality than the standards would produce regarding facade bay widths, and may be requested pursuant to CDC Appendix C Section C-803.H.

PLANNING - C-602.B.2. cont'd Facade bays

Set to DRAFT on 1/20/2022 10:04:58 AM

Issue created by Mark Parry on 1/20/2022 10:04:58 AM

Issue is attached to Plans on sheet A2.00

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

C-602.B.2. cont'd Facade bays shall be distinguished by varying fenestration patterns, recessing wall planes, varying building materials, or establishing a rhythm of architectural elements such as pilasters or window bays.

This appears to be met although more detailed elevations are needed to show full compliance with this provision.



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PLANNING - C-602.B.3. To avoid flat, continuous facades

Set to DRAFT on 1/20/2022 10:05:07 AM

Issue created by Mark Parry on 1/20/2022 10:05:07 AM

Issue is attached to Plans on sheet A2.00

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

C-602.B.3. To avoid flat, continuous facades above the ground floor on all building sides, the maximum length of an upper floor facade section shall be between 80 and 120 feet and the articulation between upper floor facade sections shall be accomplished by recessing the facade 2 feet minimum for a distance of at least 10 feet.

Dimensions are needed to show full compliance with this provision.

PLANNING - C-602.B.4. Vertical or horizontal changes in the plane

Set to DRAFT on 1/20/2022 10:05:15 AM

Issue created by Mark Parry on 1/20/2022 10:05:15 AM

Issue is attached to Plans on sheet A2.00

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

C-602.B.4. Vertical or horizontal changes in the plane of a building facade for step backs, facade articulation, or other purposes shall be differentiated by architectural features including but not limited to coping, balustrades, cornice lines, change in materials, or changes in color.

Additional details are needed to show full compliance with this provision.

PLANNING - C-602.C. All building facades within view of a public street

Set to DRAFT on 1/20/2022 10:05:38 AM

Issue created by Mark Parry on 1/20/2022 10:05:38 AM

Issue is attached to Plans on sheet A2.00

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

C-602.C. All building facades within view of a public street, pedestrian walkway, waterfront, or other public space, including side and rear facades, shall be constructed of high-quality materials such as brick, stone, architectural block, concrete with an architectural finish, and traditional cementitious stucco. Side and rear facades shall use materials and design features similar to or complementary to those of the front facade. The use of metal facades shall not be permitted.

Additional details are needed to show full compliance with this provision. Additional details regarding what building materials are proposed is needed.

PLANNING - C-602.D. The use of reflective,

Set to DRAFT on 1/20/2022 10:05:51 AM

Issue created by Mark Parry on 1/20/2022 10:05:51 AM

Issue is attached to Plans on sheet A2.00

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

C-602.D. The use of reflective, translucent, fritted, and other forms of non-transparent glass in wall and window systems on ground floor facades is prohibited.

Please clarify that this provision is met with the proposal. A note can be added to site plan or elevations.

PLANNING - C-602.E.2. cont'd Additional corner emphasis

Set to DRAFT on 1/20/2022 10:08:02 AM

Issue created by Mark Parry on 1/20/2022 10:08:02 AM

Issue is attached to Plans on sheet A2.00

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

C-602.E.2. cont'd Additional corner emphasis with chamfered or rounded facades, corner entries accentuated through changes in design treatments, materials, canopy projections, roof or parapet forms, or through other architectural methods is required.

It does not appear that the proposal meets this provision.

PLANNING - C-602.E.2. Facade materials,

Set to DRAFT on 1/20/2022 10:07:54 AM



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TELEPHONE (727) 562-4567

Issue created by Mark Parry on 1/20/2022 10:07:54 AM

Issue is attached to Plans on sheet A2.00

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

C-602.E.2. Facade materials, window and wall treatments, and design elements such as signs and awnings shall be included on both sides of the building facade.

Additional details are needed to show full compliance with this provision.

PLANNING - C-602.F.1. Parking structures

Set to DRAFT on 1/20/2022 10:09:07 AM

Issue created by Mark Parry on 1/20/2022 10:09:07 AM

Issue is attached to Plans on sheet A2.00

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

C-602.F.1. Parking structures shall be designed with architecturally-finished facades that complement the details, materials, colors, and design treatments of buildings in the project to contribute positively to the overall character of a project.

Additional details are needed to show full compliance with this provision. Clarify if the garage is fully enclosed along the west and north.

PLANNING - C-602.G.1. Security bars

Set to DRAFT on 1/20/2022 10:09:20 AM

Issue created by Mark Parry on 1/20/2022 10:09:20 AM

Issue is attached to Plans on sheet A2.00

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

C-602.G.1. Security bars are prohibited on windows or doors visible from public streets, public sidewalks, or public spaces.

Please clarify that this provision is met with the proposal. A note can be added to site plan or elevations.

PLANNING - C-602.G.2. Hurricane shutters

Set to DRAFT on 1/20/2022 10:09:33 AM

Issue created by Mark Parry on 1/20/2022 10:09:33 AM

Issue is attached to Plans on sheet A2.00

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

C-602.G.2. Hurricane shutters, if provided, shall be fitted as an integral part of the storefront design, not visible when not in use, and only be used during the time frame in which a formally issued hurricane warning is in effect.

Please clarify that this provision is met with the proposal. A note can be added to site plan or elevations.

PLANNING - C-602.H. Light Emitting Diode

Set to DRAFT on 1/20/2022 10:09:46 AM

Issue created by Mark Parry on 1/20/2022 10:09:46 AM

Issue is attached to Plans on sheet A2.00

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

C-602.H. Light Emitting Diode (LED) rope/ribbon lighting, neon lighting, or other types of lighting used to outline windows, or other architectural features shall be prohibited.

Please clarify that this provision is met with the proposal. A note can be added to site plan or elevations.



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PLANNING - C-603.1.a. (Ground floor awnings, canopies, etc.)

Set to DRAFT on 1/20/2022 10:09:56 AM

Issue created by Mark Parry on 1/20/2022 10:09:56 AM

Issue is attached to Plans on sheet A2.00

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

C-603.1.a. (Ground floor awnings, canopies, etc.) Shall project 5 feet minimum, 10 feet maximum from the front facade with the exception that in no case shall such projection be closer than five feet from the curbline.

Clarify if awnings or canopies are proposed. If, please provide dimensions to show full compliance with this provision.

PLANNING - C-603.1.b. (Ground floor awnings, canopies, etc.)

Set to DRAFT on 1/20/2022 10:10:06 AM

Issue created by Mark Parry on 1/20/2022 10:10:06 AM

Issue is attached to Plans on sheet A2.00

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C-603.1.b. (Ground floor awnings, canopies, etc.) Located 8 feet minimum above adjacent sidewalks and walkways.

Clarify if awnings or canopies are proposed. If, please provide dimensions to show full compliance with this provision.

PLANNING - C-603.1.c. (Ground floor awnings, canopies, etc.)

Set to DRAFT on 1/20/2022 10:10:14 AM

Issue created by Mark Parry on 1/20/2022 10:10:14 AM

Issue is attached to Plans on sheet A2.00

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C-603.1.c. (Ground floor awnings, canopies, etc.) Devices and structures with supports may be located up to the property line.

