



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

ACTION AGENDA DEVELOPMENT REVIEW COMMITTEE

Thursday, September 02, 2021

8:30 AM - Staff Review

9:00 AM

Case number: [FLD2021-02001 -- 25856 US HIGHWAY 19 N](#)

Owner(s): Alimonos, Arthur Tre
2805 Newbern Way
Clearwater, FL 33761-4949
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Darren Eyre
1501 W Fletcher Ave Ste 101
Tampa, FL 33612
PHONE: (813) 379-4100, Fax: No fax, Email: Deyre@thomaseg.Com

Representative: Darren Eyre
Thomas Engineering
1501 W Fletcher Ave Ste 101
Tampa, FL 33612
PHONE: (813) 379-4100, Fax: No fax, Email: Deyre@thomaseg.Com

Location: 0.85 Acre property located on the west side of US Highway 19 North approximately 900 feet south of Countryside Boulevard (TDR receiving site); 2515 Countryside Boulevard; located at the southwest corner of Countryside Boulevard and Enterprise Road (TDR sending site).

Atlas Page: 232B

Zoning District: US 19 - US 19 Corridor Zoning

Request: The Community Development Board (CDB) is reviewing a request for a 95,486 square foot Self Storage use and 3,101 square feet of retail use for the property located at 25,856 US Highway 19 North (Community Development Code [CDC] Appendix B Section B-303) and the use of Transfer of Development Rights (TDR2021-03001) (7,000 square feet) (CDC Section 4-1403). The project will be 67 feet in height and will include 15 parking spaces.

Proposed Use: Self-Storage Warehouse

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

Presenter: Vinod Kadu, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

| Review Name | Task Status | Status Date | Last Name |
|-------------------------------|---------------|-------------|-----------|
| Determination of Completeness | Complete | 03/10/2021 | Kadu |
| Awaiting Re-Submittal | DRC Review | 06/14/2021 | Crandall |
| Parks and Rec Review | No Comments | 08/13/2021 | Kader |
| Stormwater Review | Comments | 08/16/2021 | Seaman |
| Engineering Review | Comments | 08/16/2021 | Seaman |
| Traffic Eng Review | Comments | 08/16/2021 | Elbo |
| Public Utilities Review | Comments | 08/20/2021 | Seaman |
| Land Resource Review | Comments | 08/24/2021 | Quinzi |
| Planning Review | Comments | 08/25/2021 | Kadu |
| Fire Review | No Comments | 08/26/2021 | Hatten |
| Route to Meeting | Ready for DRC | 08/30/2021 | Kadu |
| Solid Waste Review | Comments | 08/30/2021 | Kadu |
| Environmental Review | Comments | 08/30/2021 | Kadu |

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - Prior to CDB

Set to OPEN on 8/19/2021 10:43:04 AM

Issue created by Douglas Seaman on 8/16/2021 10:01:28 AM
douglas.seaman@myclearwater.com - 727-562-4581

Please acknowledge that none of the proposed building or foundation is built within the rear drainage easement.

Douglas Seaman on 8/19/2021 10:38:21 AM - OPEN



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ENVIRONMENTAL - Prior to Building Permit

Set to OPEN on 8/19/2021 10:43:23 AM

Issue created by Sarah Kessler on 8/17/2021 9:42:42 AM

Issue is attached to Plans on sheet C-4.0

sarah.kessler@myclearwater.com - 727-562-4897

Continue to provide erosion control measures and details.

Douglas Seaman on 8/19/2021 10:43:23 AM - OPEN

LAND RESOURCE - Landscape plan

Set to OPEN on 8/24/2021 10:05:22 AM

Issue created by Michael Quinzi on 4/29/2021 10:08:59 AM

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

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. Please adjust landscape plan.

Vinod Kadu on 5/3/2021 11:59:50 AM - OPEN

Michael Quinzi on 8/24/2021 10:05:22 AM - OPEN

Change on landscape plan. 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. Please adjust landscape plan.

PLANNING - ADA Accessible Walkway- 08/24/2021

Set to OPEN on 8/25/2021 2:28:57 PM

Issue created by Vinod Kadu on 8/25/2021 2:28:57 PM

vinod.kadu@myclearwater.com - 727-562-4504

5. Accessible routes shall be provided where required as per FBC 206.2., 206.2.1, Site Arrival Points. Please be aware that the car in the topmost car parking space is going to backout on to the ADA accessible walkway. This is not an ideal solution and please find a better solution.

Vinod Kadu on 8/30/2021 10:04:42 AM - OPEN

PLANNING - B-602.C Façade Bays

Set to OPEN on 5/19/2021 12:49:21 PM

Issue created by Diego Guevara on 4/30/2021 10:00:36 AM

Issue is attached to Plans on sheet A3.0

ePermit@myclearwater.com - 727-562-4567

New comments for May 6 DRC.

B-602.C. Façade 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.

Please provide a vertical wall section through the front elevation, showing compliance with this provision, add the required symbols to mark the location and direction of the section on the submitted elevation. Include dimensions of all recessed planes proposed in the section and elevation drawings.

Vinod Kadu on 5/3/2021 11:59:50 AM - OPEN

PLANNING - Billboard easement - 08/24/2021

Set to OPEN on 8/25/2021 2:17:04 PM

Issue created by Vinod Kadu on 8/25/2021 2:17:04 PM

vinod.kadu@myclearwater.com - 727-562-4504

8. Please clarify and acknowledge that the hatched Billboard easement will not be carved out as a separate parcel in the future.

Vinod Kadu on 8/30/2021 10:04:42 AM - OPEN



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TELEPHONE (727) 562-4567

PLANNING - Billboard Easement- 08/24/2021

Set to OPEN on 8/25/2021 2:16:15 PM

Issue created by Vinod Kadu on 8/25/2021 2:16:15 PM
vinod.kadu@myclearwater.com - 727-562-4504

7. Please clarify what is the purpose of a 'Billboard Easement'.

Vinod Kadu on 8/30/2021 10:04:42 AM - OPEN

PLANNING - Billboard View Corridor - 08/24/2021

Set to OPEN on 8/25/2021 2:15:27 PM

Issue created by Vinod Kadu on 8/25/2021 2:15:27 PM
vinod.kadu@myclearwater.com - 727-562-4504

6. Please clarify what is a 'Billboard View Corridor' in the Landscape Plan sheet L-2.0.

Vinod Kadu on 8/30/2021 10:04:42 AM - OPEN

PLANNING - General- 08/24/2021

Set to OPEN on 8/25/2021 2:32:04 PM

Issue created by Vinod Kadu on 8/25/2021 2:32:04 PM
vinod.kadu@myclearwater.com - 727-562-4504

10. Disclaimer: Please note that additional comments may be generated at or subsequent to 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 October 19, 2021 10 sets (revised as needed) and one electronic version (uploaded) must be submitted no later than noon September 9, 2021. • It is also the responsibility of the applicant to post a public notice (provided by Staff) on the property no more than 10 days prior to the CDB meeting. Failure to post the sign will delay your application.

Vinod Kadu on 8/30/2021 10:04:42 AM - OPEN

PLANNING - Insufficient Application - 08/24/2021

Set to OPEN on 8/25/2021 2:31:40 PM

Issue created by Vinod Kadu on 8/25/2021 2:31:40 PM
vinod.kadu@myclearwater.com - 727-562-4504

COMMENT GIVEN AGAIN TO ALLOW TO RESPOND TO A CLOSED/NOT ACCEPTED
COMMENT – 08/25/2021

This application is insufficient to move forward to the Community Development Board and must resubmit, fully addressing the code requirements. Several of the key items which are insufficient include: 1. The overall project, as a Transfer of Development Rights, does not appear to meet CDC Section 4-1402.4 and 2. As an upgrade to the immediate vicinity as well as creates a form and function which enhances the community character of the immediate vicinity and the City of Clearwater as a whole. This is largely due to the design of the elevations as large blank walls. As such this must be re-designed and re-submitted for CDB. The resubmittal deadline for October CDB is September 9, 2021 by 12 noon (10 collated physical copies with a thumb drive)

Vinod Kadu on 8/30/2021 10:04:42 AM - OPEN

PLANNING - maintenance of the Billboard - 08/24/2021

Set to OPEN on 8/25/2021 2:22:26 PM

Issue created by Vinod Kadu on 8/25/2021 2:22:26 PM
vinod.kadu@myclearwater.com - 727-562-4504

9. Advertising or maintenance crews are going to require access to the Billboard quite often or frequently. The proposed landscape plan shows landscaping on the southeastern front side of the property. Please clarify how the maintenance crew is going to access the Billboard without removing the landscaping. If the maintenance crew's truck is going to be parked on the concrete driveway, then that is not an acceptable solution. Please clarify.

