



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, May 5, 2022

8:30 AM - Staff Review

9:00 AM

Case number: [LUP2022-04004 -- 1885 COUNTY ROAD 193](#)

Owner(s): Father Mina Ghaly
2930 County Road 193
Clearwater, FL 33759
PHONE: (813) 523-3263, Fax: No fax, Email: No email

Applicant: Todd Pressman
200 2nd Ave South
Unit 451
St.Petersburg, FL 33701
PHONE: No phone, Fax: No fax, Email: Todd@pressmaninc.Com

Representative: Todd Pressman
Pressman & Assoc., Inc
200 2nd Ave South
Unit 451
St.Petersburg, FL 33701
PHONE: No phone, Fax: No fax, Email: Todd@pressmaninc.Com

Location: 2.61 acres located on the east side of CR 193 approximately 500 feet south of Sunset Point Road.

Atlas Page: 264B

Zoning District: I - Institutional

Request: This case involves a request to amend the Future Land Use Map designation from Residential Low (RL) to Institutional (I).

Proposed Use: Places of Worship

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

Presenter: Kyle Brotherton, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	04/11/2022	Brotherton
Parks and Rec Review	No Comments	04/13/2022	Kader
Stormwater Review	Comments	04/15/2022	Vo
Engineering Review	No Comments	04/18/2022	Ojeda
Traffic Eng Review	No Comments	04/19/2022	Lees
Public Utilities Review	No Comments	04/20/2022	Ojeda
Environmental Review	No Comments	04/20/2022	Kessler
Planning Review	Comments	04/26/2022	Brotherton
Fire Review	No Response	04/28/2022	Brotherton
Land Resource Review	No Response	04/28/2022	Brotherton
Solid Waste Review	No Response	04/28/2022	Brotherton
Route to Meeting	Ready for DRC	04/28/2022	Brotherton



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TELEPHONE (727) 562-4567

The DRC reviewed this application with the following comments:

Planning Review

Planning Review:

1. Staff is recommending denial of the proposed amendment due to the development potential being out of character with the residential neighborhood and of adverse impacts due to the increase in development potential.
2. Incorrect mailing address for property owner on page 1.
3. Adjacent zoning districts are listed when adjacent future land use categories are requested on page 2.
4. Response #1 mentions no current comprehensive plan goals, objectives or policies that would support the proposed request. Please revise response.
5. Response #3 seems to speak to the existing church property as the subject property does not currently have the Institutional future land use designation. Please revise response.
6. Response #6 does not answer how the proposed amendment will not adversely impact the use of property in the immediate area. Please revise response.
7. General: typographical and editorial changes should be made for more concise and clear responses.

Traffic Engineering Review

Traffic Engineering Review

General Note:

A transportation management plan and/or traffic impact study may be required with future BCP based on Article 4 in the Community Development Code.

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

Case number: [REZ2022-04004 -- 1885 COUNTY ROAD 193](#)

Owner(s): Father Mina Ghaly
2903 County Road 193
Clearwater, FL 33759
PHONE: (813) 523-3263, Fax: No fax, Email: No email

Applicant: Todd Pressman
200 2nd Ave South
Unit 451
St.Petersburg, FL 33701
PHONE: (727) 804-1760, Fax: No fax, Email: Todd@pressmaninc.Com

Representative: Todd Pressman
Pressman & Assoc., Inc
200 2nd Ave South
Unit 451
St.Petersburg, FL 33701
PHONE: (727) 804-1760, Fax: No fax, Email: Todd@pressmaninc.Com

Location: 2.61 acres located on the east side of CR 193 approximately 500 feet south of Sunset Point Road.

Atlas Page: 264B

Zoning District: I - Institutional

Request: This case proposes to amend the zoning atlas designation from Low Medium Density Residential (LMDR) to Institutional (I).

Proposed Use: Places of Worship

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

Presenter: Kyle Brotherton, Senior Planner



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Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	04/11/2022	Brotherton
Parks and Rec Review	No Comments	04/13/2022	Kader
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Engineering Review	No Comments	04/18/2022	Ojeda
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Public Utilities Review	No Comments	04/20/2022	Ojeda
Environmental Review	No Comments	04/20/2022	Kessler
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Route to Meeting	Ready for DRC	04/28/2022	Brotherton
Land Resource Review	No Response	04/28/2022	Brotherton
Solid Waste Review	No Response	04/28/2022	Brotherton
Fire Review	No Response	04/28/2022	Brotherton



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TELEPHONE (727) 562-4567

The DRC reviewed this application with the following comments:

Planning Review

Planning Review:

1. Staff is recommending denial of the proposed amendment due to the development potential being out of character with the residential neighborhood and of adverse impacts due to the increase in development potential.
2. Response #1 mentions no current comprehensive plan goals, objections or policies that would support the proposed request. Additionally, mention of annexation of the subject site incorrectly states that the intent and purpose of the Institutional category has been met as the subject property is zoned Low Medium Density Residential. Please revise response.
3. Response #2 does not answer the appropriate standard of review. Please review and revise response.
4. Response #3 does not answer the appropriate standard of review. Please review and revise response.
5. Response #4 does not answer the appropriate standard of review. Please review and revise response.
6. Response #5 does not answer the appropriate standard of review. Please review and revise response.
7. Response #6 does not answer the appropriate standard of review. Please review and revise response.
8. General: typographical and editorial changes should be made for more concise and clear responses.

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

9:20 AM

Case number: [LUP2022-03003 -- 905 S HIGHLAND AVE](#)

Owner(s): Ymca Of The Suncoast Inc
2469 Enterprise Rd
Clearwater, FL 33763-1702
PHONE: (727) 467-9622, Fax: No fax, Email: No email

Applicant: Brian Aungst
625 Court Street
Suite 200
Clearwater, FL 33756
PHONE: (727) 444-1403, Fax: No fax, Email: Bja@macfar.Com

Representative: Brian Aungst
625 Court Street
Suite 200
Clearwater, FL 33756
PHONE: (727) 444-1403, Fax: No fax, Email: Bja@macfar.Com

Location: 1.86 acres located on the east side of S Highland Avenue approximately 450 feet south of Druid Road.

Atlas Page: 297A

Zoning District: Office

Request: This case involves a request to amend the Future Land Use Map from Residential/Office General (R/OG) to Institutional (I).

Proposed Use: Social and Community Centers

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

Presenter: Dylan Prins, Long Range Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	04/08/2022	Prins
Parks and Rec Review	No Comments	04/13/2022	Kader
Stormwater Review	No Comments	04/15/2022	Vo
Engineering Review	No Comments	04/18/2022	Ojeda
Traffic Eng Review	No Comments	04/19/2022	Lees
Public Utilities Review	No Comments	04/20/2022	Ojeda
Environmental Review	No Comments	04/20/2022	Kessler
Planning Review	No Comments	04/27/2022	Prins
Fire Review	No Response	04/28/2022	Prins
Land Resource Review	No Response	04/28/2022	Prins
Harbor Master Review	No Response	04/28/2022	Prins
Solid Waste Review	No Response	04/28/2022	Prins
Route to Meeting	Ready for DRC	04/28/2022	Prins

The DRC reviewed this application with the following comments:

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

Case number: [REZ2022-03003 -- 905 S HIGHLAND AVE](#)

Owner(s): Ymca Of The Suncoast Inc
2469 Enterprise Rd
Clearwater, FL 33763-1702
PHONE: (727) 467-9622, Fax: No fax, Email: No email

Applicant: Brian Aungst
625 Court Street
Suite 200
Clearwater, FL 33756
PHONE: (727) 444-1403, Fax: No fax, Email: Bja@macfar.Com

Representative: Brian Aungst
625 Court Street
Suite 200
Clearwater, FL 33756
PHONE: (727) 444-1403, Fax: No fax, Email: Bja@macfar.Com

Location: 1.86 acres located on the east side of S Highland Ave approximately 450 feet south of Druid Road.