Clarify if awnings or canopies are proposed. If, please provide dimensions to show full compliance with this provision.

PLANNING - C-603.2. Awnings, canopies

Set to DRAFT on 1/20/2022 10:10:23 AM

Issue created by Mark Parry on 1/20/2022 10:10:23 AM

Issue is attached to Plans on sheet A2.00

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

C-603.2. Awnings, canopies, or other forms of shading devices or structures are permitted on upper stories and shall not extend further than 36 inches from the facade.

Clarify if awnings or canopies are proposed. If, please provide dimensions to show full compliance with this provision.

PLANNING - C-603.3. Awnings, canopies

Set to DRAFT on 1/20/2022 10:10:31 AM

Issue created by Mark Parry on 1/20/2022 10:10:31 AM

Issue is attached to Plans on sheet A2.00

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

C-603.3. Awnings, canopies, or other forms of shading devices or structures shall not be backlit or constructed of high-gloss material or fabric which appears to be plastic, or be clad with barrel tiles, asphalt shingles, or other standard roofing materials.

Clarify if awnings or canopies are proposed. If, please provide dimensions to show full compliance with this provision.



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PLANNING - C-603.4. Balconies

Set to DRAFT on 1/20/2022 10:10:39 AM

Issue created by Mark Parry on 1/20/2022 10:10:39 AM

Issue is attached to Plans on sheet A2.00

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

C-603.4. Balconies or other projections may encroach into front setbacks. Awnings or canopies provided for balconies shall not extend forward of the balcony.

Clarify if balconies, awnings or canopies are proposed. If, please provide dimensions to show full compliance with this provision.

PLANNING - C-605.B. Primary building entries

Set to DRAFT on 1/20/2022 10:10:51 AM

Issue created by Mark Parry on 1/20/2022 10:10:51 AM

Issue is attached to Plans on sheet A2.00

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

C-605.B. Primary building entries, including main entries to individual tenant spaces and to lobbies used to access upper story building space, shall be distinguished by facade design, materials, articulation, or other architectural treatments that provide interest to the building facade and draw attention to the entrance.

Additional details are needed to show full compliance with this provision.

PLANNING - C-606.A. Outdoor mechanical

Set to DRAFT on 1/20/2022 10:11:15 AM

Issue created by Mark Parry on 1/20/2022 10:11:15 AM

Issue is attached to Plans on sheet A2.00

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

C-606.A. Outdoor mechanical, electrical, and communication equipment, shall be placed on roofs or to the rear or side of buildings and shall not be placed in front setbacks.

Clarify where mechanical equipment will be located and how it will be screened. A rooftop plan may be needed.

PLANNING - C-606.B. Equipment shall be screened

Set to DRAFT on 1/20/2022 10:11:37 AM

Issue created by Mark Parry on 1/20/2022 10:11:37 AM

Issue is attached to Plans on sheet A2.00

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

C-606.B. Equipment shall be screened from public view by landscape screens or architecturally-finished walls and enclosures designed consistent with the exterior facade of the building. Rooftop mechanical and elevator penthouses shall be designed to complement the design of street-facing building facades and shall be clad on all sides in material used on street-facing facades.

Clarify where mechanical equipment will be located and how it will be screened. A rooftop plan may be needed.



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TELEPHONE (727) 562-4567

PLANNING - DISCLAIMER

Set to DRAFT on 1/20/2022 10:12:13 AM

Issue created by Mark Parry on 1/20/2022 10:12:13 AM

Issue is attached to Plans on sheet A1.00

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

Review and all comments are based on data and site plans provided by the applicant.

All Planning comments need to be addressed prior to proceeding to CDB.

The application is insufficient and may not proceed to CDB.

A second DRC meeting is required.

The next submittal deadline is March 1, 2022, noon.

PLANNING - Division 7. Signs

Set to DRAFT on 1/20/2022 10:11:56 AM

Issue created by Mark Parry on 1/20/2022 10:11:56 AM

Issue is attached to Plans on sheet A1.00

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

Division 7. Signs. Please be aware that signage, in the D district is addressed via Division 7 of Appendix C. Signage in the C district is addressed by Division 18.

PLANNING - Mechanical Equipment

Set to DRAFT on 1/20/2022 9:37:49 AM

Issue created by Mark Parry on 1/20/2022 9:37:49 AM

Issue is attached to Plans on sheet 3

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

Clarify where mechanical equipment will be located and how it will be screened. A rooftop plan may be needed.

PLANNING - Overhang Setbacks

Set to DRAFT on 1/20/2022 9:37:37 AM

Issue created by Mark Parry on 1/20/2022 9:37:37 AM

Issue is attached to Plans on sheet 3

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

It doesn't look like all of the proposed overhangs shown on the architectural site plans are reflected on the engineering site plans. Please clarify/revise as needed and provide setback dimensions.

PLANNING - Request.

Set to DRAFT on 1/20/2022 10:12:02 AM

Issue created by Mark Parry on 1/20/2022 10:12:02 AM

Issue is attached to Plans on sheet A1.00

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

Process. Both the Downtown and Commercial portion require a level two Flexible Development application. The Downtown to request units from the public amenities' incentive pool and the Commercial for setback and height as a Comp. Infill.

Primary Frontage. The project is multi-frontage which can be challenging. For the purposes of the Downtown portion the Primary frontage is Blanch B. Little John. This is important to note when determining what flexibility may be requested and supportable.

Flexibility. There is flexibility that may need to be included in the FLD requests. (This does not mean the project meets the criteria or that it is supported, simply identifying applicable sections. Burden of request and proof of meeting the code requirements is on the applicant). Please review the flexibility division, specifically these items:

C-409.B.1.a Front Setbacks

If flexibility for maximum building setback for setbacks greater than the maximum at the southwest corner of N. Garden and Cedar are needed that may be requested pursuant to CDC



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Appendix C Section C-803.B.1 and 2.

C-409.D.2.b. FFE

Flexibility for FFE, if needed, may be requested pursuant to CDC Appendix C Section C-803.D.3

C-409.D.2.c Primary Entries

Flexibility regarding entries (specifically along Garden), may be requested pursuant to CDC Appendix C Section C-803.D.2.

C-409.E.6. Parking

If flexibility is needed for parking along a frontage not being provided behind a fully enclosed building with a depth of 20 feet along secondary frontages (N. Garden) it may be requested pursuant to CDC Appendix C Section C-803.E.2

C-602.B.2

If flexibility is needed regarding façade bay widths less than 20 feet in width, it may be requested pursuant to CDC Appendix C Section C-803.H.

There are internal discussions ongoing regarding exactly what is required for improvements to the Blanch B Little John roadway.

Regarding the C district it appears that the request is for height (55 feet), front (east) setback (12 feet) and reduced landscape buffer (east).