Vinod Kadu on 8/30/2021 10:04:42 AM - OPEN



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TELEPHONE (727) 562-4567

PLANNING - Mechanical Equipment for Electric Vehicle - 08/24/2021

Set to OPEN on 8/25/2021 2:29:45 PM

Issue created by Vinod Kadu on 8/25/2021 2:29:45 PM
vinod.kadu@myclearwater.com - 727-562-4504

COMMENT GIVEN AGAIN TO ALLOW TO RESPOND TO A CLOSED/NOT ACCEPTED
COMMENT – 08/25/2021

1. On sheet A1.1 and site plan, the Electric Vehicle Charging equipment is shown. Please clarify how the mechanical equipment of the EV charging station will be screened from view from adjacent properties and rights-of-way pursuant to CDC Section 3-204.D.3.

Vinod Kadu on 8/30/2021 10:04:42 AM - OPEN

PLANNING - parking curbs and gutters - 08/24/2021

Set to OPEN on 8/25/2021 2:23:11 PM

Issue created by Vinod Kadu on 8/25/2021 2:23:11 PM
vinod.kadu@myclearwater.com - 727-562-4504

11. As per CDC Section B-504.A.2, please show breaks where parking curbs and gutters are provided to allow water to enter the bioswale within the front landscape buffer area

Vinod Kadu on 8/30/2021 10:04:42 AM - OPEN

PLANNING - Planning Comment - high quality materials, blank walls- 08/24/2021

Set to OPEN on 8/25/2021 2:30:47 PM

Issue created by Vinod Kadu on 8/25/2021 2:30:47 PM
vinod.kadu@myclearwater.com - 727-562-4504

COMMENT GIVEN AGAIN TO ALLOW TO RESPOND TO A CLOSED/NOT ACCEPTED
COMMENT – 08/25/2021

21. The proposed building elevations do not address B-605.A. and B-602.B, B-602.C, and B-602.E such as façade bay dimensions and articulation. Further the design does not appear to meet high quality materials, blank walls, etc, as detailed in further comments and as such must be re-designed and resubmitted.

Vinod Kadu on 8/30/2021 10:04:42 AM - OPEN

PLANNING - Planning Comment - TDR

Set to OPEN on 6/10/2021 3:08:49 PM

Issue created by Vinod Kadu on 4/28/2021 12:17:36 PM
Issue is attached to Plans on sheet C-5.0
vinod.kadu@myclearwater.com - 727-562-4504

NEW COMMENTS FOR MAY 6TH DRC

22. The overall project, as a Transfer of Development Rights, does not appear to meet CDC Section 4-1402.4 and 5. As an upgrade to the immediate vicinity as well as creates a form and function which enhances the community character of the immediate vicinity and the City of Clearwater as a whole. This is largely due to the design of the elevations as large blank walls. As such this must be addressed and re-designed.

Vinod Kadu on 5/3/2021 11:59:50 AM - OPEN



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TELEPHONE (727) 562-4567

PLANNING - Planning Comment - TDR- 08/24/2021

Set to OPEN on 8/25/2021 2:30:08 PM

Issue created by Vinod Kadu on 8/25/2021 2:30:08 PM
vinod.kadu@myclearwater.com - 727-562-4504

COMMENT GIVEN AGAIN TO ALLOW TO RESPOND TO A CLOSED/NOT ACCEPTED
COMMENT – 08/25/2021

22. The overall project, as a Transfer of Development Rights, does not appear to meet CDC Section 4-1402.4 and 5. As an upgrade to the immediate vicinity as well as creates a form and function which enhances the community character of the immediate vicinity and the City of Clearwater as a whole. This is largely due to the design of the elevations as large blank walls. As such this must be addressed and re-designed.

Vinod Kadu on 8/30/2021 10:04:42 AM - OPEN

PLANNING - Previous Planning Comments - 08/24/2021

Set to OPEN on 8/25/2021 2:12:34 PM

Issue created by Vinod Kadu on 8/25/2021 2:12:34 PM
vinod.kadu@myclearwater.com - 727-562-4504

1. Please acknowledge all previous planning comments that have been addressed by the applicant and accepted are incorporated in the current design proposal.

Vinod Kadu on 8/30/2021 10:04:42 AM - OPEN

PLANNING - proposed landscape - 08/24/2021

Set to OPEN on 8/25/2021 2:14:24 PM

Issue created by Vinod Kadu on 8/25/2021 2:14:24 PM
vinod.kadu@myclearwater.com - 727-562-4504

4. On the Landscape Plan sheet L-2.0, the proposed landscape shown on the northeast property line in the front is outside the property line in the right of way. Please revise to show the proposed landscaping on the subject property and not in the right of way.

Vinod Kadu on 8/30/2021 10:04:42 AM - OPEN

PLANNING - reinforced grass parking spaces - 08/24/2021

Set to OPEN on 8/25/2021 2:14:52 PM

Issue created by Vinod Kadu on 8/25/2021 2:14:52 PM
vinod.kadu@myclearwater.com - 727-562-4504

5. On the site plan, please swap the two proposed reinforced grass parking spaces in the front with the two proposed asphalt parking spaces in front of the southeast retail.

Vinod Kadu on 8/30/2021 10:04:42 AM - OPEN

PLANNING - Sight Visibility Triangles - 08/24/2021

Set to OPEN on 8/25/2021 2:13:10 PM

Issue created by Vinod Kadu on 8/25/2021 2:13:10 PM
vinod.kadu@myclearwater.com - 727-562-4504

2. As per CDC Section 3-904, Sight Visibility Triangles of 20 x 20 feet are applicable from the subject property's property line. Please show SVT's from the property line where the driveway meets the right of way.

Vinod Kadu on 8/30/2021 10:04:42 AM - OPEN



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TELEPHONE (727) 562-4567

PLANNING - Stormwater retention and detention areas - 08/24/2021

Set to OPEN on 8/25/2021 2:13:39 PM

Issue created by Vinod Kadu on 8/25/2021 2:13:39 PM
vinod.kadu@myclearwater.com - 727-562-4504

3. As per CDC Section B-506, Stormwater retention and detention areas are not permitted in front landscape zones. They are only permitted if as a part of Low Impact Development stormwater management system incorporating features such as rain gardens and vegetative swales. As previously shown, please show the storm water retention areas as Bio-swales in the front landscape areas. Any type of storm water retention in front landscape areas not labelled as bio-swale will not be approved.

Vinod Kadu on 8/30/2021 10:04:42 AM - OPEN

PUBLIC UTILITIES - Prior to Building Permit

Set to OPEN on 8/19/2021 10:42:45 AM

Issue created by Douglas Seaman on 7/21/2021 8:00:44 AM
Issue is attached to Plans on sheet C-8.0
douglas.seaman@myclearwater.com - 727-562-4581

Prior to building permit address the following conditions
Utility plan Sheet C-8.0

- 1 – Sanitary Sewer notes, right column of plan –Note B.1 Materials - per section 403 of City specs require SDR 26 pipe not DR-14 pipe for Gravity line, please correct
- 2 - Construction Drawing should include all City of Clearwater Engineering Applicable Standard Index for water & gravity detail drawings
- 3 - Contractor must pull the FDOT permit and perform the excavation, dewatering and restoration for all water taps and meters, hydrant set
- 4 - Call out ductile iron pipe between water tap and 6 inch DDCVA, refer to city of clearwater water details
- 5 - Add a PIV to Customer side of 6" DDCVA
- 6–The plan shows one 6 inch tap and fire hydrant, one tap and 6 inch DDCVA , then there is a note that reads three proposed 1 inch water meters, I am assuming one is the domestic water meter for the building and another is the lawn meter used for irrigation. Is the third water meter or an error?