Atlas Page: 297A

Zoning District: Office

Request: This case involves a request to amend the Zoning Atlas from the Office (O) District to the Institutional (I) District.

Proposed Use: Social and Community Centers

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

Presenter: Dylan Prins, Long Range Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	04/08/2022	Prins
Parks and Rec Review	No Comments	04/13/2022	Kader
Stormwater Review	No Comments	04/15/2022	Vo
Engineering Review	No Comments	04/18/2022	Ojeda
Traffic Eng Review	No Comments	04/19/2022	Lees
Public Utilities Review	No Comments	04/20/2022	Ojeda
Environmental Review	No Comments	04/20/2022	Kessler
Planning Review	No Comments	04/27/2022	Prins
Route to Meeting	Ready for DRC	04/28/2022	Prins
Land Resource Review	No Response	04/28/2022	Prins
Harbor Master Review	No Response	04/28/2022	Prins
Solid Waste Review	No Response	04/28/2022	Prins
Fire Review	No Response	04/28/2022	Prins

The DRC reviewed this application with the following comments:

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

9:25 AM

Case number: [FLD2022-02008 -- 1510 BARRY RD # I](#)

Owner(s): Wc Assets Llc, Glozal Village Llc, Rebus Salus Llc
3030 N Rockey Point Dr
Suite 150
Tampa, FL 33607
PHONE: (813) 404-6916, 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: 1510 Barry Road; consisting of two parcels on the north side of Barry Road
approximately 330 feet east of Highland Avenue

Atlas Page: 307A

Zoning District: O - Office

Request: The Community Development Board is reviewing a 43-unit attached dwelling use including a minimum of 11 affordable units in the Office (O) District and associated non-residential off-street parking in the Low Medium Density Residential District for the property located at 1510 Barry Road and an unaddressed parcel. The project will be 22 feet in height from grade or 13 feet from Base Flood Elevation, proposes 69 off-street parking spaces and requests allowable flexibility for use, setbacks, parking and landscaping. (Community Development Code Sections 2-1004.A, 2-204.E, 3-920 and 3-1202.G.)

Proposed Use: Attached Dwellings

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

Presenter: Mark Parry, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	03/30/2022	Parry
Planning Review	Comments	04/13/2022	Parry
Parks and Rec Review	Comments	04/13/2022	Kader
Engineering Review	Comments	04/18/2022	Ojeda
Traffic Eng Review	Comments	04/19/2022	Lees
Stormwater Review	No Comments	04/20/2022	Vo
Environmental Review	Comments	04/20/2022	Kessler
Public Utilities Review	Comments	04/20/2022	Ojeda
Fire Review	No Comments	04/25/2022	Hatten
Land Resource Review	Comments	04/27/2022	Quinzi

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Notes

Set to DRAFT on 4/18/2022 1:04:07 PM

Issue created by David Ojeda on 4/18/2022 1:04:07 PM
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. 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. 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.



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TELEPHONE (727) 562-4567

ENGINEERING - Prior to Building Permit

Set to DRAFT on 4/18/2022 1:04:27 PM

Issue created by David Ojeda on 4/18/2022 1:04:27 PM
david.ojeda@myclearwater.com - 727-562-4743

1. There are several utilities along the north parcel line not shown on plans, please revise.
2. Revise plans (incl. landscaping plan) to show existing 30' easement along north parcel line. Trees, palms and other large diameter landscaping within City's easements is not allowed.

ENGINEERING - Prior to Development Order (Acknowledge):

Set to DRAFT on 4/20/2022 10:56:28 AM

Issue created by David Ojeda on 4/20/2022 10:56:28 AM
david.ojeda@myclearwater.com - 727-562-4743

The following will be included as a condition of approval by Engineering (prior to the issuance of any building permits) with the Development order:

1. Revisions to the submitted calculations and plans as well as additional supporting information (including but not limited to geotechnical and SUE data) will be required to be submitted to and approved by Engineering Staff to ensure the project meets the City's specifications and design criteria.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 4/20/2022 1:21:15 PM

Issue created by Sarah Kessler on 4/20/2022 1:21:15 PM
sarah.kessler@myclearwater.com - 727-562-4897

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

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

LAND RESOURCE - Inches Spreadsheet

Set to DRAFT on 4/27/2022 8:26:18 AM

Issue created by Michael Quinzi on 4/27/2022 8:26:18 AM
michael.quinzi@myclearwater.com - 727-562-4558

Prior to CDB - 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 if 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 - Tree inventory

Set to DRAFT on 4/22/2022 4:10:32 PM

Issue created by Michael Quinzi on 4/22/2022 4:10:32 PM
michael.quinzi@myclearwater.com - 727-562-4558

Provide prior to CDB. Tree Survey is incomplete, I have found at least 5 Oak trees with a DBH over 4 inches that are not included, 1 Live Oak is rated 2 on the survey, booth city arborist have rated it a 3, a Live Oak is miss named as Laurel Oak and Identification numbers must be provided.



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TELEPHONE (727) 562-4567

LAND RESOURCE - Tree inventory

Set to DRAFT on 4/22/2022 4:11:46 PM

Issue created by Michael Quinzi on 4/22/2022 4:11:46 PM
michael.quinzi@myclearwater.com - 727-562-4558

Provide prior to CDB This application requires a tree inventory to be prepared by an ISA Certified Arborist with Identification numbers and 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.

LAND RESOURCE - Tree inventory

Set to DRAFT on 4/22/2022 4:12:41 PM

Issue created by Michael Quinzi on 4/22/2022 4:12:41 PM
michael.quinzi@myclearwater.com - 727-562-4558

Provide prior to BCP Tag Trees- Any site over 1 acre in size requires trees to be tagged with Aluminum tags with aluminum nails. The tags must have a number coinciding with the number assigned to the tree in the tree inventory and on all site plans.

LAND RESOURCE - Tree Removal

Set to DRAFT on 4/22/2022 4:23:11 PM

Issue created by Michael Quinzi on 4/22/2022 4:23:11 PM
michael.quinzi@myclearwater.com - 727-562-4558

Prior to CDB. Remove any trees on the site that are on the Florida Exotic Plant Pest Council most recent list Including Queen palms. Remove all trees rated below 3.0 unless proposing to implement treatment by an ISA certified Arborist to upgrade trees to 3.0 condition rating.

PARKS AND REC - Recreation Open Space Impact Fees

Set to DRAFT on 4/13/2022 11:47:00 AM

Issue created by Art Kader on 4/13/2022 11:47:00 AM
art.kader@myclearwater.com - 727-562-4824

Since converting from ALF to Residential this project will be required to pay Open Space Recreation Impact Fees. These fees can be substantial therefore I would suggest you contact Art Kader at 727-562-4824 or art.kader@myclearwater.com. These fees are due and payable no later than date permit is issued.

PLANNING - Bedroom Size and Number: 3-920.A.3.c.ii.h

Set to DRAFT on 4/13/2022 2:02:33 PM

Issue created by Mark Parry on 4/13/2022 2:02:33 PM
Issue is attached to page 1 in AHD Narrative Sec 3-920 3-15-22.pdf
mark.parry@myclearwater.com - 727-562-4741

Please provide the requisite data as part of your written response.

PLANNING - Building Facades: 3-920.A.3.c.ii.d

Set to DRAFT on 4/13/2022 2:02:18 PM

Issue created by Mark Parry on 4/13/2022 2:02:18 PM
Issue is attached to page 1 in AHD Narrative Sec 3-920 3-15-22.pdf
mark.parry@myclearwater.com - 727-562-4741

I think that what you mean to say is that the affordable units will be spread throughout the site and there will be no differences between market and affordable as the same fenestrations and finishes will be employed. Please correct.