I can't find a specific, definitive request in the submittal. It is, ultimately, the applicant responsibility to provide the request. With that said, I think the request is as follows:

The Community Development Board (CDB) is reviewing a proposed mixed-use project with 60 attached dwelling units (to include three units allocated from the Public Amenities Incentive Pool) in the Downtown (D) District and the Old Bay Character District for the properties located at 1001, 1003 and 1005 North Garden Avenue; 606 Cedar Street; and 1006 Blanche B. Littlejohn Trail and 24 attached dwelling units and 5,000 square feet non-residential development in the Commercial (C) District for the properties located at 1008, 1010, 1012, 1020, 1026, 1032, Blanche B. Littlejohn Trail; 1010 Railroad Avenue and 605, 607, 611, 615, 623 and 631 Palm Bluff Street. The proposal includes a building height of 45 feet in the D District, 55 feet in the C District, a minimum of 106 off-street parking spaces with the following requests:

D District: requests three dwelling units to be allocated from the Public Amenities Incentive Pool, allowable flexibility from setback requirements, building entry location and treatment, Finished Floor Elevations, location of parking, and architectural detailing. (Clearwater Downtown Redevelopment Plan, Sections C-301.A.2, C-803.B.1, C-803.D.2, C-803.D.3, C-803.E.2 and C-803.H).

C District: requests allowable flexibility from setback requirements, height and landscaping. (Community Development Code Section 2-704.F and 3-1202.G).

PUBLIC UTILITIES - Prior to Building Permit

Set to DRAFT on 1/19/2022 7:00:27 PM

Issue created by David Ojeda on 1/19/2022 7:00:27 PM
david.ojeda@myclearwater.com - 727-562-4743

Call out sizes, connections points and any utility apparatuses (water mains, Fire hydrants sewer main and laterals etc.) on project's area.

PUBLIC UTILITIES - Prior to CDB

Set to DRAFT on 1/25/2022 3:48:41 PM

Issue created by David Ojeda on 1/25/2022 3:48:41 PM
david.ojeda@myclearwater.com - 727-562-4743

1. Please provide survey/locates data to verify 24" sanitary force main adjacent to the east property line is located on the property.



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TELEPHONE (727) 562-4567

STORMWATER - Prior to Building Permit

Set to DRAFT on 1/19/2022 6:59:14 PM

Issue created by David Ojeda on 1/19/2022 6:59:14 PM
david.ojeda@myclearwater.com - 727-562-4743

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

STORMWATER - Prior to CDB

Set to DRAFT on 1/19/2022 6:58:57 PM

Issue created by David Ojeda on 1/19/2022 6:58:57 PM
david.ojeda@myclearwater.com - 727-562-4743

1. Per City's Drainage Criteria Manual, walls are not allowed adjacent to R-O-W, property lines or on more than 50% of the perimeter of ponds, submittal referenced Pinellas County's drainage criteria.

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

1:30 PM

Case number: [FLD2021-12022 -- 193 BRIGHTWATER DR](#)

Owner(s): Langiewicz, Janusz Rev Trust
31 Stone Ridge Dr
South Barrington, IL 60010-9593
PHONE: No phone, Fax: No fax, Email: No email

Applicant: D&m
193 Brightwater
Clearwater, FL 33755
PHONE: (727) 259-6791, Fax: No fax, Email: Katie.Cole@hwhlaw.Com

Representative: D&m
193 Brightwater
Clearwater, FL 33755
PHONE: (727) 259-6791, Fax: No fax, Email: Katie.Cole@hwhlaw.Com

Location: 0.513 acres located on the south side of Brightwater Drive, approximately 1500 feet east of Hamden Drive.

Atlas Page: 276A

Zoning District: T - Tourist

Request: The Community Development Board is reviewing a proposed 11-unit resort attached dwelling use in the Tourist (T) District in Beach by Design for the properties located at 193 Brightwater Drive. The project is 52 feet in height, includes a minimum of 17 parking spaces and requests allowable flexibility from setbacks and landscaping requirements (Community Development Code Sections 2-803.L; 3-1202.B and Beach by Design) as well as reviewing a 1,340 square foot associated dock with 8 slips and requests allowable flexibility for square footage of a commercial dock/pier greater than 500 square feet in deck area (Sections 3-601.C.3).

Proposed Use: Resort Attached Dwellings

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

Presenter: Kevin Nurnberger, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Planning Review	Comments	01/12/2022	Nurnberger
Parks and Rec Review	Comments	01/14/2022	Kader
Traffic Eng Review	No Comments	01/18/2022	Larremore
Engineering Review	Comments	01/18/2022	Ojeda
Environmental Review	Comments	01/19/2022	Kessler
Stormwater Review	Comments	01/19/2022	Ojeda
Public Utilities Review	Comments	01/19/2022	Ojeda
Land Resource Review	No Comments	01/24/2022	Thomen
Fire Review	Comments	01/24/2022	Hatten
Determination of Completeness	Complete	02/03/2022	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Notes

Set to DRAFT on 1/18/2022 2:32:56 PM

Issue created by David Ojeda on 1/18/2022 2:32:56 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 (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Per Sec. 47.181 bring all substandard sidewalks and ramps adjacent to or as part of the project up to Standards, including A.D.A.
4. Work on City's right-of-way shall require a permit.
5. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.
6. Per Section 3-1909 no permanent structures shall fall within any utility easements.



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TELEPHONE (727) 562-4567

ENGINEERING - Prior to Development Order

Set to DRAFT on 1/18/2022 2:33:23 PM

Issue created by David Ojeda on 1/18/2022 2:33:23 PM
david.ojeda@myclearwater.com - 727-562-4743

1. Please clarify the intent for the existing 5' easement on the eastern end of the project, ORB 14168/2381 doesn't vacate said easement.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 1/19/2022 1:35:07 PM

Issue created by Sarah Kessler on 1/19/2022 1:35:07 PM
sarah.kessler@myclearwater.com - 727-562-4897

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

FIRE - Prior to CDB

Set to DRAFT on 1/21/2022 3:20:36 PM

Issue created by Keith Hatten on 1/21/2022 3:20:36 PM
Issue is attached to Plans on sheet A401
keith.hatten@myclearwater.com - 727-224-7368

The design of the building does not meet the definition of Townhouse per Florida Statute 481.203 (16) -

(16) "Townhouse" means a single-family dwelling unit not exceeding three stories in height which is

constructed in a series or group of attached units with property lines separating such units. Each townhouse shall be considered a separate building and shall be separated from adjoining townhouses by the use of separate exterior walls meeting the requirements for zero clearance from property lines as required by the type of construction and fire protection requirements; or shall be separated by a party wall; or may be separated by a single wall meeting the following requirements:

(a) Such wall shall provide not less than 2 hours of fire resistance. Plumbing, piping, ducts, or electrical or other building services shall not be installed within or through the 2-hour wall unless such materials and methods of penetration have been tested in accordance with the Standard Building Code.

(b) Such wall shall extend from the foundation to the underside of the roof sheathing, and the underside of the roof shall have at least 1 hour of fire resistance for a width not less than 4 feet on each side of the wall.

(c) Each dwelling unit sharing such wall shall be designed and constructed to maintain its structural integrity independent of the unit on the opposite side of the wall.