Douglas Seaman on 8/19/2021 10:42:45 AM - OPEN

PUBLIC UTILITIES - Utility Conditions

Set to OPEN on 8/20/2021 6:49:47 AM

Issue created by Douglas Seaman on 8/20/2021 6:49:47 AM
Issue is attached to Plans on sheet C-8.0
douglas.seaman@myclearwater.com - 727-562-4581

Prior to building permit
Make the following corrections
Written response acknowledging the below corrections
Civil drawings,
C- 8.0 Utilities Plans

- 1) Sanitary sewer notes, note B materials # 1 , section 403 of city specs requires SDR 26 pipe not SDR 14 for gravity lines as noted, please correct note for proper material

Vinod Kadu on 8/30/2021 10:04:42 AM - OPEN



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TELEPHONE (727) 562-4567

SOLID WASTE - Dumpster staging area & Enclosure

Set to ANSWERED on 6/11/2021 1:02:07 PM

Issue created by Mark Beery on 5/27/2021 9:40:44 AM
mark.beery@myclearwater.com - 727-562-4920

The Dumpster can not be staged in the driveway. It would need to be secured in a location underneath the building, within 30 feet from the front of the building for servicing. Maybe swap the handicap parking and enclosure locations.

DARREN EYRE on 6/11/2021 1:02:07 PM - ANSWERED

Solid waste disposal will be provided via a self-contained compactor to be removed from trash enclosure via motorized equipment and serviced by a private hauler. A note has been added to the plans.

SOLID WASTE - Turning radius

Set to ANSWERED on 6/11/2021 12:59:02 PM

Issue created by Mark Beery on 5/27/2021 9:35:48 AM
mark.beery@myclearwater.com - 727-562-4920

Please show turning radius for a 35" straight truck. We will need able room w/o pulling into parking spots.

DARREN EYRE on 6/11/2021 12:59:02 PM - ANSWERED

The truck turning movement plan has been revised to show the movement without going into the parking spaces.

STORMWATER - Prior to Building Permit issuance

Set to OPEN on 8/25/2021 3:26:44 PM

Issue created by Phuong Vo on 8/25/2021 3:26:44 PM
phuong.vo@myclearwater.com - 727-562-4752

- 1) The applicant shall submit a comprehensive drainage report with drainage calculations and drawdown analysis supported with Seasonal High-Water Table (SHWT) and percolation tests study prepared by a registered geotechnical engineer demonstrating the design of underground stormwater management system meets City of Clearwater Stormwater Criteria Manual.
- 2) Please note that only 50% of the sustainable voids in stone layers of the underground chamber system can be counted towards the required volume and stone layer shall be at least 6" above the SHWT.
- 3) An outfall control structure shall incorporate a skimmer and be isolated from the collection system.

Vinod Kadu on 8/30/2021 10:04:42 AM - OPEN

STORMWATER - Prior to CDB

Set to OPEN on 8/25/2021 3:25:57 PM

Issue created by Phuong Vo on 8/25/2021 3:25:57 PM
phuong.vo@myclearwater.com - 727-562-4752

- 1) Provide a one-page calculation demonstrating stormwater facilities can meet City of Clearwater Stormwater Design Regulations for both water quality and attenuation.
- 2) Acknowledge that DRC review is a prerequisite for Building Permit Review; additional comments will be forthcoming upon a comprehensive review of the submittal of a Building Permit Application.

Vinod Kadu on 8/30/2021 10:04:42 AM - OPEN



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TELEPHONE (727) 562-4567

TRAFFIC ENG - General comment

Set to OPEN on 8/19/2021 10:43:13 AM

Issue created by Bennett Elbo on 8/16/2021 3:42:28 PM

Issue is attached to Plans on sheet C-5.0

bennett.elbo@myclearwater.com - 727-562-4775

1. Please see revised MIF (multi-modal impact fee).

Applicant shall comply with the current MIF (Multi-modal Impact Fee) Ordinance and fee schedule. MIF shall be paid prior to receiving a Certificate of Occupancy. The MIF amount for the proposed self storage and retail facility is \$11,149.44.

Douglas Seaman on 8/19/2021 10:43:13 AM - OPEN

TRAFFIC ENG - Prior to DRC - Sight triangles

Set to OPEN on 8/26/2021 1:51:01 PM

Issue created by Bennett Elbo on 8/26/2021 1:51:01 PM

Issue is attached to Plans on sheet C-5.0

bennett.elbo@myclearwater.com - 727-562-4775

After reviewing the site plan for DRC review, the city's 20' x 20' sight triangles are drawn in the wrong location. Please re-draw them on the property lines- prior to DRC.

Vinod Kadu on 8/30/2021 10:04:42 AM - OPEN

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

Case number: [TDR2021-03001 -- 2515 COUNTRYSIDE BLVD](#)

Owner(s): 2515 Countryside Boulevard Llc
3248 Masters Dr
Clearwater, FL 33761-1819
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Arthur Alimonos
625 Court Street, Suite 200
Clearwater, FL 33756
PHONE: (727) 444-1403, 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:

Atlas Page: 221A

Zoning District: US 19 - US 19 Corridor Zoning

Request:

Proposed Use:

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

Presenter:



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TELEPHONE (727) 562-4567

Workflow:

| Review Name | Task Status | Status Date | Last Name |
|-------------------------------|---------------|-------------|-----------|
| Determination of Completeness | Complete | 03/24/2021 | Kadu |
| Engineering Review | No Comments | 03/26/2021 | Seaman |
| Stormwater Review | No Comments | 04/21/2021 | Vo |
| Traffic Eng Review | No Comments | 04/22/2021 | Elbo |
| Environmental Review | No Comments | 04/27/2021 | Kessler |
| Fire Review | No Comments | 05/27/2021 | Hatten |
| Parks and Rec Review | No Comments | 08/13/2021 | Kader |
| Land Resource Review | No Comments | 08/24/2021 | Quinzi |
| Public Utilities Review | No Response | 08/30/2021 | Kadu |
| Route to Meeting | Ready for DRC | 08/30/2021 | Kadu |
| Planning Review | No Comments | 08/30/2021 | Kadu |
| Solid Waste Review | No Response | 08/30/2021 | Kadu |

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.



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TELEPHONE (727) 562-4567

9:45 AM

Case number: [FLD2021-03005 -- 490 MANDALAY AVE](#)

Owner(s): Mary G Realty Inc
1803 Wood Trail St
Tarpon Springs, FL 34689-7549
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: 0.40 acre property located on the southwest corner of Mandalay Avenue and Baymont Street

Atlas Page: 267A

Zoning District: T - Tourist

Request: The Development Review Committee (DRC) is reviewing an application for a proposed 910 square feet wooden deck for outdoor seating over existing parking spaces in the Tourist (T) zoning district and designated as Resort Facilities High (RFH) in Countywide Future Landuse Plan for the property located at 490 Mandalay Avenue. The proposed development will eliminate 6 parking spaces from 26 off street parking spaces located on the subject property. The applicant is requesting allowable flexibility from setbacks, minimum parking requirement and landscape requirements as a part of Comprehensive infill redevelopment project flexibility criteria (CDC Sections 2-803.D, and 3-1202.G)

Proposed Use: Retail Plaza

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

Presenter: Vinod Kadu, Senior Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Workflow:

| Review Name | Task Status | Status Date | Last Name |
|-------------------------------|------------------|-------------|-----------|
| Plan Room Project Maintenance | Convert to Paper | 03/23/2021 | Crandall |
| Determination of Completeness | Complete | 08/09/2021 | Kadu |
| Parks and Rec Review | No Comments | 08/13/2021 | Kader |
| Engineering Review | No Comments | 08/16/2021 | Seaman |
| Traffic Eng Review | Comments | 08/16/2021 | Elbo |
| Stormwater Review | Comments | 08/19/2021 | Seaman |
| Public Utilities Review | Comments | 08/20/2021 | Seaman |
| Land Resource Review | No Comments | 08/24/2021 | Thomen |
| Fire Review | No Comments | 08/26/2021 | Hatten |