PLANNING - Building Improvement Narrative

Set to DRAFT on 4/13/2022 1:58:22 PM

Issue created by Mark Parry on 4/13/2022 1:58:22 PM
Issue is attached to page 1 in AHD Narrative Sec 3-920 3-15-22.pdf
mark.parry@myclearwater.com - 727-562-4741

Clarify in detail the proposed improvements for these buildings.



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TELEPHONE (727) 562-4567

PLANNING - Building Materials and Finishes: 3-920.A.3.c.ii.c

Set to DRAFT on 4/13/2022 2:02:11 PM

Issue created by Mark Parry on 4/13/2022 2:02:11 PM
Issue is attached to page 1 in AHD Narrative Sec 3-920 3-15-22.pdf
mark.parry@myclearwater.com - 727-562-4741

I think that what you mean to say is that all units, market-rate and affordable, will be distributed throughout the seven existing buildings and will employ the same fixtures and finishes as the market-rate units. Please correct.

PLANNING - Covenant: 3-920.A.4

Set to DRAFT on 4/13/2022 2:02:39 PM

Issue created by Mark Parry on 4/13/2022 2:02:39 PM
Issue is attached to page 1 in AHD Narrative Sec 3-920 3-15-22.pdf
mark.parry@myclearwater.com - 727-562-4741

Please provide a draft covenant.

PLANNING - Disclaimer

Set to DRAFT on 4/13/2022 2:03:02 PM

Issue created by Mark Parry on 4/13/2022 2:03:02 PM
Issue is attached to page 1 in FLD Application 3-10-22.pdf
mark.parry@myclearwater.com - 727-562-4741

Please note that additional comments may be generated at or after the DRC meeting based on responses to DRC comments.

Please carefully review the listed request. It is ultimately the responsibility of the applicant to ensure that the request reflects what is wanted.

To be reviewed by the CDB on June 21, 2022, 10 complete sets (revised as needed, folded and collated) and one electronic version (uploaded) must be submitted no later than noon May 15, 2022 (tentative depending on COVID-19 directives).

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

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

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

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

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

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

Failure to meet deadlines will delay your application.

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



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TELEPHONE (727) 562-4567

PLANNING - Dumpster Enclosure

Set to DRAFT on 4/13/2022 1:59:10 PM

Issue created by Mark Parry on 4/13/2022 1:59:10 PM

Issue is attached to Plans on sheet 6

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

Clarify that the dumpster enclosure will match the buildings regarding fit and finish.

PLANNING - Elevations

Set to DRAFT on 4/13/2022 2:00:51 PM

Issue created by Mark Parry on 4/13/2022 2:00:51 PM

Issue is attached to Plans on sheet 6

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

Rendered elevations required.

PLANNING - LMDR Portion

Set to DRAFT on 4/13/2022 2:00:27 PM

Issue created by Mark Parry on 4/13/2022 2:00:27 PM

Issue is attached to Plans on sheet 6

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

Clarify what is happening on this portion of the site. Please show the changes on the site plan.

The notation in the CIRP criteria is noted.

PLANNING - Mechanical Equipment Location/Screening

Set to DRAFT on 4/13/2022 2:00:43 PM

Issue created by Mark Parry on 4/13/2022 2:00:43 PM

Issue is attached to Plans on sheet 6

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

Clarify where mechanical equipment is or will be located (as the case may be) and how it will be screened.

PLANNING - Number of Affordable Units

Set to DRAFT on 4/13/2022 2:01:57 PM

Issue created by Mark Parry on 4/13/2022 2:01:57 PM

Issue is attached to page 1 in AHD Narrative Sec 3-920 3-15-22.pdf

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

The narrative provides that more than 25 percent of the units may be leased as affordable. I can't begin to tell you how bad that would be for your project. If you provide more or less than exactly 25 percent of the total units as affordable the total number of permitted units changes. If you provide more than 25 percent, the bonus drops to 20 percent which gets you a total of 34 units which would mean that you would need to get rid of nine units overall. Please check out CDC Section 3-920.A.3.b.

PLANNING - Number of Parking Spaces

Set to DRAFT on 4/13/2022 2:00:34 PM

Issue created by Mark Parry on 4/13/2022 2:00:34 PM

Issue is attached to Plans on sheet 6

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

I think the total number of proposed parking spaces is 60 where 61 is listed in the data table as well as in the AHD narrative. Please clarify/correct.

PLANNING - Overall Aesthetics: 3-920.A.3.c.i.c

Set to DRAFT on 4/13/2022 2:02:05 PM

Issue created by Mark Parry on 4/13/2022 2:02:05 PM

Issue is attached to page 1 in AHD Narrative Sec 3-920 3-15-22.pdf

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

Please provide a full narrative outlining all the changes to the site and buildings which will address this criterion. Simply providing that the site is an eyesore and that the site and buildings will be improved is inadequate.



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 - Setbacks

Set to DRAFT on 4/13/2022 2:01:34 PM

Issue created by Mark Parry on 4/13/2022 2:01:34 PM

Issue is attached to Plans on sheet 6

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

Setback dimensions needed from all property lines to parking spaces and building.

PLANNING - Site Triangles

Set to DRAFT on 4/13/2022 1:59:02 PM

Issue created by Mark Parry on 4/13/2022 1:59:02 PM

Issue is attached to Plans on sheet 6

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

Please show all required site site visibility triangles. Please see CDC Section 3-904.A for additional details.

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

PLANNING - Unit Areas: 3-920.A.3.c.ii.g

Set to DRAFT on 4/13/2022 2:02:26 PM

Issue created by Mark Parry on 4/13/2022 2:02:26 PM

Issue is attached to page 1 in AHD Narrative Sec 3-920 3-15-22.pdf

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

Please provide the requisite square footages as part of your written response.

PLANNING - Unity of Title

Set to DRAFT on 4/13/2022 2:01:16 PM

Issue created by Mark Parry on 4/13/2022 2:01:16 PM

Issue is attached to page 1 in Unity of Title - Recorded.pdf

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

A Unity of Title was included with the submittal which includes Gates Knoll 1st add. Lot 70 along the larger "parent" site. However, this lot is still listed separately in the PCPAO records. Please clarify.

PUBLIC UTILITIES - Prior to Building Permit

Set to DRAFT on 4/20/2022 9:25:50 AM

Issue created by David Ojeda on 4/20/2022 9:25:50 AM

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

1. Refer to Engineering details/specifications regarding minimum landscaping clearance around fire hydrants, DDC devices and meters.
2. Show on plans existing sewer gravity lines, force main and manholes within city easement along north property line.

TRAFFIC ENG - General Comments

Set to DRAFT on 4/19/2022 1:54:42 PM

Issue created by Christopher Lees on 4/19/2022 1:54:42 PM

christopher.lees@myclearwater.com - 727-562-4775

1. DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application.
2. Provide dimensions on drive aisle width in the northeast corner of property. Drive aisle width for 2-way travel within parking lots is 24 ft minimum.
3. Show parking stall dimensions for all areas of parking complying with the engineering construction standards section 120 - Standard Parking Stall.