This structure shall meet the designs and construction of "New Apartment Occupancy" per NFPA 101 2018 Edition Chapter 30 and the rest of the 7th Edition of The Florida Fire Prevention Code.

FIRE - Prior to CDB

Set to DRAFT on 1/21/2022 3:22:40 PM

Issue created by Keith Hatten on 1/21/2022 3:22:40 PM
Issue is attached to Plans on sheet A401
keith.hatten@myclearwater.com - 727-224-7368

This building will require a fire sprinkler system. NFPA 101 Chp.30 New Apartment Occupancy.

FIRE - Prior to CDB

Set to DRAFT on 1/21/2022 3:31:54 PM

Issue created by Keith Hatten on 1/21/2022 3:31:54 PM
Issue is attached to Plans on sheet A101
keith.hatten@myclearwater.com - 727-224-7368

Current design does not meet the requirements of NFPA 101 Chp 30 New Apartments for Means of Egress, Stairs, Travel distance.



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

PARKS AND REC - Recreation Open Space Impact Fees

Set to DRAFT on 1/14/2022 2:04:12 PM

Issue created by Art Kader on 1/14/2022 2:04:12 PM
art.kader@myclearwater.com - 727-562-4824

Please show on site data table the number of previous units and type that were demolished rather than just vacant. This will help determine the Open Space Recreation Impact Fee for the project. Contact Art Kader at 727-562-4824 or art.kader@myclearwater.com for more information regarding fees.

PLANNING - General Note

Set to DRAFT on 1/20/2022 10:40:41 AM

Issue created by Kevin Nurnberger on 1/20/2022 10:40:41 AM
Issue is attached to Plans on sheet A104
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Far be it from me to say but do you really want master bedrooms in the condos adjacent to a bar and living room areas in the townhomes for resort attached dwellings or short term rentals?

PLANNING - Insufficient for CDB

Set to DRAFT on 1/28/2022 10:43:05 AM

Issue created by Kevin Nurnberger on 1/28/2022 10:43:05 AM
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Due to Fire Department comments and the need to resolve them the case will not move forward to CDB but it will need to return to DRC.
The case is insufficient. (or a required companion case is insufficient and all companion cases move together)

A second DRC meeting is required.

The next submittal deadline is March 1, 2022, noon.

Additional comments may be generated based on any resubmittals.

PLANNING - Prior to CDB: Actual Landscape Information

Set to DRAFT on 1/12/2022 8:41:51 AM

Issue created by Kevin Nurnberger on 1/12/2022 8:41:51 AM
Issue is attached to Plans on sheet L1.1
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Review Community Development Code section 3-1202.B for providing information regarding landscape materials and a landscape plan in regards to type, height, number of tree species etc.

PLANNING - Prior to CDB: Driveway/Traffic

Set to DRAFT on 1/20/2022 7:56:37 AM

Issue created by Kevin Nurnberger on 1/20/2022 7:56:37 AM
Issue is attached to Plans on sheet A091
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Provide a detailed response on how the exit end of the driveway will not negatively impact the driveway/back out parking spaces and any traffic on the cul-de-sac for the adjacent property directly to the east.

PLANNING - Prior to CDB: Elevations

Set to DRAFT on 1/20/2022 10:36:04 AM

Issue created by Kevin Nurnberger on 1/20/2022 10:36:04 AM
Issue is attached to Plans on sheet A402
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

These elevations may also be incorrectly labeled. The narrative asks for allowance of 40 percent windows/decorations on the east and west facades. However, such elevations are visible from particular points therefore The submitted application includes a statement that compliance with the Design Guidelines of Beach by Design have been made due to privacy issues on these facades at 40percent, however, the plans fail to show the compliance with the 60% required architectural detail of the total façade area.

Set to DRAFT on 1/19/2022 9:19:35 AM



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

PLANNING - Prior to CDB: Elevations

Issue created by Kevin Nurnberger on 1/19/2022 9:19:35 AM

Issue is attached to Plans on sheet A401

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

Elevations are labeled incorrectly. See Sheet A403

PLANNING - Prior to CDB: Front Setback

Set to DRAFT on 1/20/2022 7:57:36 AM

Issue created by Kevin Nurnberger on 1/20/2022 7:57:36 AM

Issue is attached to Plans on sheet A091

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

Provide a front setback dimension from the front property line to the nearest edge of driveway.

PLANNING - prior to CDB: Height

Set to DRAFT on 1/12/2022 8:49:02 AM

Issue created by Kevin Nurnberger on 1/12/2022 8:49:02 AM

Issue is attached to Plans on sheet A401

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

Please provide dimensions on the elevations showing height as measured from the point at which minimum floor elevations have been established by law to the mid-point of the peak of the roof.

PLANNING - Prior to CDB: Height

Set to DRAFT on 1/20/2022 9:53:48 AM

Issue created by Kevin Nurnberger on 1/20/2022 9:53:48 AM

Issue is attached to Plans on sheet A402

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

Why is there a height difference from 52 feet to 42 feet between the two elevation sheets yet showing the same dimension? Or if the 42 foot dimension is shown why is there no overall height dimension shown or provided on the dimension line?

PLANNING - Prior to CDB: ISR

Set to DRAFT on 1/12/2022 8:34:46 AM

Issue created by Kevin Nurnberger on 1/12/2022 8:34:46 AM

Issue is attached to Plans on sheet C3.1

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. The Plans sheet do not match the proposed ISR sheet submitted. The rear walkways are not shown on civil plans where such walkways are shown with ISR sheet. red by the Florida Building Code. All sheets must match.

PLANNING - Prior to CDB: Pine Trees

Set to DRAFT on 1/20/2022 8:10:28 AM

Issue created by Kevin Nurnberger on 1/20/2022 8:10:28 AM

Issue is attached to Plans on sheet L1.1

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

The pine trees in the east landscape buffer adjacent to the walkway are shade trees. Shade trees are required to be planted a minimum of five feet from any impervious area. Revise.



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 - Prior to CDB: Plans must match

Set to DRAFT on 1/20/2022 8:05:39 AM

Issue created by Kevin Nurnberger on 1/20/2022 8:05:39 AM

Issue is attached to Plans on sheet L1.1

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

It does not appear this landscape plan matches the site plan Sheet A091 especially in regards to rear yard structures. ALL plans must match. The request will not move forward to CDB the plans do not match.

PLANNING - Prior to CDB: Sight Visibility Triangles

Set to DRAFT on 1/20/2022 10:44:53 AM

Issue created by Kevin Nurnberger on 1/20/2022 10:44:53 AM

Issue is attached to Plans on sheet A091

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

CDC Section 3-904a - Show the sight visibility triangles at the driveway entrance and exit. To minimize traffic hazards at street or driveway intersections, no structure or landscaping may be installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle

PLANNING - Prior to CDB: sight visibility triangles

Set to DRAFT on 1/20/2022 10:47:28 AM

Issue created by Kevin Nurnberger on 1/20/2022 10:47:28 AM

Issue is attached to Plans on sheet L1.1

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

CDC Section 3-904a - To minimize traffic hazards at street or driveway intersections, no structure or landscaping may be installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle

PLANNING - Prior to CDB: Solid Waste

Set to DRAFT on 1/20/2022 8:12:12 AM

Issue created by Kevin Nurnberger on 1/20/2022 8:12:12 AM

Issue is attached to Plans on sheet A091

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

How will solid waste be collected? Is there a trash room? Proposed staging area?