The DRC reviewed this application with the following comments:

| | |
|----------------------|---|
| Engineering Review | <p>Utility Review</p> <p>Prior to building permit make the below corrections to the utility plan</p> <p>General note page C1 – 2</p> <p>1) Refer to city details and technical specification requirements for Water Notes, Water System testing and Inspection Requirements, Sanitary Sewer Notes, Sanitary sewer Testing and Inspection requirements & FDEP Water / Sewer Clearance requirements</p> <p>2) Reuse water is available to the property for irrigation usage</p> |
| Environmental Review | <p>Prior to Building Permit:</p> <p>Provide erosion control measures and details.</p> |



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TELEPHONE (727) 562-4567

Planning Review

Planning Review

1. Please clarify which storefront and what use is this proposed deck for.
2. Please show the columns in the 3D rendering in the site plan as they are part of the design proposal. Not showing them does not give the entire scope of the proposed design and changes within the site plan.
3. Please provide proper two-dimensional architectural elevations for the proposed deck with elevations and details on how it is going to merge or blend in with the existing building elevation. As per CDC Section 2-803.D.6.d, please provide details on how the proposed development is cohesive, visually interesting and attractive in appearance.
4. Similarly, please show the horizontal roof elements and their extent in the site plan OR a separate roof plan i.e. whether it is fully covered deck or covered with a pergola structure. Currently, from the site plan or any other plans it is not clear what and how is the roof of the proposed deck is covered with?
5. Please provide clearer hi resolution images of the 3D renderings. Also make sure that the 3D renderings and proposed design drawings (Site plan and elevations, etc) are consistent with one another.
6. As per CDC Section 3-904.A, Sight Visibility Triangles of 20 x 20 feet apply on both driveway intersections with Mandalay Avenue and Baymont Street. Please show 20 x 20 feet sight visibility triangles on your property in the site plan and landscape plan. 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.
7. Please clarify as to why the proposed deck and roof is not proposed to align with the southern edge of the existing building to make the proposal look cohesive and aesthetically pleasing. The applicant can request a flexibility for reduction in setbacks along the southern property line.
8. Please provide a clear callout dimension from the edge of the proposed landscaping to the edge of the driveway showing clear dimension available for a car driveway.
9. As per Beach by Design Section VII.B, please provide the total height in elevations of the proposed pergola structure from grade. Currently, this height is not provided in any drawings. Also, in your narrative for the Beach by Design Section VII.B.1, please clarify, the explanation provided for height which is for the Marina District [70 feet may be permitted when the lot is less than one (1) acre].
10. As per Beach by Design, Chapter VII.C.3, at least sixty percent (60%) of any elevation will be covered with windows or architectural decoration. Please show calculation on elevations showing how does the building elevations meet this criterion and how much of the elevation is covered with windows or architectural decoration. Please do not provide approximate numbers.



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Planning Review

Planning Review

11. As per Beach by Design, Chapter VII.D.1, arcades may be constructed in the public space, but may not narrow the pedestrian path to less than ten feet (10'). Please provide the clear width callout dimensions for the existing arcade.

12. As per Beach by Design, Chapter VII.E.1, at least sixty percent (60%) of the street level facades of buildings used for nonresidential purposes which abut a public street or pedestrian access way, will be transparent OR landscaped or hardscaped courtyard or plazas, where street level facades are set back at least fifteen feet (15') from the edge of the sidewalk and the area between the sidewalk and the facade is a landscaped or hardscaped courtyard or plaza. Please provide calculation as to the exact percentage of the street level facade that will be transparent. Street level facade means that portion of a building facade from ground level to a height of twelve feet (12').

13. As per Beach by Design, Chapter VII.E.2, Please show calculation on elevations showing how does the building elevations meet this criterion and how much of the elevation is covered with opaque materials. Please do not provide approximate numbers.

14. As per Beach by Design, Chapter VII.E.3, the proposed deck and its roof structure does not highlight and identifies the entrance to the existing building. Please clarify.

15. As per Beach by Design, Chapter VII.E.4, an open pergola style roof structure would not be enough to protect the users from natural elements. Please clarify.

16. As the proposed deck has columns and roof elements in the form of a pergola, please clarify how the signage will be visible from the street. Please provide signage details pursuant to Beach by Design Chapter VII.G, in the form of 2D elevations and 3D renderings showing how the signage and the proposed deck is cohesive and integrated in the design proposal.

17. As per Beach by Design, Chapter VII.L.1, in the Beach by Design narrative please explain how the finish materials and building colors reflect Florida or coastal vernacular themes.

18. As per CDC Section 2-803.D.6.c, please provide architectural details of columns, cornices, stringcourses, pilasters, porticos, balconies, railings, awnings, etc. Currently, there are no architectural details provided as to how the proposed deck will have a cohesive, visually interesting and attractive appearance.

19. As per CDC Section 2-803.D.6.c, please provide materials, colors and textures in elevations and site plan which indicate that how the proposed deck will be a cohesive, visually interesting and attractive addition to the existing building.

20. As per CDC Section 2-803.D.6.c, even though the proposed deck is open, please provide elevations showing fenestration details about the railings and openings that will make the space interesting.

21. As per CDC Section 2-803.D.6.c, please provide a roof plan and a 3D rendering plan that shows the distinctive roof form. Currently, there are no details are provided.

22. Since the proposed deck is in front of a number of store fronts, please provide clarify and provide more details as to how it will be illuminated, maintained, and landscaped.



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TELEPHONE (727) 562-4567

Stormwater Review

Stormwater Review

1) DRC review is a prerequisite for Building Permit Review; additional conditions will be forthcoming upon a comprehensive review of Building Permit submittal.

Traffic Eng Review

1. Please revise the parking study to not include the North Beach Parking garage. The city has a pending sale for this parking garage - please contact Mr. Jeremy Alleshouse (city's parking manager) for information.
2. Parking will be an issue, please address.

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

10:15 AM

Case number: [FLD2021-07015 -- 619 MANDALAY AVE](#)

Owner(s): Bayway Florida Hotel Llc
333 Hamden Dr
Clearwater, FL 33767-2449
PHONE: No phone, Fax: No fax, Email: No email

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

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

Location: The 0.685-acre subject properties are located on the east side of Mandalay Avenue at the northeast corner and south east corner of the intersection at Royal Way and Mandalay Avenue.

Atlas Page: 258A

Zoning District: P - Preservation

Request: The Community Development Board is reviewing a proposed 24-unit resort attached dwelling use (through an increase of the permitted density through a Transfer of Development rights for four resort attached dwelling units) in the Tourist (T) District and the Old Florida District of Beach by Design for the properties located at 619 Mandalay Avenue, 629 Mandalay Avenue, 631 Mandalay Avenue, and 635 Mandalay Avenue. The project is 65 feet in height (from Base Flood Elevation), includes a minimum of 45 parking spaces and requests allowable flexibility from setbacks (Community Development Code Sections 2-803.L; 4-1403 and Beach by Design).

Proposed Use: Resort Attached Dwellings

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

Presenter: Kevin Nurnberger, 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 | 08/10/2021 | Nurnberger |
| Engineering Review | Comments | 08/16/2021 | Seaman |
| Parks and Rec Review | Comments | 08/16/2021 | Kader |
| Open Space Recreation Impact Fees will be required on this project and to be paid prior to Building Permit. These fees can be substantial therefore contact Art Kader at 562-4824 or art.kader@myclearwater.com for more information. | | | |
| Environmental Review | Comments | 08/17/2021 | Kessler |
| Traffic Eng Review | Comments | 08/17/2021 | Elbo |
| Stormwater Review | Comments | 08/19/2021 | Seaman |
| Public Utilities Review | Comments | 08/20/2021 | Seaman |
| Land Resource Review | Comments | 08/25/2021 | Thomen |
| Planning Review | Comments | 08/25/2021 | Nurnberger |
| Fire Review | Comments | 08/26/2021 | Hatten |
| Route to Meeting | Ready for DRC | 08/30/2021 | Nurnberger |
| Solid Waste Review | No Comments | 08/30/2021 | Nurnberger |
| Harbor Master Review | No Comments | 08/30/2021 | Nurnberger |

The DRC reviewed this application with the following comments:

Plan Room Issues:



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

ENGINEERING - Prior to Building Permit

Set to OPEN on 8/27/2021 2:59:33 PM

Issue created by Douglas Seaman on 8/16/2021 7:42:53 AM

Issue is attached to Plans on sheet C-08

douglas.seaman@myclearwater.com - 727-562-4581

Acknowledge the below notes will be added to the construction plans prior to building permit:

1) A ROW permit will be required for driveway connections onto Royal Way and for any work within public ROW for utility work

Add the below note to the Construction Plan

2) A standard right-of-way permit will be needed for work on City right-of-way (e.g. driveways, sidewalks, utility connections, closures of lanes/sidewalks, etc.). The city must approve a Maintenance of Traffic Diagram (M.O.T.) plans to issue a right-of-way permit. A link to the ROW application <https://www.myclearwater.com/home/showdocument?id=540>. The property owner will be responsible for compliance to all conditions listed on the ROW permit.