Plan Room Conditions:

No Plan Room Conditions on this case.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

9:55 AM

Case number: [FLD2022-03011 -- 1000 ELDORADO AVE](#)

Owner(s): Eldorado Beach Llc
4411 W Tampa Bay Blvd
Tampa, FL 33614-7803
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Nick Friedman
1000 Eldorado Avenue
Clearwater, FL 33767
PHONE: (813) 523-9003, Fax: No fax, Email: Nick.Friedman@chhj.Com

Representative: Lauren Rubenstein
Denhardt And Rubenstein
2700 1st Ave N
St. Petersburg, FL 33713
PHONE: No phone, Fax: No fax, Email: Lauren@denhardtlaw.Com

Location: west side of Eldorado Avenue at the western terminus of Island Drive

Atlas Page: 238A

Zoning District: LMDR - Low Medium Density Residential

Request: The Community Development Board is reviewing a proposed non-opaque four-foot fence seaward of the Coastal Construction Control Line (CCCL) in the Low Medium Density Residential (LMDR) Districts for the property located at 1000 Eldorado Avenue. The project requests flexibility for construction seaward of the CCCL (Community Development Code Section 3-905).

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	04/04/2022	Parry
Planning Review	Comments	04/04/2022	Parry
Parks and Rec Review	No Comments	04/13/2022	Kader
Stormwater Review	No Comments	04/14/2022	Vo
Engineering Review	Comments	04/18/2022	Ojeda
Traffic Eng Review	No Comments	04/19/2022	Lees
Land Resource Review	No Comments	04/20/2022	Quinzi
Public Utilities Review	No Comments	04/20/2022	Ojeda
Environmental Review	Comments	04/20/2022	Kessler
Fire Review	No Comments	04/25/2022	Hatten

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Notes

Set to DRAFT on 4/18/2022 1:06:49 PM

Issue created by David Ojeda on 4/18/2022 1:06:49 PM
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.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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TELEPHONE (727) 562-4567

ENGINEERING - Prior to CDB

Set to DRAFT on 4/18/2022 1:07:08 PM

Issue created by David Ojeda on 4/18/2022 1:07:08 PM
david.ojeda@myclearwater.com - 727-562-4743

1. There is an existing 5' utility easement at the western property line, per Section 3-1909 no structures shall fall within said easement.
2. Provide details of all components, connections and method of anchorage on product approval or shop drawings for the proposed fence.

ENVIRONMENTAL - Prior to CDB

Set to DRAFT on 4/20/2022 1:25:02 PM

Issue created by Sarah Kessler on 4/20/2022 1:25:02 PM
sarah.kessler@myclearwater.com - 727-562-4897

Acknowledge that 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).

The property owner shall be advised that Florida Statute (Subsection 161.053) prohibits construction of structures seaward of the Coastal Construction Control Line (CCCL), excavation and removal of beach material, alteration of existing ground elevations, damaging sand dunes or vegetation growing on them. Any alteration or removal of dunes and/or beach vegetation requires approval from the City and a permit from the Florida Department of Environmental Protection (FDEP). Provide a copy of the FDEP application.

Acknowledge that per Section 51 of the Flood Protection Ordinance, an engineering analysis submitted prior to issuance of a building permit must demonstrate that the proposed fence will not increase the potential for flood damage.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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TELEPHONE (727) 562-4567

PLANNING - Disclaimer

Set to DRAFT on 4/4/2022 10:07:31 AM

Issue created by Mark Parry on 4/4/2022 10:07:31 AM
Issue is attached to page 6 in FLD Application 03302022 Final.pdf
mark.parry@myclearwater.com - 727-562-4741

Please note that additional comments may be generated at or after the DRC meeting based on responses to DRC comments.

Please carefully review the listed request. It is ultimately the responsibility of the applicant to ensure that the request reflects what is wanted.

To be reviewed by the CDB on June 21, 2022, 10 complete sets (revised as needed, folded and collated) and one electronic version (uploaded) must be submitted no later than noon May 15, 2022 (tentative depending on COVID-19 directives).

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

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

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

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

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

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

Failure to meet deadlines will delay your application.

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

PLANNING - Waterfront Sight Visibility Triangles

Set to DRAFT on 4/28/2022 9:18:58 AM

Issue created by Mark Parry on 4/28/2022 9:18:58 AM
Issue is attached to page 6 in FLD Application 03302022 Final.pdf
mark.parry@myclearwater.com - 727-562-4741

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.

Triangles are 20 feet by 20 feet at the waterfront corners.
Please indicate the required triangles on the site plan.

Please see CDC Section 3-904.A for additional details.
https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR

Plan Room Conditions:

No Plan Room Conditions on this case.



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 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

10:10 AM

Case number: [FLS2022-03017 -- 2963 GULF TO BAY BLVD COMMON](#)

Owner(s): 2963 Gulf To Bay Llc
18167 Us Highway 19 N Ste 450
Clearwater, FL 33764-6574
PHONE: (727) 410-2800, Fax: No fax, Email: No email

Applicant: David Mccomas
18167 Us Hwy 19
Suite 450
Clearwater, FL 33764
PHONE: (727) 254-6692, Fax: No fax, Email: Dmccomas@europeanequities.Com

Representative: David Mccomas
European Equities Corp
18167 Us Hwy 19
Suite 450
Clearwater, FL 33764
PHONE: (727) 254-6692, Fax: No fax, Email: Dmccomas@europeanequities.Com

Location: south side of Gulf to Bay Boulevard, approximately 770 feet west of South Bayview Avenue.

Atlas Page: 300B

Zoning District: US 19 - US 19 Corridor Zoning

Request: The Development Review Committee (DRC) is reviewing a proposed fence for an existing office development in the US 19 District, Regional Center subdistrict, for the property located at 2963 Gulf to Bay Boulevard. The fence is approximately 365 feet in length (inclusive of a sliding gate), six feet in height, and requests allowable flexibility for the location of fences along street frontages. (Community Development Code Section B-703.I.)

Proposed Use: Offices

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

Presenter: Lauren Matzke, Long Range Planning Manager



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	04/05/2022	Crandall
Determination of Completeness	Complete	04/08/2022	Crandall
Stormwater Review	No Comments	04/13/2022	Vo
Fire Review	Comments	04/13/2022	Hatten
Engineering Review	Comments	04/18/2022	Ojeda
Traffic Eng Review	Comments	04/19/2022	Lees
Land Resource Review	No Comments	04/20/2022	Quinzi
Public Utilities Review	No Comments	04/20/2022	Ojeda

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 (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
- 3.Work on right-of-way shall require a permit with the appropriate entity.
- 4.Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.
- 5.Contractors shall request an easement inspection prior to any construction near an easement.

Prior to Building Permit:

- 1.Please provide a survey clearly indicating parcel lines and location of proposed fence, per Section 3-806 of CDC, no fence shall be located within an easement or enclose meter for any City utilities.
- 2.Provide details of all components, connections and method of anchorage on product approval or shop drawings for the proposed fence.

Environmental Review

Prior to issuance of Building Permit:

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



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Fire Review

Fire Review

Prior to Development Order

Proposed cross access rolling gate will require a Knox Padlock for Clearwater Fire & Rescue use. Please acknowledge.

Planning Review

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

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

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

Planning Review

Planning Review

Prior to issuance of a Development Order, submit an updated application which corrects the following items:

1. Zoning is US 19 District
2. Future Land Use (currently blank on application) is US 19 – Regional Center
3. Page 2, Max Permitted for the various categories should all say "N/A"



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

Traffic Engineering
Review

Prior to BCP:

Accessible Route:

Please provide at least one accessible route from public streets/sidewalks to the accessible building entrance to be in compliance with Section 206.2.1 of the 2020 Florida Building Code, Accessibility, 7th Edition.

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
2651 Narnia Way Unit 102
Land O' Lakes, FL 34638
PHONE: (321) 794-6465, Fax: No fax, Email: Mhoffman@advanced-engineers.Com

Representative: Michael Hoffman
Advanced Engineering Consultants Llc
2651 Narnia Way Unit 102
Land O' Lakes, FL 34638
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 Attached Dwelling development with 14 units 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 36 feet (from grade), a minimum of 14 off-street parking spaces, and requests allowable flexibility from front building façade orientation, side setbacks, location of parking and fences along street frontages, finished floor elevations, and façade design and articulation standards. (Community Development Code Sections C-803.A, C-803.B.4, C-803.C, C-803.D.3, C-803.E.2, and C-803.H).