PLANNING - Prior to CDB: Utilities

Set to DRAFT on 1/12/2022 9:01:39 AM

Issue created by Kevin Nurnberger on 1/12/2022 9:01:39 AM

Issue is attached to Plans on sheet C3.1

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

Acknowledge - Section 3-912. - Underground utilities.

For development that does not involve a subdivision, all utilities including individual distribution lines shall be installed underground unless such undergrounding is not practicable.

PLANNING - Prior to CDB: Walkway width

Set to DRAFT on 1/20/2022 8:07:05 AM

Issue created by Kevin Nurnberger on 1/20/2022 8:07:05 AM

Issue is attached to Plans on sheet L1.1

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

What is the proposed width of the walk way in the ease side yard setback? It appears to be greater than 42 inches wide.



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 - Prior to CDB: Walkways

Set to DRAFT on 1/20/2022 8:00:58 AM

Issue created by Kevin Nurnberger on 1/20/2022 8:00:58 AM

Issue is attached to Plans on sheet A091

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

Provide the width of the walkways in the rear yard. CDC 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.

PLANNING - Prior to CDB: Waterfront sight Visibility triangles

Set to DRAFT on 1/12/2022 8:45:18 AM

Issue created by Kevin Nurnberger on 1/12/2022 8:45:18 AM

Issue is attached to Plans on sheet L1.1

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

Again - You need to show the waterfront sight visibility triangles as show in CDC Section 3-904.B. to enhance views of the water from waterfront property, no structure or landscaping may be installed within the sight visibility triangle described in the following figure, with the exception of an at-grade swimming pool, at-grade deck, and a non-opaque fence not to exceed 48 inches in height. Also - All Sheets must match.

PLANNING - Prior to CDB: Waterfront sight visibility triangle

Set to DRAFT on 1/12/2022 8:20:02 AM

Issue created by Kevin Nurnberger on 1/12/2022 8:20:02 AM

Issue is attached to Plans on sheet C3.1

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

You need to show the waterfront sight visibility triangles as show in CDC Section 3-904.B. to enhance views of the water from waterfront property, no structure or landscaping may be installed within the sight visibility triangle described in the following figure, with the exception of an at-grade swimming pool, at-grade deck, and a non-opaque fence not to exceed 48 inches in height.

PLANNING - Prior to CO: Cross access agreement

Set to DRAFT on 1/12/2022 8:57:48 AM

Issue created by Kevin Nurnberger on 1/12/2022 8:57:48 AM

Issue is attached to Plans on sheet C2.1

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

Cross access agreement of the lots will be required prior to a CO.

PUBLIC UTILITIES - Prior to CDB

Set to DRAFT on 1/19/2022 6:47:03 PM

Issue created by David Ojeda on 1/19/2022 6:47:03 PM

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

The HDPE water main on the east side of the project cannot be offsetted, please provide survey/locate data to confirm its location within the project area.

SOLID WASTE - General notes

Set to DRAFT on 1/27/2022 9:20:52 AM

Issue created by Mark Beery on 1/27/2022 9:20:52 AM

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

Will need a larger door opening (60 in.) on the trash room for the container to be pulled in and 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

STORMWATER - Prior to Building Permit

Set to DRAFT on 1/19/2022 6:48:16 PM

Issue created by David Ojeda on 1/19/2022 6:48:16 PM
david.ojeda@myclearwater.com - 727-562-4743

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

STORMWATER - Prior to Development Order

Set to DRAFT on 1/19/2022 6:47:58 PM

Issue created by David Ojeda on 1/19/2022 6:47:58 PM
david.ojeda@myclearwater.com - 727-562-4743

Provide a 10' wide drainage easement over the existing storm pipe traversing the western driveway and, if possible, widen the existing drainage easement along the western parcel line to 10'.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Case number: [PLT2022-01002 -- 193 BRIGHTWATER DR](#)

Owner(s): Langiewicz, Janusz Tre
31 Stone Ridge Dr
South Barrington, IL 60010-9593
PHONE: No phone, Fax: No fax, Email: No email

Applicant: 193 Brightwater
Clearwater, FL 33755
PHONE: (727) 259-6791, Fax: No fax, Email: Katie.Cole@hwhlaw.Com

Representative: Katie Cole
Hill Ward Henderson
600 Cleveland Street Ste 800
Clearwater
Clearwater, FL 33755
PHONE: (727) 259-6791, Fax: No fax, Email: Katie.Cole@hwhlaw.Com

Location: The Community Development Board is reviewing a proposed three lot plat for a proposed 11-unit resort attached dwelling use in the Tourist (T) District in Beach by Design for the land area located at 193 Brightwater Drive.

Atlas Page: 276A

Zoning District: Tourist

Request: Plat The Community Development Board is reviewing a proposed three lot plat for a proposed 11-unit resort attached dwelling use in the Tourist (T) District in Beach by Design for the land area located at 193 Brightwater Drive.

Proposed Use: Resort Attached 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
Planning Review	Comments	01/12/2022	Nurnberger
Parks and Rec Review	Comments	01/14/2022	Kader
Open Space Recreation Facility fees must be paid prior to recordation of plat. Provide information on site data of project so that fees can be computed properly. Contact Art Kader at 727-562-4824 or art.kader@myclearwater.com.			
Public Utilities Review	No Comments	01/19/2022	Ojeda
Stormwater Review	Comments	01/19/2022	Ojeda
Engineering Review	Comments	01/19/2022	Ojeda
Environmental Review	No Comments	01/19/2022	Kessler
Traffic Eng Review	No Comments	01/19/2022	Ojeda
Determination of Completeness	Complete	02/03/2022	Hauck-Baker

The DRC reviewed this application with the following comments:

Engineering Review

General Notes:

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



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

Planning Review

Planning Review

1. That application for a building permit be submitted within one year of the issuance of the development order, unless time extensions are granted pursuant to CDC Section 4-407.

2. That prior to the issuance of any building permits, except for demolition, clearing and grubbing or the provision of fill, that the applicant submits a recorded copy of the Final Plat consistent with CDC Section 4-703.B;

3. That the applicant submit the Final Plat to the Engineering Department consistent with CDC Sections 4-702 and 4-703.B, prior to January 19, 2021, to allow for the approval of the Final Plat prior to issuance of any building permits, unless time extensions for the submittal of a building permit are granted pursuant to CDC Section 4-407.

4. Please note that additional comments may be generated at or subsequent to the DRC meeting based on responses to DRC comments.

5. That the contractor shall be responsible for an easement inspection by the Engineering Department prior to any flat work (slab) and prior to any vertical construction near the easement, to schedule an inspection, please call the Building Department's 24-Hour Call in Inspection Line at 727-562-4580 and the type of inspection will be a "006" (easement inspection), and that the contractor shall locate all property corners and have the easement line staked prior to the (006) Easement Inspection.