General Conditions

3) On the northside of Royal Way, the existing driveway shall be removed. New valley is required

4) On the northside of Royal Way, a 5' sidewalk is required as shown on C-08

5) Driveway on Road Mandalay Ave south parcel shall be removed. New valley gutter required

6) North parcel, existing driveways one Road Mandalay Ave to be removed with new valley gutter

7) Add note on the construction plans prior to building permit,

A) Prior to the receipt of the Certification of Occupancy (C.O.) the ROW permit shall be closed out and the final C.O. shall be contingent on passing results for the following inspections performed by the Engineering and Utilities Departments. Prior to Final Inspections, the applicant must submit to Engineering Department five sets of site as-built signed and sealed by the Engineer of Record certifying the project was constructed per project plans and specifications:

a. Driveway Final

b. Sidewalk Final

c. Sanitary Sewer Final

d. Storm Sewer Final

e. Water Final

f. Traffic Final

B) Prior to CO the contractor shall submit 5 sets of as-built for all work in the City's ROW, signed and sealed by a professional engineer registered in the State of Florida. Public Works/Engineering will field inspect as-built for accuracy and restoration of the ROW.

Douglas Seaman on 8/16/2021 9:36:59 AM - OPEN

ENGINEERING - Prior to Building Permit

Set to OPEN on 8/27/2021 2:53:16 PM

Issue created by Douglas Seaman on 8/27/2021 2:53:16 PM

douglas.seaman@myclearwater.com - 727-562-4581

Prior to Building Permit revise the construction plans

1) All the work in the ROW of Royal Way is to be per City Std Index.

2) Min Pipe size and Material to be 15" RCP

3) Min cover over the pipe to be per FDOT standard detail for pipe cover

4) All concrete joints are to be wrapped per City Index 227

5) Construction plans to show all utilities in public ROW and shall have all conflicts resolved.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to Building Permit

Set to OPEN on 8/17/2021 9:34:49 AM

Issue created by Sarah Kessler on 8/17/2021 9:34:49 AM

Issue is attached to Plans on sheet C-01

sarah.kessler@myclearwater.com - 727-562-4897

All lighting on the western facing side of the building must comply with sea turtle lighting regulations, including the pool deck. Provide evidence that lighting is compliant.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

ENVIRONMENTAL - Prior to Building Permit

Set to OPEN on 8/17/2021 9:32:22 AM

Issue created by Sarah Kessler on 8/17/2021 9:32:22 AM

Issue is attached to Plans on sheet C-02

sarah.kessler@myclearwater.com - 727-562-4897

Continue to provide erosion control measures and details.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

FIRE - Prior to CDB

Set to OPEN on 8/26/2021 9:37:18 AM

Issue created by Keith Hatten on 8/26/2021 9:37:18 AM

Issue is attached to Plans on sheet C-05

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

Please add hydrant to support new FDC or relocate existing hydrant.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

FIRE - Prior to CDB

Set to OPEN on 8/26/2021 9:19:39 AM

Issue created by Keith Hatten on 8/26/2021 9:19:39 AM

Issue is attached to Plans on sheet C-03

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

Please provide sidewalk from South Exit Stairwell Discharge to Mandalay.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

FIRE - Prior to CDB

Set to OPEN on 8/26/2021 9:23:10 AM

Issue created by Keith Hatten on 8/26/2021 9:23:10 AM

Issue is attached to Plans on sheet A1.1

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

Please show location of proposed fire pump room.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

LAND RESOURCE - Inches Spreadsheet

Set to OPEN on 8/25/2021 8:13:29 AM

Issue created by Roy Thomen on 8/25/2021 8:13:29 AM

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

Inches Spreadsheet - 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.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN



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

TELEPHONE (727) 562-4567

LAND RESOURCE - Tree Preservation Plan Required

Set to OPEN on 8/25/2021 8:14:01 AM

Issue created by Roy Thomen on 8/25/2021 8:14:01 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.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PARKS AND REC - Recreation Open Space Impact Fees

Set to OPEN on 8/16/2021 4:46:22 PM

Issue created by Art Kader on 8/16/2021 4:46:22 PM
art.kader@myclearwater.com - 727-562-4824

Open Space Recreation Impact Fees will be required on this project and to be paid prior to Building Permit. These fees can be substantial therefore contact Art Kader at 562-4824 or art.kader@myclearwater.com for more information.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PLANNING - Prior to CDB/TDR Comment

Set to OPEN on 8/25/2021 8:09:13 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:09:13 AM
Issue is attached to Plans on sheet SURVEY 1
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

You will need to add 635 Mandalay Ave to receiving site for TDR2021-08005 and verify the overall acreage for the receiving site. This will require an updated signature/notarization date.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PLANNING - 10. Prior to CDB - TDR comment

Set to OPEN on 8/25/2021 8:07:37 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:07:37 AM
Issue is attached to Plans on sheet SURVEY 1
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Clarify if 410/420 Hamden drive will be combined through a unity of title. Based on staff calculations if the properties are combined through a unity of title there are two dwelling units available from 410 Hamden where the two lots addressed as 420 Hamden do not have any dwelling units to transfer to the receiving site. This will also be a prior to DO that evidence is submitted to staff the unity of title has been recorded for 08-29-15-17622-000-0100, 08-29-15-17622-000-0080, and 08-29-15-17622-000-0090.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PLANNING - 11. Prior to CDB/TDR Comment

Set to OPEN on 8/25/2021 8:08:26 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:08:26 AM
Issue is attached to Plans on sheet SURVEY 1
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Clarify on TDR2021-08005 the acreage of the property. The application states the site is 13,200 square feet which calculates at 0.303 acres where the application states the property is 0.69 acres.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN



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TELEPHONE (727) 562-4567

PLANNING - 15. Prior to CDB

Set to OPEN on 8/25/2021 8:11:54 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:11:54 AM

Issue is attached to Plans on sheet C-03

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

Revise parking count in the ground level (Sheet C-03) as well on Sheet C-1 from 28 spaces to 27 spaces to match the other sheets. Also on Sheet C-1 the number of parking spaces is incorrect in regard to number of off-street parking spaces shown and the proposed number to be provided.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PLANNING - 16. General Miscellaneous

Set to OPEN on 8/25/2021 8:12:30 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:12:30 AM

Issue is attached to Plans on sheet A0.0

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

That any future freestanding sign(s) be a monument-style sign and that all signs be designed to match the exterior materials and color of the building.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PLANNING - 17. Prior to BCP

Set to OPEN on 8/25/2021 8:13:00 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:13:00 AM

Issue is attached to Plans on sheet A0.0

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

The location and visibility of electric equipment (electric panels, boxes and meters) be reviewed and, if located exterior to the building where visible from any street frontage, be shown to be painted the same color as the portion of the building to which such features are attached.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PLANNING - 18. Prior to BCP/TDR comment

Set to OPEN on 8/25/2021 8:13:42 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:13:42 AM

Issue is attached to Plans on sheet A0.0

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

Evidence of recording of the special warranty deed conveying the development rights is submitted to Staff pursuant to CDC Section 4-1403.G.1.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PLANNING - 19. Prior to CDB

Set to OPEN on 8/25/2021 8:14:49 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:14:49 AM