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

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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	01/12/2022	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. .			
Fire Review	Comments	01/18/2022	Hatten
Engineering Review	Comments	01/18/2022	Ojeda
Traffic Eng Review	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	Ojeda
Land Resource Review	Comments	01/24/2022	Thomen
Plan Room Project Maintenance	Convert to Paper	04/12/2022	Crandall
Plan Room Project Maintenance	Convert to Paper	04/12/2022	Crandall
Harbor Master Review	No Review Required	04/13/2022	Parry
Art Review	No Review Required	04/13/2022	Parry
Planning Review	Comments	04/13/2022	Parry

The DRC reviewed this application with the following comments:



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

Engineering Review

Prior to DO (Acknowledge):

1. Review of revisions made to the original plans and/or calculations (submitted on January 2022) associated to this application have resulted in comments by Engineering Disciplines, additional requirements and/or changes might be required prior to the approval of a development order if additional design changes are forthcoming.
2. Site plan doesn't show two 5' utility easements bisecting the project as requested on 1/18/22, evidence of easement vacation by the City of Clearwater will be required (as of 4/17/22 application remains incomplete) to be submitted prior to the approval of any building permit.
3. The proposed sanitary, fire lines, stormwater outfall pipe and existing structure along the NE corner appear to be in conflict, revisions to plans and calculations as well as SUE data for any proposed work on R-O-W will be required to be submitted to and approved by Engineering, prior to the approval of any building permit.

Environmental Review

Prior to issuance of Building Permit:

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

Fire Review

Fire Review

Prior to Development Order

Sheet C-13 Dated 03/31/2022 now shows fire main, DDCVA, FDC, and new supporting hydrant on the East side of entry drive from Santa Rosa with connection to sprinkler riser on West side of the North stair tower. The fire main can not be under the foundation. NFPA code only allows for the fire main to extend maximum 10' into the structure to connect to the riser.

Land Resources Review

Land Resources Review

On the landscape plan replace the Arizona Cypress / Cupressus arizonica with a , Florida Friendly, native species.

Land Resources Review

Land Resources Review

Provide documentation to support the 25% one time deduction as per Section 3.1205-5.F (MDR condition).



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

Land Resources Review

Land Resources Review

Prior to BCP - Apply for a Tree Removal permit and pay the associated fees. This must be done prior to issuance of the building permit and additional comments may apply.

Remove all trees rated below 3.0 unless proposing to implement treatment by an ISA certified Arborist to upgrade trees to 3.0 condition rating.

Remove any trees on the site that are on the Florida Exotic Plant Pest Council most recent list.

Land Resources Review

Land Resources Review

Prior to CDB X out all trees to be removed on the tree survey and tree preservation plan.

Remove all trees rated below 3.0 unless proposing to implement treatment by an ISA certified Arborist to upgrade trees to 3.0 condition rating.

Remove any trees on the site that are on the Florida Exotic Plant Pest Council most recent list.

Land Resources Review

Land Resources Review

Prior to CDB - 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 CDB.

Planning Review

Building Footprint

It's very difficult to determine the extents of the building footprint. Maybe a separate sheet is in order? Please revise.

Planning Review

Sidewalk Width

Please clarify the width of the sidewalk along Court Street.

Planning Review

Rendering/site plan mismatch

The renderings on sheets G-1, B-10 show a divided driveway where the site plan sheets do not. There are also other discrepancies between the renderings and the site plans such as primary entries along the south. Please revise so they match.

Planning Review

Vehicle Sweep Plan

Clarify exactly what is supposed to be happening in the hatched area under the building. Is it strictly a vehicle maneuvering area?



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

SECTION C-303. PERMITTED USES & PARKING

C) Bicycle Parking Bicycle spaces shall be provided for new development providing off-street parking as listed in Table 2. Bicycle Parking and shall comply with the bicycle parking standards in Section 3-1411 of this Development Code. Buildings with less than 5,000 square feet of gross building area and residential projects with fewer than 10 units are exempt from this requirement.

Clarify that bicycle spaces or indoor storage are provided. If storage units are provided - please clarify the number of storage units proposed and make sure that they are all clearly noted on the site plan. Flexibility is not available.

Planning Review

SECTION C-408. Urban Residential 2 (Consistent with Street Type D)
Side Setback(s) - 408.B.1.b Permitted Flexibility Pursuant to 803 B.4
5' min.

Clarify the setback to the dumpster enclosure. Flexibility permitted pursuant to 803.B.4.

Planning Review

SECTION C-408. Urban Residential 2 (Consistent with Street Type D)
C) Front Setback Improvements

1. 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.

The renderings don't show any pedestrian connection to the Court Street r-o-w. Grading is required to show compliance with this provision. Please revise.

Planning Review

SECTION C-408. Urban Residential 2 (Consistent with Street Type D)
C) Front Setback Improvements

3. Walls, railings, fencing, or other similar improvements not part of a porch or stoop are prohibited within front setbacks. Flexibility permitted pursuant to 803.C.

Fencing not part of a porch or stoop is not shown. The site plan notes that a six foot black aluminum fence will end before the front setback. However, the renderings on Sheer B-8 shows the fencing extending southward of the south façade into the setback. Flexibility permitted pursuant to 803.C. This criteria provides that the maximum height is limited to six feet (which the proposed fence appears to be) and that any portion above three feet be at least 50 percent open (i.e. picket style).

Your response to 803.C is noted. In addition, provide additional clarification and discussion regarding the setback conditions on abutting and nearby properties and how the proposal is compatible with those conditions.

Planning Review

SECTION C-408. Urban Residential 2 (Consistent with Street Type D)
D) Ground Floor Facades & Entries

1. Building facades along street frontages shall meet building design standards in Appendix C, Division 6.

Front entries are not evident based on the elevations. Please revise.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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TELEPHONE (727) 562-4567

Planning Review

SECTION C-408. Urban Residential 2 (Consistent with Street Type D)

D) Ground Floor Facades & Entries

2. Ground floor front building facades shall meet the following standards:

b. The finished floor elevation of ground floor residential units along front setbacks shall be elevated 18 inches minimum, 36 inches maximum above the grade of adjacent sidewalks. Flexibility permitted pursuant to 803.D.3.

Please clarify/confirm that the FFE is 24.00'. A second FFE is provided of 23.50'. Also confirm that the grade is at 22.50'. An FFE of 23.50' does not meet this provision but an FFE of 24.00' does. Flexibility permitted pursuant to 803.D.3. Your response to 803.D.3 is noted but I'm just a bit confused on the elevations.

Planning Review

SECTION C-408. Urban Residential 2 (Consistent with Street Type D)

D) Ground Floor Facades & Entries

2. Ground floor front building facades shall meet the following standards:

Entries are not visible based on the elevations and renderings

Planning Review

SECTION C-409. NEIGHBORHOOD INFILL (Consistent with Street Type E)

C) Front Setback Improvements

1. 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.

A walkway is provided from Santa Rosa Street however it's not clear if the walkway maintains a six foot width the entire length. It appears to narrow along the west side of the site north of parking space #4. Please clarify and correct.

Planning Review

SECTION C-409. NEIGHBORHOOD INFILL (Consistent with Street Type E)

C) Front Setback Improvements

2. Walls, railings, fencing, or other similar improvements not part of a porch or stoop are not permitted within front setbacks. Flexibility permitted pursuant to 803.C.