6. That any and all conditions and stipulations of all other city departments be fully satisfied and completed prior to the issuance of any building permits.

7. That prior to the issuance of any building permits a Final Plat be submitted to Engineering and approved consistent with CDC Sections 4-703.B, 4-706, 4-707 and 4-708.

8. That the applicant shall have install to the satisfaction of the city engineer all of the required improvements in accordance with CDC Section 4-708 and as noted in the Preliminary Plat.

Stormwater Review

Prior to final plat:

Designate the maintenance entity on the final plat that will maintain the proposed stormwater facilities.



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

2:15 PM

Case number: [FLD2020-05012A -- 411 EAST SHORE DR](#)

Owner(s): 411 E S
2753 State Road 580 Ste 110
Clearwater, FL 33761-3351
PHONE: (727) 444-1403, Fax: No fax, Email: No email

Applicant: 411 E S
2753 State Road 580 Ste 110
Clearwater, FL 33761-3351
PHONE: (727) 444-1403, Fax: No fax, Email: Bja@macfar.Com

Representative: Brian Aungst
Macfarlane Ferguson & McMullen
625 Court Street
Clearwater, FL 33756
PHONE: (727) 441-8966, Fax: No fax, Email: No email

Location: The 1.115-acre site is located on the east and west sides of East Shore Drive approximately 250 feet north of the Memorial Causeway.

Atlas Page: 267A

Zoning District: Tourist

Request: The Community Development Board is reviewing a proposed 91-room hotel, 38 slip commercial dock and a 8-slip marina facility in the Tourist (T) District and the Marina District of Beach by Design for the property located at 400/405/408/409/411 East Shore Drive. The project is 80 feet in height, includes a minimum of 113 parking spaces and requests allowable flexibility from setbacks, height and dock length requirements (Community Development Code Sections 2-803.G and K and Sections 3-601.C.3 and 3-603); a Transfer of Development Rights (17 hotel units) (CDC Section 4-1403) and a two-year Development Order (CDC Section 4-407).

Proposed Use: Overnight Accomodations

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	01/19/2022	Crandall
Fire Review	No Comments	01/19/2022	Hatten
Stormwater Review	Comments	01/19/2022	Ojeda
Engineering Review	Comments	01/19/2022	Ojeda
Environmental Review	No Comments	01/19/2022	Kessler
Traffic Eng Review	Comments	01/19/2022	Larremore
Public Utilities Review	No Comments	01/19/2022	Ojeda
Plan Room Project Maintenance	Convert to Paper	01/19/2022	Crandall
Planning Review	Comments	01/21/2022	Nurnberger
Land Resource Review	No Comments	01/24/2022	Thomen
Parks and Rec Review	Comments	01/26/2022	Kader
This project will be required to pay Open Space Recreation Facility Impact Fees no later than the date of receiving building permit. This fee can be substantial so contact Art Kader at 727-562-4824 or art.kader@myclearwater.com for additional information.			

The DRC reviewed this application with the following comments:

Engineering Review

General Notes:

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. Per Sec. 47.181 bring all substandard sidewalks and ramps adjacent to or as part of the project up to Standards, including A.D.A.
4. Work on City's right-of-way shall require a permit.
5. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

Planning Review

Planning Review

1. Acknowledge Prior to CDB: required for valet parking provided that attendants are available 24 hours per day to receive, park and deliver the automobiles of occupants, tenants, customers and visitors on a permanent basis.
2. Prior to CDB: Delineate the commercial dock slips from the marina facility slips on all applicable sheets.
3. Prior to CDB: Clarify there is no external changes to the approved site plan and building design. The only changes are a reconfiguration of the parking spaces to valet parking, building height, the commercial dock, and the marina facilities.
4. Prior to CDB: Acknowledge that use of the commercial dock be for exclusive use for the mooring of the overnight accommodation guests and the public guests and that these slips/docks are not permitted to be rented, leased or sold separately.
5. Prior to CDB: Acknowledge activities such as servicing, fueling, pumping-out, commercial chartering and/or and dry-storage of boats and boating equipment be strictly prohibited and that the marina facility slips shall be limited to sale and/or lease to privately-owned boats rather than commercial vessels for hire. The only activity proposed for the slips available to the general public is for the mooring of boats on a rental basis.
6. Prior to CDB: the commercial docks shall be accessory to the overnight accommodation use and the overnight accommodation shall be constructed prior to the construction of the docks.
7. Prior to CDB: Provide responses to the flexibility criteria for a marina and marina facility in CDC Section 3-803.G.
8. Prior to CDB: Provide a response that all the information regarding the dock, it's location, the submerged aquatic vegetation survey has been updated or is current with this application.
9. Prior to CDB: Verify that the applicant has committed that any PWCs stored at this facility will only be made available to guests of the hotels and not to the general public rendering this one slip, at least and when used for the storage and launching of PWCs, as an accessory use to the hotel when used for the storage/launching of PWCs.
10. Prior to CDB: Acknowledge the applicant will maintain and oversee the use of all slips whether rented, sold or leased and will specifically prohibit the establishment of any commercial uses or enterprises.
11. Prior to CDB: Acknowledge that an emergency sanitary pump-out station will be made available to marina users 24 hours a day. However, it should be noted that this component is available on an emergency basis only and is not intended for routine use.
12. Prior to CDB: Clarify the building height. Sheet A-201 appears to show the height to be 78 feet rather than 80 feet.
13. Prior to CDB: Provide the actual percentages of all facades of the proposed windows and/or architectural decoration where at least 60 percent of each elevation visible from a particular point is to be covered in windows and/or architectural decoration.
14. Prior to CDB: demonstrate on elevation sheets that the overall building mass between 45 and 80 feet constitutes approximately 60 percent or less percent of the theoretical maximum building envelope.
15. Prior to CDB: The floor level heights on this proposal seem to be slightly off from the approved previous FLD from 2020. Clarify.



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

Planning Review

As required companion case TDR2022-01001 is insufficient, this application is insufficient and is not moving forward until all companion cases are sufficient for CDB. Please see comments under companion cases.

Stormwater Review

Prior to CDB:

- 1) Please update survey and plans to include size, type, and depth existing Storm system along north property line of the west parcel (currently not shown) and, provide a 15' drainage easement to the City for maintenance of said system.
- 2) Show on revised plans proposed 15' public drainage easement over the relocated drainage pipe along the northern property line of the eastern parcel.
- 3) Please revise drainage plan as there is no stormwater pipe crossing on East Shore drive and, the existing pipe on the north side of the western parcel is not adequately sized to handle the flow from the proposed 12" HDPE outfall.
- 4) Provide one page drainage calculation demonstrating stormwater facilities can meet City of Clearwater Stormwater Design Regulations.

Stormwater Review

Prior to Building Permit:

- 1) Submit a comprehensive plan and drainage report with supporting geotechnical data demonstrating that the proposed project meets City of Clearwater Drainage Criteria.
- 2) SUE work is required for existing utilities and all conflict resolutions with any proposed storm system crossings on East Shore Dr. and shall be shown on plans.