Issue is attached to Plans on sheet C-03

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

Clarify why there is a boat slip number notation in the Legend on Sheet C-03

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PLANNING - 6. General Condition: Acknowledge

Set to OPEN on 8/25/2021 8:04:29 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:04:29 AM

Issue is attached to Plans on sheet A0.0

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

All service lines onto the property and overhead utilities adjacent to the site shall be installed underground unless undergrounding is shown to be impracticable pursuant to CDC Section 3-912.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN



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

TELEPHONE (727) 562-4567

PLANNING - DRC comment

Set to OPEN on 8/25/2021 7:57:22 AM

Issue created by Kevin Nurnberger on 8/25/2021 7:57:22 AM

Issue is attached to Plans on sheet A0.0

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

Prior to CDB: Based on Planning staff findings and review, staff requests this proposal as submitted will need to go back for review to the Development Review Committee.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PLANNING - prior to CDB

Set to OPEN on 8/25/2021 8:18:20 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:18:20 AM

Issue is attached to Plans on sheet C-03

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

: If the alley way is being vacated or is now vacated a setback would not be required. I don't think we would require a setback along an alley way as it is not street frontage. Clarify.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PLANNING - Prior to CDB

Set to OPEN on 8/25/2021 8:15:38 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:15:38 AM

Issue is attached to Plans on sheet A1.9

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

A 15 foot front setback shall be required for all properties throughout the District, except for properties fronting on Mandalay Avenue, which may have a zero (0) foot front setback for 80% of the property line. The plan shows a proposed front setback of 5 feet. The narrative states the increase in setback is to reduce the minimum required width of the setback. The requirements also state properties fronting on Mandalay Avenue must provide a building setback on the front side of the building or an increased front setback in compliance with the ratios provided in Section A.3.f. Additional setbacks and/or setbacks may be required to provide additional separation between buildings and/or to enhance view corridors. For properties fronting on streets that have a right-of-way width of greater than 66 feet, the setback or setback/height ratio is one (1) foot for every three (3) feet in building height above 35 feet. The building height above 35 feet is 39 feet. The survey shows Mandalay Ave to be 80 wide. Therefore, the minimum required setback width along Mandalay is 13 feet. The flexibility provides two options. A maximum reduction of five (5) feet from any required building setback may be possible if the decreased building setback results in an improved site plan, landscaping areas more than the minimum required and/or improved design and appearance. This option allows for a maximum reduction of five feet which if used required a minimum of an 8 foot wide step back along Mandalay as the five foot reduction was a maximum not an addition to. The second option is building setbacks can be decreased at a rate of two (2) feet in setback per one (1) foot in additional required setback, if desired. This would still require a 3 foot wide setback along the Mandalay Ave with the increase in setback from zero feet to five feet. Clarify on building elevations or massing study the location of the minimum required setback. I believe it is an either or option but both options cannot be utilized to reduce the setback width. It is staff understanding - the setback needs to be provided along Mandalay Ave.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PLANNING - Prior to CDB

Set to OPEN on 8/25/2021 8:24:27 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:24:27 AM

Issue is attached to Plans on sheet A1.0

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

All entrances are shown on the building elevations except for this proposed doorway either from the parking area or stairwell on the south building elevation. Clarify.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN



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

Set to OPEN on 8/25/2021 8:06:35 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:06:35 AM

Issue is attached to Plans on sheet A0.0

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

Clarify if this project will be requesting a development order for an extended length greater than one year.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PLANNING - Prior to CDB

Set to OPEN on 8/25/2021 8:26:37 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:26:37 AM

Issue is attached to Plans on sheet A1.5

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

Clarify the height. It shows on building elevation on Sheet A1.5 height measured to architectural element is there a parapet wall then the elevator shaft?

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PLANNING - Prior to CDB

Set to OPEN on 8/25/2021 8:25:38 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:25:38 AM

Issue is attached to Plans on sheet C-03

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

Clarify the traffic methods to be used to be sure the proposed off-street parking spaces are available for the sole use of the residents.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PLANNING - prior to CDB

Set to OPEN on 8/25/2021 8:25:02 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:25:02 AM

Issue is attached to Plans on sheet L-1

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

Clarify why landscape material is proposed to be planted in what appears to be a paved back out for parking area? Revise if necessary.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PLANNING - Prior to CDB

Set to OPEN on 8/25/2021 8:28:08 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:28:08 AM

Issue is attached to Plans on sheet IR-1

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

Provide a recorded documentation showing the alley way on the east side of the property has been vacated.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PLANNING - Prior to CDB

Set to OPEN on 8/25/2021 8:03:23 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:03:23 AM

Issue is attached to Plans on sheet A0.0

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

Provide an acknowledgement the land area to be used for the TDR at 410/420 Hamden that if the TDR and FLD is approved by the Community Development Board the properties have no available dwelling units for residential or commercial development.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN



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

Set to OPEN on 8/25/2021 8:17:52 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:17:52 AM

Issue is attached to Plans on sheet A1.9

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

Provide the actual calculations/detailed response on how you are using flexibility requirements to provide no setbacks with increased setbacks. It seems from your calculations you are measuring the setback height requirement from BFE so 30 feet above the 35 foot requirement for setbacks. However it is measured from grade so the building height above 35 feet is 39 feet. Please review Beach by Design guidelines which show in a diagram on page 70 that the setback measurement is taken from grade and not from the BFE. The building height is measured from BFE but the guidelines show the setback measurement is taken from grade to maintain the pedestrian path and view corridors desired in Beach by Design. The building elevations and all applicable sheets will need to be revised to either incorporate the setbacks or increase the setbacks to negate a need for setbacks.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PLANNING - Prior to CDB

Set to OPEN on 8/25/2021 8:18:55 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:18:55 AM

Issue is attached to Plans on sheet L-1

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

Remove any sod in required landscape buffers for the building site and parking lot to replace with acceptable material shown in CDC Section 3-1202. It appears only in the minimum required 10 foot landscape buffer with on the buildings property along Royal Way.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PLANNING - Prior to CDB

Set to OPEN on 8/25/2021 8:20:46 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:20:46 AM

Issue is attached to Plans on sheet A1.0

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

Sheet A1.0 clarify the Property line along Mandalay Ave. The setbacks are shown from a solid line in the sidewalk area and there is a dashed line to the east of this line identifying it with a PL. Clarify setbacks are being correctly measured from the property lines. Dashed line identifying setbacks line?

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PLANNING - Prior to CDB

Set to OPEN on 8/25/2021 8:23:56 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:23:56 AM

Issue is attached to Plans on sheet A1.0

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

Sheets A1.0, C-04, Landscape plan L-1, and C-03 in the south side of the property. The doorway exits do not match with one in stairwell and one entering a parking space. On Sheet C-03 how do you exit the south stairwell? Is there a proposed walkway in the south side yard for access to street? The back out parking pavement is already decreasing the minimum proposed setback of five feet to less than five feet after it was reduced from the minimum required 10 feet. Provide the width of the pavement, clarify if it is a walkway as it is within the setback. Any pavement is considered structure and setbacks are measures to structure so you will need to maintain the setback reduction request to stay at 5 feet with no encroachments into the setback. All sheets must match so you will need to make sure all your sheets match. If after DRC, any sheet found not to match the overall plan identified as the dominate plan this project WILL not forward to CDB. It is on the applicant and their representatives to provide accurate, clear and concise plans for review. Such issues and plans should be reviewed by the applicant or representative prior to any submittal to ensure planning staff can review the plans without having to point it out which should be caught by the applicants professional staff before submitted for a formal review. All sheets MUST match.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN



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

Set to OPEN on 8/25/2021 8:25:59 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:25:59 AM

Issue is attached to Plans on sheet C-03

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

The parking space numbers (count) on Sheet C-03 do not match with the numbers shown on the Cover Sheet, landscaping plan sheet (L-1) as well as Sheet IR-1. Clarify and revise. All sheets need to match. Please make sure prior to resubmitting for CDB all your sheets match; if not, this project will not move forward to CDB. Prior to CDB: Clarify why the massing study indicates on the east side of the property where a 10 foot wide setback is required it says zero setback. Also clarify encroachments in the setback. Revise proposed setback. How will you justify reduced setback.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PLANNING - Prior to CDB