Clarify if fencing is proposed within the front setback along the north side of the site. Clarify if the parking lot is gated. Flexibility permitted pursuant to 803.C. The site plan notes that a six foot black aluminum fence will end before the front setback. However, the renderings on Sheer B-8 shows the fencing extending southward of the south façade into the setback. Flexibility permitted pursuant to 803.C. This criteria provides that the maximum height is limited to six feet (which the proposed fence appears to be) and that any portion above three feet be at least 50 percent open (i.e. picket style). Your response to 803.C is noted. In addition, provide additional clarification and discussion regarding the setback conditions on abutting and nearby properties and how the proposal is compatible with those conditions.



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

SECTION C-409. NEIGHBORHOOD INFILL (Consistent with Street Type E)

E) Parking

6. Parking and vehicular circulation areas incorporated in 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. Flexibility permitted pursuant to 803.E.2.

A surface parking lot is proposed along the north side of the site along Santa Rosa Street. Flexibility permitted pursuant to 803.E.2. The response to 803.E.2 is noted. The parking lot is not setback a minimum of 20 feet. The setback is shown as eight feet. Please provide a minimum of 20 foot setback. In addition, landscaping is shown in the Santa Rosa Street r-o-w. All required landscape needs to be placed on site. The landscape buffer shown is inadequate. It is recommended that a landscape architect of designer be enlisted to aid in the landscape design.

Planning Review

SECTION C-503. ACCESS & CIRCULATION

B) Streetscape Improvements

Improvements to streetscapes within rights-of way along lot frontages, including reconstruction shall be required pursuant Section 3-1701. To the extent possible given right-of-way limits and utility conflicts, and with approval of the FDOT, Pinellas County, and/or the City, reconstruction shall follow the standards for streetscapes found in the Master Streetscape Plan within the Clearwater Downtown Redevelopment Plan.

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

Planning Review

SECTION C-503. ACCESS & CIRCULATION

C) Pedestrian Circulation & Access

1. Pedestrian walkways shall be provided to access 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.

A six-foot wide sidewalk is provided from Santa Rosa Street and then along the west side of the parking lot providing pedestrian access to the building. However, it appears to narrow to the north parking space #4. Please clarify and correct. Flexibility is not available

Planning Review

SECTION C-503. ACCESS & CIRCULATION

C) Pedestrian Circulation & Access

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

Clarify the width of the sidewalk to the north of parking space #4 as it goes around what appears to be a storage room. Please clarify and correct. Flexibility is not available.



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

SECTION C-503.C

Service Areas. 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 how solid waste will be accommodated? The dumpster location is noted under the building. Clarify how servicing will occur.

Planning Review

SECTION C-504. PARKING & SERVICE AREAS

A) Surface Parking 1. Surface parking and services areas shall be designed to meet the landscaping standards set forth in Article 3, Division 12 and the parking and loading standards set forth in Article 3, Division 14.

Please clarify which areas are counting as interior landscaping. Please keep in mind that only the surface parking area needs to count as vehicular use area (I think you might be over-counting) and that only those interior landscape areas which meet the dimensional requirements of Article 3 Division 12 count. Please keep in mind that one shade tree is required for every 300 SF of interior landscape area and up to 25% of those shade trees may be substituted with palm trees. A total of three shade trees are required for 914 SF of required interior landscape area (based on the listed VUA of 9,139 SF).

Planning Review

SECTION C-504. PARKING & SERVICE AREAS

C) Service Areas 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 how solid waste will be accommodated? The dumpster location is noted under the building. Clarify how servicing will occur.

Planning Review

SECTION C-506. LANDSCAPE & FENCING/WALLS

A) Landscape Requirements in Article 3, Division 12 Landscape improvements shall meet the general landscaping standards set forth in Article 3, Division 12 in addition to the frontage standards in Appendix C, Division 4 and landscape and parking standards in Appendix C, Division 5.

Please clarify which areas are counting as interior landscaping. Please keep in mind that only the surface parking area needs to count as vehicular use area (I think you might be over-counting) and that only those interior landscape areas which meet the dimensional requirements of Article 3 Division 12 count. Please keep in mind that one shade tree is required for every 300 SF of interior landscape area and up to 25% of those shade trees may be substituted with palm trees. A total of three shade trees are required for 914 SF of required interior landscape area (based on the listed VUA of 9,139 SF).



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 Review

SECTION C-506. LANDSCAPE & FENCING/WALLS

B) Fences & Walls

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. Flexibility permitted pursuant to 803.C.

Black picket style metal fence proposed. Limited flexibility permitted pursuant to 803.C. The response to 803.C is noted. In addition, please provide a discussion regarding compatibility with abutting and nearby properties.

Planning Review

SECTION C-506. LANDSCAPE & FENCING/WALLS

C) Utility/Infrastructure Facilities

Utility/Infrastructure facilities other than telecommunication towers and utility distribution lines shall be screened from public view by landscape screens or architecturally-finished walls and enclosures.

Clarify if any utility/infrastructure facilities are proposed and, if so, how this section is being met. No such facilities are noted - this is just to clarify.

Planning Review

SECTION C-602. FACADE TREATMENT & DESIGN

B) Facade Articulation

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.

A clearly defined base does not appear to be present. Flexibility permitted pursuant to 803.H. The response to 803.H is noted. Please revise to provide additional contrast which can be created with changes in materials and/or color.

Planning Review

SECTION C-602. FACADE TREATMENT & DESIGN

B) Facade Articulation

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 as illustrated in Figure 31. Facade Bays & Articulation.

Clarify and show the requisite two foot minimum recessing between the upper floor facade sections. Flexibility permitted pursuant to 803.H. Clarify if flexibility to this provision is included in the request and response to 803.H.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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TELEPHONE (727) 562-4567

Planning Review

SECTION C-602. FACADE TREATMENT & DESIGN

F) Parking Structures Design

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. The detailing on the north façade in particular on the elevations is confusing. Flexibility is not available.

Planning Review

SECTION C-605. BUILDING ENTRIES

A) Location

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.

The primary entries on the south façade are not clearly evident based on the the elevations and renderings. A solution may be to add additional architectural detailing to each of the entrances such as a change in material and/or color, additional or different canopy/awning material/color or something like that. Please revise. Flexibility is not available.

Planning Review

SECTION C-605. BUILDING ENTRIES

B) Design Treatment

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.

The primary entries on the south façade are not clearly evident based on the the elevations and renderings. A solution may be to add additional architectural detailing to each of the entrances such as a change in material and/or color, additional or different canopy/awning material/color or something like that. Please revise. Flexibility is not available.

Planning Review

Division 7. Sign Standards

SECTION C-701. INTENT AND PURPOSE

Please clarify if any signage is proposed. If so, please make sure that you review Appendix C Division 7.

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

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TELEPHONE (727) 562-4567



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

11:30 AM

Case number: [FLS2022-03019 -- 1766 SUNSET DR](#)

Owner(s): PHONE: No phone, Fax: No fax, Email: No email

Applicant: Matias Lenk
1766 Sunset Dr
Clearwater, FL 33755
PHONE: (727) 481-5511, Fax: No fax, Email: Mlenk@tampabay.Rr.Com

Representative: Matias Lenk
1766 Sunset Dr
Clearwater, FL 33755
PHONE: (727) 481-5511, Fax: No fax, Email: Mlenk@tampabay.Rr.Com

Location: southwest corner of Sunset Drive and LeBeau Street.

Atlas Page: 259B

Zoning District: LMDR - Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a front setback reduction for a proposed detached dwelling in the Low Medium Density Residential (LMDR) District for the property located at 1766 Sunset Drive. The building is 30 feet in height, provides two-off street parking spaces, and requests allowable flexibility from setback requirements in Community Development Code Section 2-203.B.