Traffic Engineering Review

Prior to CDB:

Traffic study submitted under FLD2020-05012 shall be updated to reflect additional trip generation.

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

Case number: [TDR2020-07002A -- 410 HAMDEN DR](#)

Owner(s): A P Beach Properties Llc
345 Hamden Dr
Clearwater, FL 33767-2450
PHONE: No phone, Fax: No fax, Email: No email

Applicant:

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

Representative: Brian Aungst
Mac Farlane Ferguson & McMullen, P.A.
625 Court Street
Clearwater, FL 33756
PHONE: (727) 441-8966, Fax: No fax, Email: Bja@macfar.Com

Location: The subject properties are located on the west side of Hamden Drive at the Hamden Drive and Bayside Drive intersection.

Atlas Page: 276A

Zoning District: Tourist

Request: Transfer of Development Rights of 7 dwelling units from 410 Hamden and 420 Hamden Drive to a proposed overnight accommodation development located at 411 Mandalay Avenue located in the Tourist (T) District.

Proposed Use:

Neighborhood Association(s):

Presenter: Kevin Nurnberger, Senior Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Parks and Rec Review	No Comments	01/14/2022	Kader
Engineering Review	No Comments	01/18/2022	Ojeda
Environmental Review	No Comments	01/19/2022	Kessler
Traffic Eng Review	No Comments	01/19/2022	Larremore
Stormwater Review	No Comments	01/19/2022	Vo
Planning Review	Comments	01/19/2022	Nurnberger
Public Utilities Review	No Comments	01/19/2022	Ojeda
Determination of Completeness	Complete	02/03/2022	Nurnberger



CITY OF CLEARWATER

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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

Since 410/420 Hamden case was dealt with through the previous FLD/TDR where the seven units remaining were to come back through a FLD/TDR these few comments refer to 170 Brightwater Drive prior to the creation of the separate case file for the 170 Brightwater Drive TDR application.

Planning Review

1. See planning/DRC review comments for companion FLD2020-05012A.

Planning Review

Prior to CDB:

Please revise the TDR2020-A to very clearly show and state this request is only for 7 additional Overnight Accommodation units to be transferred, not 18. (Understood 18 were purchased, 11 were allocated under the original TDR2020, this request is for 7 OA units only).

Further, revise the application to only include 420 Hamden, Lot 9 very specifically as there are no OA units remaining to be transferred from the other lots.

Provide a short history of the transfer of development rights from 410 and 420 Hamden (all three lots) to clarify that all dwelling units/overnight accommodation units from these parcels are depleted. It may also be much cleaner to provide a summary of the density/intensity from 410 and 420 Hamden as acreage, rather than specific units of use. Example below:

- TDR2020-07002 (11 Overnight Accommodation units transferred to 400/402/408/409/411 East Shore detailed in FLD2020-05012) – APPROVED

(0.464 acres minus 0.22 acres [11 OA units] equals 0.244 acres of Resort Facilities High development potential remaining)

- TDR2021-08004 (Two dwelling units transferred to 619/629/631/635 Mandalay Avenue detailed in FLD2021-07015) – APPROVED
(0.244 acres minus 0.066 acres [2 du] equals 0.178 acres of RFH development potential remaining)

- TDR2020-07002A (7 Overnight Accommodation units proposed to be transferred to 400/402/408/409/411 East Shore under review in conjunction with FLD2020-05012A) -IN REVIEW (0.178 acres minus 0.14 acres [7 OA units] equals 0.038 acres)

all acreages are approximate, confirm and verify. Details of prior planning cases are available online via epermits.com



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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

Case number: [TDR2022-01001 -- 170 BRIGHTWATER DR CLUBHOUSE](#)

Owner(s): Brightwater Blue Resort Llc
2551 Drew St Ste 301
Clearwater, FL 33765-2852
PHONE: (727) 444-1403, Fax: No fax, Email: No email

Applicant: Brightwater Blue Resort L
2551 Drew St Ste 301
Clearwater, FL 33765-2852
PHONE: (727) 444-1403, Fax: No fax, Email: Bja@macfar.Com

Representative: Brian Aungst
Mac Farlane Ferguson & McMullen, P.A.
625 Court Street
Clearwater, FL 33756
PHONE: (727) 444-1403, Fax: No fax, Email: Bja@macfar.Com

Location: The subject property is located on the north side of Brightwater Drive approximately 1,100 feet from the Hamden Drive and Brightwater Drive intersection.

Atlas Page: 276A

Zoning District: Tourist

Request: Transfer of Development Rights of 10 dwelling units from 170 Brightwater Drive to a proposed overnight accommodation development located at 411 Mandalay Avenue located in the Tourist (T) District.

Proposed Use:

Neighborhood Association(s):

Presenter: Kevin Nurnberger, Senior Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	01/25/2022	Crandall
Planning Review	Comments	01/26/2022	Nurnberger

The DRC reviewed this application with the following comments:

Planning Review Planning Review

1. The provided TDR application is not consistent. It references 170 Brightwater (08-29-15-11491-000-001) which is the HOA common area, approximately 0.2 acres, but references the overall Brightwater Blue development area of 2.07 acres (Previously lots 34 through 46 of Bayside Subdivision). The density is from the overall 2.07 acres and it must include and clearly reference the 2.07 acres in its current configuration.

2. Clarify if the overall site is 2.07 acres.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

3. The TDR application provides that there are 32 attached dwelling units to the site. The property of 2.07 acres at 30 dwelling units per acre has a total of 62 dwelling units for development rights. As 30 are constructed, there is a remaining 32 dwelling units that could be but are not constructed. However, as remaining density/intensity remaining may be either dwelling units or overnight accommodation units or Floor Area Ratio it is cleanest to discuss the remaining development rights as acreage. The total 2.07 acres minus 1.00 acre (for 30 dwelling units) equals 1.07 acres remaining. Minus 0.2 acres (for 10 overnight accommodation units) equals 0.87 acres of Resort Facility High density/intensity remaining after this TDR.

4. The March 20, 2013 Special Density Transfer Warranty Deed sold 32 dwelling units from Brightwater Blue Residences, LLS f/k/a/ Brightwater Blue Resort LLC – Official Records Book 20798 Page 2417, Pinellas County FL (but recorded on 12/6/2019) includes additional parcel numbers that were not part of the referenced FLS2014-04007. As these parcels no longer exist please clarify where there were and if they are part of the subject property. Specifically parcels 08-29-15-04932-000-0350, -0370, -0380, -0440, -0460 were not part of the FLS development. If you need the PDF of the prior FLS application please contact Ellen.Crandall@myclearwater.com. The March 20, 2013 Special Density Transfer Warranty Deed does not provide a restrictive covenant as required under CDC Section 4-1402.3. Update and clarify how this meets code requirements.

5. The December 14, 2021 Special Density Transfer Warranty Deed sending the TDRs back, references parcels which no longer exist as the property was subsequently platted in 2015. Update and clarify.