Set to OPEN on 8/25/2021 8:16:10 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:16:10 AM

Issue is attached to Plans on sheet A1.9

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

The same standards apply to the Royal Way frontage. This front requires a minimum required front setback of 15 feet. The building height over 35 feet from grade is 39 feet which requires a minimum required stepback of 16 feet because the width of Royal Way falls under for properties fronting on streets that have a right-of-way width between 46 and 66 feet, the stepback or setback/height ratio is one (1) foot for every two and one-half (2.5) feet in building height above 35 feet. Massing study and elevations show a proposed front setback of 21 feet. This is an increase to the minimum required front setback of 6 feet. If the first option to reduce a step back applies by a maximum of 5 feet for improved site plans, buildings and landscape plan then the minimum required stepback along Royal Way is 11 feet. If the second option is applied, building stepbacks can be decreased at a rate of two (2) feet in stepback per one (1) foot in additional required setback, if desired then a minimum required stepback of 4 feet is required. Clarify or show on massing study or elevations how this requirement is being met. Or in the west (5ft), east (6 feet), and north setbacks (7 feet) are increased by an overall total of 18 feet (36 feet in stepback calculations be applied to all sides of buildings to negate the need for an stepback they need a total of 24 feet in stepbacks does the 36 negate the 24 in overall development or specific to any sides. You can reduce either stepback by 5 feet - Building stepbacks can be decreased at a rate of two (2) feet in stepback per one (1) foot in additional required setback, if desired.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PLANNING - Prior to CDB

Set to OPEN on 8/25/2021 8:17:15 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:17:15 AM

Issue is attached to Plans on sheet C-03

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

The setback dimension on the south side from property line to pavement. This setback reduction needs to be included in the request and narrative. Clarify if the south side setback is being reduced to less than five feet because of an increased site plan, elevations or landscaping.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PLANNING - Prior to CDB

Set to OPEN on 8/25/2021 8:11:19 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:11:19 AM

Issue is attached to Plans on sheet SURVEY 1

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

Verify the square footage of TDR2021-08004. The application states 29,847.62 square feet but calculations by staff forwarded in an email to representatives determine the properties to have a combined square footage of 19,616 square feet.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN



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

Set to OPEN on 8/25/2021 8:20:01 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:20:01 AM

Issue is attached to Plans on sheet C-03

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

Where is the solid waste enclosure or how will solid waste be collected? Is there to be a proposed solid waste staging area along Royal Way? If show location of solid waste room and staging area? Who will roll out solid waste to staging area?

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PLANNING - Prior to CDB - Parking

Set to OPEN on 8/25/2021 8:05:21 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:05:21 AM

Issue is attached to Plans on sheet C-03

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

Acknowledge the three parking spaces in the public right-of-way to be restriped and the loading space on the south side of Royal Way do not count towards minimum required off-street spaces.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PLANNING - Prior to CDB/TDR Comment

Set to OPEN on 8/25/2021 8:09:53 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:09:53 AM

Issue is attached to Plans on sheet SURVEY 1

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

You will need to add 635 Mandalay Ave to receiving site for TDR2021-08004 and verify the overall acreage for the receiving site. This will require an updated signature/notarization date.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PLANNING - Prior to CDB/TDR Comment:

Set to OPEN on 8/25/2021 8:10:37 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:10:37 AM

Issue is attached to Plans on sheet SURVEY 1

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

Verify the square footage of TDR2021-08004. The application states 29,847.62 square feet but calculations by staff forwarded in an email to representatives determine the properties to have a combined square footage of 19,616 square feet.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PLANNING - Prior to CDB: FLD affidavit of ownership

Set to OPEN on 8/25/2021 7:57:58 AM

Issue created by Kevin Nurnberger on 8/25/2021 7:57:58 AM

Issue is attached to Plans on sheet A0.0

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

Prior to CDB: Update the FLD affidavit of ownership to include the fourth parcel located at 635 Mandalay Ave on the affidavit of ownership. Please update the sheet with an updated signature/notary confirmed by a recent date stamp.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PLANNING - Prior to CDB: Height

Set to OPEN on 8/25/2021 8:01:51 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:01:51 AM

Issue is attached to Plans on sheet C-01

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

Clarify the building height the site plan data table states 62 feet from BFE but application responses state 65 feet from BFE.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN



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 Certificate of Occupancy

Set to OPEN on 8/25/2021 8:05:56 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:05:56 AM

Issue is attached to Plans on sheet IR-1

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

All landscaping be installed to the satisfaction of staff and pass a landscape final inspection.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PLANNING - Prior to Development Order

Set to OPEN on 8/25/2021 8:03:58 AM

Issue created by Kevin Nurnberger on 8/25/2021 8:03:58 AM

Issue is attached to Plans on sheet A0.0

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

Evidence of filing a Unity of title with the Clerk of Court and a lot combination request through the Pinellas County Property Appraisers office for all parcels involved in the application (Parcel ID's 05-29-15-54792-002-0030, 05-29-15-54792-002-0020, 05-29-15-54792-002-0010, and 05-29-15-54747-084-0010) must be submitted to and approved by the Planning Department.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

PUBLIC UTILITIES - Prior to Building Permit

Set to OPEN on 8/20/2021 7:12:15 AM

Issue created by Douglas Seaman on 8/20/2021 7:12:15 AM

douglas.seaman@myclearwater.com - 727-562-4581

Prior to building permit make the following corrections to the utility plans sheet

Civil drawings sheet 5 of 8

1) Minor Correction note, the water main along Mandalay Ave is an 8 inch water main NOT a 6 inch as shown on drawing

2) City doesn't allow /or perform 8 by 3 inch taps , the tap will need to be 8 x 4 inch using tapping sleeve and valve, then pipe could be down sized to accommodate the 3 inch domestic meter and backflow device as noted

3) Reuse water service is available to both of the lots for their irrigation systems

Written response to the above corrections is required

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN



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 OPEN on 8/25/2021 2:45:43 PM

Issue created by Douglas Seaman on 8/25/2021 2:45:43 PM
douglas.seaman@myclearwater.com - 727-562-4581

Prior to the building permit

- 1) SHWT City Stormwater Drainage Criteria During the design process, the seasonal high-water table (SHWT) shall be established with the assistance of a geotechnical report. The bottom of the dry stormwater system shall be a minimum of 6-inches above the SHWT. Please provide the geotechnical report with the required SHWT analysis and for the percolation rates.
- 2) The north and south parcel is connected by a drainage pipe. This pipe will need to meet the City Standards, RCP is required, joints wrapped and all utilities conflicts resolved.
- 3) Their is a drainage inlet adjacent to the south parcel. If this inlet has capacity you can tie-into the inlet with a overflow and reduce your design year from 50-year to 25-year.
- 4) Roof runoff- Show that a drainage collection system routing roof runoff to the proposed underground stormwater facility on the construction plans.
- 5) If there is not a direct outfall the proposed underground chambers shall be designed to provide not only water quality but also attenuation volume.
- 6) Please provide a paving grading plan showing sheet flow of existing and proposed drainage patterns demonstrating that any offsite drainage currently flowing onto the site is routed in a manner not causing any adverse impact to other properties. If swale is proposed to address this, such swale shall not be occupied with any landscape or ground cover that could impede positive drainage.

Please acknowledge the above conditions will be met upon the submittal of the Building Permit

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

STORMWATER - Prior to CO

Set to OPEN on 8/19/2021 10:22:27 AM

Issue created by Douglas Seaman on 8/16/2021 9:35:59 AM
douglas.seaman@myclearwater.com - 727-562-4581

Prior to Co

- 1) Signed and sealed record drawing and EOR's certified letter certifying the project was constructed per approved design and will not cause any adverse impact to adjacent properties. (5 sets)
- 2) Stormwater management facility maintenance agreement (fully executed by the project's owner) detailing how the system shall be maintained by the owner. (5 sets).