Proposed Use: Detached Dwellings

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

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
Planning Review	Comments	04/05/2022	Parry
Determination of Completeness	Complete	04/05/2022	Parry
Stormwater Review	Comments	04/13/2022	Vo
Parks and Rec Review	No Comments	04/13/2022	Kader
Fire Review	No Comments	04/13/2022	Hatten
Engineering Review	Comments	04/18/2022	Ojeda
Land Resource Review	No Comments	04/19/2022	Quinzi
Traffic Eng Review	No Comments	04/19/2022	Lees
Public Utilities Review	No Comments	04/20/2022	Ojeda
Environmental Review	Comments	04/20/2022	Kessler

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Notes

Set to DRAFT on 4/18/2022 10:27:14 AM

Issue created by David Ojeda on 4/18/2022 10:27:14 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.

ENVIRONMENTAL - Prior to issuance of building permit:

Set to DRAFT on 4/20/2022 1:01:30 PM

Issue created by Sarah Kessler on 4/20/2022 1:01:30 PM
Issue is attached to Plans on sheet E1.00
sarah.kessler@myclearwater.com - 727-562-4897

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



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

PLANNING - Disclaimer

Set to DRAFT on 4/5/2022 8:36:54 AM

Issue created by Mark Parry on 4/5/2022 8:36:54 AM

Issue is attached to Plans on sheet A1.00

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

Please note that additional comments may be generated at or subsequent to the DRC meeting based on responses to DRC comments.

All Planning comments must be fully addressed prior to the issuance of a Development Order.

Please carefully review the listed request. It is ultimately the responsibility of the applicant to ensure that the request reflects what is wanted.

Pursuant to CDC Article 4 Division 3 a complete response to DRC comments will be required to be electronically submitted by noon June 2, 2022 (20 working days pursuant to CDC Section 4-302.B). Failure to resubmit on or before this date and time will render the application denied and no further action will be taken by City Staff.

PLANNING - Height

Set to DRAFT on 4/5/2022 8:34:57 AM

Issue created by Mark Parry on 4/5/2022 8:34:57 AM

Issue is attached to Plans on sheet A2.01

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

Please provide the height of the building as measured from the point at which minimum floor elevations have been established by law to the midpoint of the peak of the roof.

PLANNING - Mechanical Equipment

Set to DRAFT on 4/5/2022 8:34:14 AM

Issue created by Mark Parry on 4/5/2022 8:34:14 AM

Issue is attached to Plans on sheet A1.00

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

Clarify if any new mechanical equipment is proposed and, if so, where it will be located and how it will be screened from view.

PLANNING - Overhead Utilities

Set to DRAFT on 4/5/2022 8:35:19 AM

Issue created by Mark Parry on 4/5/2022 8:35:19 AM

Issue is attached to Plans on sheet A1.00

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

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 - Parking

Set to DRAFT on 4/5/2022 8:34:08 AM

Issue created by Mark Parry on 4/5/2022 8:34:08 AM

Issue is attached to Plans on sheet A1.00

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

Clarify that no change to the garage and the amount of off-street parking is proposed.

PLANNING - Trees

Set to DRAFT on 4/5/2022 8:34:32 AM

Issue created by Mark Parry on 4/5/2022 8:34:32 AM

Issue is attached to Plans on sheet A1.00

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

Four shade trees are required. Please show where they will be located. Existing trees count.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

STORMWATER - Prior to Building Permit

Set to DRAFT on 4/13/2022 3:24:40 PM

Issue created by Phuong Vo on 4/13/2022 3:24:40 PM
phuong.vo@myclearwater.com - 727-562-4752

Per City of Clearwater Stormwater Drainage Criteria, construction plans to show proposed lot grading including directing runoff to the designed destination, said grading plan when implemented shall not adversely impact adjoining properties.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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

11:50 AM

Case number: [FLD2014-11028A -- 521 S GULFVIEW BLVD](#)

Owner(s): Decade Gulfcoast Hotel Ptnrs
13555 Bishops Ct Ste 345
Brookfield, WI 53005-6218
PHONE: (262) 646-8785, Fax: No fax, Email: No email

Applicant: Terri Skapik
Clearwater, FL
PHONE: (727) 786-5747, Fax: No fax, Email: Terriskapik@woodsconsulting.Org

Representative: Terri Skapik
Woods Consulting
Clearwater, FL
PHONE: (727) 786-5747, Fax: No fax, Email: Terriskapik@woodsconsulting.Org

Location: south side of South Gulfview Boulevard, between Hamden Drive and Bayway Boulevard

Atlas Page: 285A

Zoning District: Tourist

Request: The Community Development Board is reviewing an amendment to an approved Flexible Development application for a commercial dock serving as an accessory use/structure to an existing overnight accommodations use. The proposal consists of two new separate docks and an addition to an existing dock. The new dock area adds 6,430.55 square feet to the existing area of 4,400 square feet totaling 10,830.55 square feet in the Tourist (T) District and the South Beach/Clearwater Pass District of Beach by Design for the property located at 521 South Gulfview Boulevard (Community Development Code Sections 3-601.C.3).

Proposed Use: Overnight Accommodations

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

Presenter: Mark Parry, Senior Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	04/05/2022	Parry
Planning Review	Comments	04/05/2022	Parry
Stormwater Review	No Comments	04/13/2022	Vo
Parks and Rec Review	No Comments	04/13/2022	Kader
Engineering Review	Comments	04/18/2022	Ojeda
Harbor Master Review	No Comments	04/18/2022	Parry
Traffic Eng Review	No Comments	04/19/2022	Lees
Environmental Review	Comments	04/20/2022	Kessler
Public Utilities Review	No Comments	04/20/2022	Ojeda
Land Resource Review	No Comments	04/22/2022	Quinzi
Fire Review	No Comments	04/25/2022	Hatten

The DRC reviewed this application with the following comments:

Plan Room Issues:



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

ENGINEERING - General Notes

Set to DRAFT on 4/18/2022 10:40:34 AM

Issue created by David Ojeda on 4/18/2022 10:40:34 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 may be forthcoming upon submittal of a Building Permit Application.
3. If the proposed project necessitates infrastructure modifications to satisfy site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.
4. Fire lines and potable water lines shall be separate taps on the water main.
5. Additional permits from State agencies, such as the Southwest Florida Water Management District or Florida Department of Environmental Protection, may be required. Approval does not relieve the applicant from the requirements to obtain all other required permits and authorizations.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 4/20/2022 1:04:51 PM

Issue created by Sarah Kessler on 4/20/2022 1:04:51 PM
sarah.kessler@myclearwater.com - 727-562-4897

A dock/dredge and fill permit may be required prior to conducting any additions. Contact Pinellas County Water and Navigation Authority at (727) 453-3385 for more information.

PLANNING - Disclaimer

Set to DRAFT on 4/5/2022 4:20:44 PM

Issue created by Mark Parry on 4/5/2022 4:20:44 PM
Issue is attached to Plans on sheet SHEET 4A
mark.parry@myclearwater.com - 727-562-4741

Please note that additional comments may be generated at or after the DRC meeting based on responses to DRC comments.

Please carefully review the listed request. It is ultimately the responsibility of the applicant to ensure that the request reflects what is wanted.

To be reviewed by the CDB on June 21, 2022, 10 complete sets (revised as needed, folded and collated) and one electronic version (uploaded) must be submitted no later than noon May 15, 2022 (tentative depending on COVID-19 directives).

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

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

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

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



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 - Dock Use

Set to DRAFT on 4/5/2022 4:20:29 PM

Issue created by Mark Parry on 4/5/2022 4:20:29 PM

Issue is attached to Plans on sheet SHEET 4A

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

Clarify if design or intent will enable the mooring, storage, docking of or transfer of passengers of from any watercraft whether motorized or not to the dock(s) and/or property. Clarify if food service or dining/seating will be provided.