6. The December 14, 2021 Special Density Transfer Warranty Deed Exhibit A includes parcel 1 which is Lots 34 through 46 of the original Plat from 2014 and also Parcel 2 which is Lots 1-30 and Tract A. This appears to be the exact same physical land referenced two different ways under two different plats. Its odd that it is referencing the exact same land under two different plats. Update and clarify.

7. The provided survey for the sending site does not convey the property as it exists today. A history of the site may be required to show how the 2.07-acre parent tract has evolved over the years as the transfers have been conducted. The application must show and include the total 2.07 acres as it is today, when the density is to be used.

8. Additional comments may apply as revised material is submitted and reviewed to ensure the TDR is in compliance with the CDC. This application is insufficient for the Community Development Board and must resubmit, address all issues and be reviewed by the Development Review Committee before moving forward to CDB. The next resubmittal for DRC is 3.1.22 by 12 noon for 4.7.22 DRC and a possible CDB date of 5.17.22 (subject to being sufficient and a complete CDB resubmittal).

9. Due to staff concerns regarding 170 Brightwater TDR and the need to resolve the issues the case will not move forward to CDB but it will need to return to DRC.

The case is insufficient and the companion cases (FLD/TDR) is insufficient and all companion cases will not move move forward together until this is resolved.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

A second DRC meeting is required.

The next submittal deadline is March 1, 2022, noon.

Additional comments may be generated based on any resubmittals.

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

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POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

3:00 PM

Case number: [ANX2022-01001 -- 0 THE MALL](#)

Owner(s): Richard Jogn Kellogg
2049 The Mall
Clearwater, FL 33755
PHONE: (603) 785-2291, Fax: No fax, Email: No email

Applicant: Richard Kellogg
2049 The Mall
Clearwater, FL 33755
PHONE: (603) 785-2291, Fax: No fax, Email: No email

Representative: Richard Kellogg
2049 The Mall
Clearwater, FL 33755
PHONE: (603) 785-2291, Fax: No fax, Email: No email

Location: 0.114 acres located on the east side of The Mall approximately 620 feet south of Union Street.

Atlas Page: 251B

Zoning District: LMDR - Low Medium Density Residential

Request: This voluntary annexation petition involves one parcel of land totaling 0.114 acres which is currently vacant. It is proposed that the property be assigned an initial Future Land Use Map designation of Residential Urban (RU) and an initial Zoning Atlas designation of Low Medium Density Residential (LMDR).

Proposed Use: Detached Dwellings

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

Presenter: Kyle Brotherton, Senior Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	01/07/2022	Brotherton
Planning Review	No Comments	01/12/2022	Prins
Land Resource Review	No Comments	01/14/2022	Kader
Engineering Review	No Comments	01/18/2022	Ojeda
Environmental Review	No Comments	01/19/2022	Kessler
Parks and Rec Review	No Comments	01/26/2022	Kader



CITY OF CLEARWATER
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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:

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

3:05 PM

Case number: [ANX2022-01002 -- 2306 ANNA AVE](#)

Owner(s): Paul & Pamela Smith
76 Shenandoah Dr
Mineral Bluff, GA
PHONE: (706) 374-4646, Fax: No fax, Email: No email

Applicant: Smith, Paul L & Pamela J Family Tru
76 Shenandoah Dr
Mineral Bluff, GA
PHONE: (706) 374-4646, Fax: No fax, Email: No email

Representative: Smith, Paul L & Pamela J Family Tru
76 Shenandoah Dr
Mineral Bluff, GA
PHONE: (706) 374-4646, Fax: No fax, Email: No email

Location: 0.278 acres located on the north side of Anna Avenue approximately 1,145 feet north of Drew Street.

Atlas Page: 281A

Zoning District: LMDR - Low Medium Density Residential

Request: This voluntary annexation petition involves one parcel of land occupied by a single family dwelling. It is proposed that the property be assigned an initial Future Land Use Map designation of Residential Low (RL) and an initial Zoning Atlas designation of Low Medium Density Residential (LMDR).

Proposed Use: Detached Dwellings

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

Presenter: Kyle Brotherton, Senior Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	01/07/2022	Brotherton
Planning Review	Comments	01/10/2022	Brotherton
Parks and Rec Review	No Comments	01/14/2022	Kader
Engineering Review	No Comments	01/18/2022	Ojeda
Environmental Review	No Comments	01/19/2022	Kessler

The DRC reviewed this application with the following comments:



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

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POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

3:10 PM

Case number: [ANX2022-01003 -- 1930 ASHLAND DR](#)

Owner(s): Marie T Love
904-100 Observatory Ln
Richmond Hill On, L4c 1t4 Cana
PHONE: (647) 233-8551, Fax: No fax, Email: No email

Applicant: Marie Love
904-100 Observatory Ln
Richmond Hill On, L4c 1t4 Cana
PHONE: (647) 233-8551, Fax: No fax, Email: No email

Location: 0.188 acres located on the north side of Ashland Drive approximately 390 feet east of Beecher Road.

Atlas Page: 242A

Zoning District: LMDR - Low Medium Density Residential

Request: This voluntary annexation petition involves one parcel occupied by a single family home. It is proposed that the property be assigned an initial Future Land Use Map designation of Residential Low (RL) and an initial Zoning Atlas designation of Low Medium Density Residential (LMDR).

Proposed Use: Detached Dwellings

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

Presenter: Kyle Brotherton, Senior Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	01/07/2022	Brotherton
Planning Review	No Comments	01/10/2022	Brotherton
Parks and Rec Review	No Comments	01/14/2022	Kader
Engineering Review	No Comments	01/18/2022	Ojeda
Environmental Review	No Comments	01/19/2022	Kessler

The DRC reviewed this application with the following comments:



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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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

3:15 PM

Case number: [ANX2022-01004 -- 3065 CLEVELAND ST](#)

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

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

Location: 0.15 acres located on the south side of Cleveland Street approximately 180 feet west of N. McMullen Booth Road.

Atlas Page: 292A

Zoning District: LMDR - Low Medium Density Residential

Request: This voluntary annexation case contains one parcel of land which is currently vacant. It is proposed that the property be assigned an initial Future Land Use Map designation of Residential Urban (RU) and an initial Zoning Atlas designation of Low Medium Density Residential (LMDR).

Proposed Use: Off-Street Parking

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

Presenter: Kyle Brotherton, Senior Planner

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	01/07/2022	Brotherton
Parks and Rec Review	No Comments	01/14/2022	Kader
Engineering Review	No Comments	01/18/2022	Ojeda
Environmental Review	No Comments	01/19/2022	Kessler
Planning Review	Comments	01/20/2022	Brotherton

The DRC reviewed this application with the following comments:

Planning Review	The petition states the proposed use shall be for parking. Non-residential off-street parking is permitted in the LMDR District as a level two Flexible Development approval, but is subject to a three (3) acre maximum threshold before future land use map and zoning atlas amendments would be needed. Please explain how the parking will be incorporated into the larger overall campus, and acknowledge that amendments to the future land use map and zoning atlas could be needed in the future.
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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.