Douglas Seaman on 8/16/2021 9:46:51 AM - OPEN

STORMWATER - Prior to DRC

Set to OPEN on 8/19/2021 10:22:20 AM

Issue created by Douglas Seaman on 8/16/2021 9:35:05 AM
douglas.seaman@myclearwater.com - 727-562-4581

This DRC application is for 0' setback. With 0' setback strict compliance to the City's Stormwater Drainage Criteria is required especially preventing stormwater discharge directly to adjacent properties.

- 1) Please acknowledge that footprint of a stormwater vault and outfall are shown on conceptual plans.
- 2) DRC review is a prerequisite for Building Permit Review; additional conditions will be forthcoming upon a comprehensive review of Building Permit submittal.

Douglas Seaman on 8/16/2021 9:46:43 AM - OPEN



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

TRAFFIC ENG - General Note(s)

Set to OPEN on 8/17/2021 5:56:17 PM

Issue created by Bennett Elbo on 8/17/2021 5:56:17 PM

Issue is attached to Plans on sheet A0.0

bennett.elbo@myclearwater.com - 727-562-4775

1. Any work within City's ROW (right-of-way) will require a separate ROW permit and include a MOT (maintenance of traffic) plan for road and/or sidewalk closure -if any. Please contact Ivan Dimitrov at (727)562-4779 for the ROW application & fee.
2. Applicant shall comply with the current MIF (Multi-modal Impact Fee) Ordinance and fee schedule. MIF shall be paid prior to receiving a Certificate of Occupancy. The MIF amount for the proposed condominium is \$29,952.00
3. DRC (Development Review Committee) review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

TRAFFIC ENG - Prior to a building permit

Set to OPEN on 8/25/2021 2:56:37 PM

Issue created by Bennett Elbo on 8/25/2021 2:56:37 PM

bennett.elbo@myclearwater.com - 727-562-4775

Work on city right-of-way shall require a right-of-way permit to include a certified MOT (maintenance of traffic) plan. The MOT plan shall be supported by a traffic impact analysis for road and/or lane closures. This plan must delineate all proposed traffic pattern changes, road closures and quantifiable impacts of such upon the traffic system and surrounding area.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

TRAFFIC ENG - Prior to DRC

Set to OPEN on 8/26/2021 2:00:30 PM

Issue created by Bennett Elbo on 8/26/2021 2:00:30 PM

bennett.elbo@myclearwater.com - 727-562-4775

Please remove the proposed loading zone on the north side of Royal Way.

Kevin Nurnberger on 8/30/2021 9:59:29 AM - OPEN

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: [TDR2021-08004 -- 619 MANDALAY AVE](#)

Owner(s): Bayway Florida Hotel Llc
333 Hamden Dr
Clearwater, FL 33767-2449
PHONE: (727) 444-1403, Fax: No fax, Email: No email

Applicant: Bayway Florida Hotel Llc
333 Hamden Dr
Clearwater, FL 33767-2449
PHONE: (727) 444-1403, Fax: No fax, Email: Bja@macfar.Com

Location: 410/420 Hamden Drive; located on the west side of Hamden Drive at the Bayside Drive and Hamden Drive intersection

Atlas Page: 258A

Zoning District: Tourist

Request: Transfer of Development Rights of 2 dwelling units from 410 Hamden and 420 Hamden Drive to a proposed resort attached dwelling development located at 619 Mandalay Ave, 629 Mandalay Ave, 631 Mandalay Ave, and 635 Mandalay Ave located in the Tourist (T) District.

Proposed Use: Resort Attached Dwellings

Neighborhood Association(s): clearwater beach association
Board County of Commissioners

Presenter: Kevin Nurnberger, 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 | 08/05/2021 | Nurnberger |
| Parks and Rec Review | No Comments | 08/13/2021 | Kader |
| Traffic Eng Review | No Comments | 08/16/2021 | Elbo |
| Environmental Review | No Comments | 08/17/2021 | Kessler |
| Land Resource Review | No Comments | 08/25/2021 | Thomen |
| Planning Review | Comments | 08/25/2021 | Nurnberger |
| Engineering Review | No Comments | 08/30/2021 | Nurnberger |
| Solid Waste Review | No Comments | 08/30/2021 | Nurnberger |
| Fire Review | No Comments | 08/30/2021 | Nurnberger |
| Route to Meeting | Ready for DRC | 08/30/2021 | Nurnberger |
| Stormwater Review | No Comments | 08/30/2021 | Nurnberger |
| Harbor Master Review | No Comments | 08/30/2021 | Nurnberger |
| Public Utilities Review | No Comments | 08/30/2021 | Nurnberger |

The DRC reviewed this application with the following comments:

Planning Review

Planning Review

See planning/DRC review comments for companion FLD2021-07015.



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

Case number: [TDR2021-08005 -- 887 S GULFVIEW BLVD](#)

Owner(s): Mannion Brothers Llc
2604 Nutwood Trce
Duluth, GA 30097-7476
PHONE: (727) 444-1403, Fax: No fax, Email: No email

Applicant: Mannion Brothers Llc
2604 Nutwood Trce
Duluth, GA 30097-7476
PHONE: (727) 444-1403, Fax: No fax, Email: Bja@macfar.Com

Location: Located on the south side of South Gulfview Boulevard approximately 900 feet east of Gulf Boulevard

Atlas Page: 258A

Zoning District: T - Tourist

Request: Transfer of development rights sending site) of two dwelling units for a proposed resort attached dwelling use located at 619 Mandalay Avenue, 629 Mandalay Avenue, 631 Mandalay Avenue, and 635 Mandalay Avenue (receiving site)

Proposed Use:

Neighborhood Association(s): clearwater beach association
Board County of Commissioners

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 | 08/05/2021 | Nurnberger |
| Parks and Rec Review | No Comments | 08/13/2021 | Kader |
| Traffic Eng Review | No Comments | 08/16/2021 | Elbo |
| Environmental Review | No Comments | 08/17/2021 | Kessler |
| Land Resource Review | No Comments | 08/25/2021 | Thomen |
| Planning Review | Comments | 08/25/2021 | Nurnberger |
| Engineering Review | No Comments | 08/30/2021 | Nurnberger |
| Solid Waste Review | No Comments | 08/30/2021 | Nurnberger |
| Fire Review | No Comments | 08/30/2021 | Nurnberger |
| Route to Meeting | Ready for DRC | 08/30/2021 | Nurnberger |
| Stormwater Review | No Comments | 08/30/2021 | Nurnberger |
| Harbor Master Review | No Comments | 08/30/2021 | Nurnberger |
| Public Utilities Review | No Comments | 08/30/2021 | Nurnberger |

The DRC reviewed this application with the following comments:

Planning Review

Planning Review

See planning/DRC review comments for companion FLD2021-07015.



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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.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

11:30 AM

Case number: [ANX2021-08014 -- 2322 ANNA AVE](#)

Owner(s): Earl L Davis
617 Olivet Church Rd
Whittier, NC 28789
PHONE: (828) 506-0076, Fax: No fax, Email: No email

Applicant: Earl Davis
617 Olivet Church Rd
Whittier, NC 28789
PHONE: (828) 506-0076, Fax: No fax, Email: No email

Representative: Earl Davis
617 Olivet Church Rd
Whittier, NC 28789
PHONE: (828) 506-0076, Fax: No fax, Email: No email

Location: 0.180 acres located on the north side of Anna Avenue approximately 1,150 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 totaling 0.180 acres occupied by a single family dwelling. It is proposed that the initial Future Land Use Map category assigned be Residential Low (RL) and the initial zoning category assigned be Low Medium Density Residential (LMDR).

Proposed Use: Detached Dwellings

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

Presenter: Kyle Brotherton, Senior Planner

Workflow:

| Review Name | Task Status | Status Date | Last Name |
|-------------------------------|--------------------|-------------|------------|
| Determination of Completeness | Complete | 08/04/2021 | Brotherton |
| Planning Review | No Comments | 08/04/2021 | Brotherton |
| Harbor Master Review | No Review Required | 08/04/2021 | Brotherton |
| Engineering Review | Comments | 08/16/2021 | Seaman |
| Traffic Eng Review | No Comments | 08/16/2021 | Elbo |
| Environmental Review | No Comments | 08/17/2021 | Kessler |

The DRC reviewed this application with the following comments:

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.