Please provide how the proposal is consistent with the definition of dock in Article 8. Dock means an accessory structure, not offered for sale or rental, including a pier, wharf, loading platform, tie poles, dolphins, accessory structures, or boat lift which is constructed on pilings over open water, or which is supported by flotation.

There are strong concerns regarding restaurant seating and service areas on the proposed deck/dock.

PLANNING - Existing Dock Area

Set to DRAFT on 4/5/2022 4:19:52 PM

Issue created by Mark Parry on 4/5/2022 4:19:52 PM

Issue is attached to Plans on sheet SHEET 4A

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

On Sheet 4A, in addition to the proposed dock area calculations please include a breakdown of the existing dock areas and then provide a total proposed dock area figure.

PLANNING - Use Criteria

Set to DRAFT on 5/2/2022 9:02:21 AM

Issue created by Mark Parry on 5/2/2022 9:02:21 AM

Issue is attached to page 2 in FLD written submittal requirements combined.pdf

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

CDC Section 601.C.3

ii)The proposed dock shall be in harmony with the scale and character of adjacent properties and the neighborhood in general.

Please provide additional information regarding how this criterion is met.

iii)The proposed dock shall be compatible with dock patterns in the general vicinity.

Please provide additional information regarding how this criterion is met.

PLANNING - West Setback

Set to DRAFT on 4/5/2022 4:20:21 PM

Issue created by Mark Parry on 4/5/2022 4:20:21 PM

Issue is attached to Plans on sheet SHEET 4A

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

Please provide the west setback from property line (extended) to the proposed dock area.

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

1:25 PM

Case number: [FLD2020-05012A -- 405 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: Mark Parry, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	01/19/2022	Crandall
Plan Room Project Maintenance	Convert to Paper	01/19/2022	Crandall
Route to Meeting	Ready for DRC	04/12/2022	Crandall
Development Review Committee	Insufficient for CDB	04/12/2022	Crandall
Awaiting Re-Submittal	Return to DRC Meeting	04/12/2022	Crandall
Parks and Rec Review	Comments	04/13/2022	Kader
This project will be required to pay Open Space Recreation Impact Fees no later than the date when the building permit is secured. Contact Art Kader at 727-562-4824 or art.kader@myclearwater.com for additional information.			
Planning Review	Comments	04/14/2022	Parry
Harbor Master Review	No Comments	04/18/2022	Parry
Public Utilities Review	Comments	04/20/2022	Ojeda
Land Resource Review	No Comments	04/20/2022	Quinzi
Engineering Review	Comments	04/20/2022	Ojeda
Traffic Eng Review	Comments	04/20/2022	Lees
Fire Review	No Comments	04/25/2022	Hatten
Stormwater Review	Comments	04/28/2022	Vo

The DRC reviewed this application with the following comments:



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TELEPHONE (727) 562-4567

Engineering Review	<p>Prior to Development Order (Acknowledge):</p> <ol style="list-style-type: none">1. Review of revisions made to the original plans and, or calculations (submitted on January 2022) associated to this application have resulted in comments by Engineering Disciplines, additional requirements and, or changes might be required prior to the approval of a development order if additional design changes are forthcoming.2. The following will be included as conditions of approval (prior to the issuance of any building permit) with the Development order by the Engineering Department:<ol style="list-style-type: none">a. Revisions to the submitted calculations and plans as well as additional supporting information (including but not limited to geotechnical and SUE data) will be required to be submitted to and approved by Engineering Staff to ensure the project meets the City's specifications and design criteria.b. Two (2) 10' wide drainage easements measured from the northern property line of both parcels shall be granted to the City for access and maintenance.c. That, a one-year construction warranty period for any City stormwater infrastructures installed by the applicant in the r-o-w and/or easements will be provided.
Engineering Review	<p>Prior to CDB:</p> <ol style="list-style-type: none">1. Update site plan to show Two (2) 10' wide drainage easements measured from the northern property line of both parcels, granted to the City for access and maintenance
Environmental Review	<p>An Asbestos Survey is usually required prior to conducting any demolition or renovations. Contact Pinellas County Air Quality (727/464-4422) for more information.</p> <p>Provide stormwater vault specifications showing the vault provides water quality benefits, and provide a vault maintenance schedule that has been signed and accepted by the owner.</p> <p>Continue to provide erosion control measures on plan sheet, and provide notes detailing erosion control methods.</p>
Planning Review	<p>Narrative – in general</p> <p>Make sure that as you provide your re-submission that the narrative matches the site plans. Discrepancies will delay your scheduled reviews.</p>
Planning Review	<p>Approval Time Limit</p> <p>Clarify if a two-year development order is being requested. If so, make sure that you add that to your request.</p>
Planning Review	<p>Mechanical Equipment</p> <p>Clarify where all mechanical equipment is being located and how it will be screened.</p>
Planning Review	<p>Architectural/Construction Detail Sheets</p> <p>None of these sheets are needed at this point – please remove them.</p>



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Planning Review	Dock Area Please provide the dock area.
Planning Review	Dock Length Please show the overall dock length as measured from seawall. Yes, there is a 15-foot boardwalk and yes, we'll take that into account in our analysis but let's get the overall length completely accurate as measured from seawall. Please change the overall proposed dock length to 275 feet throughout the application including all drawings and narratives.
Planning Review	Compatibility Issues There are some compatibility issues rendering some of the text unreadable on some of the site plan sheets. Specifically, Sheets C-2, C-3, C-4 and C-5. This all needs to be fixed in order to move forward – I can't tell what the setbacks are. While we're on the topic – clarify what the two eight-foot setback dimensions to the middle of the northwest parking space in the west parking lot are for – doesn't make sense.
Planning Review	Landscape Design Please revise the landscape plan to meet the requirements of the Clearwater Marina District Boardwalk Design Guidelines and Specifications
Planning Review	Comprehensive Landscape Program The landscape sheet L-01 provides Comprehensive Landscape Program Notes although a Comprehensive Landscape Program application has not been submitted nor is it clear what flexibility is being requested. Perimeter landscape is not required except for a three-foot buffer along surface parking (which appears to be met pending revised plans which correct the text compatibility issue previously noted). Vehicular use area landscaping appears to be met. Landscaping requirement as part of the Clearwater Marina District Boardwalk Design Guidelines and Specifications may not be reduced – the CLP only applies to requirements found in CDC Article 3 Division 12. Please clarify.
Planning Review	General Applicability Criteria Generally, there are two sets of general applicability criteria submitted. The first set (which are the subject of the general applicability criteria comments) address the site at-large and the second set are specific to the dock component. Combine them into one set of responses.
Planning Review	General Applicability Criterion 1 The response includes no discussion of the character or the surrounding area (or the desired character of the surrounding area pursuant to BBD directives). Please revise accordingly.
Planning Review	General Applicability Criterion 4 It may make sense to discuss stacking distance into the garage and note if the garage is to be gated or not.
Planning Review	General Applicability Criterion 5 There's no reference to the character of the surrounding area and how the proposal is consistent with that or, at least, the desired character of the area. I'm not sure how a fire pit is relevant.
Planning Review	General Applicability Criterion 6 Clarify how the site has been designed to meet Division 15 of the CDC. I wonder is perhaps locating the pool and patio to the east away from adjacent uses might be pertinent.



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Planning Review	<p>Specific Use Criterion 1</p> <p>The response makes absolutely no sense. This criterion specifically exempts properties on the Beach. The only logical response would be "N/A".</p>
Planning Review	<p>Specific Use Criterion 2</p> <p>I wonder if it wouldn't make sense to note that the increased height of 80 feet is supported by the Design Guidelines and the requirements of the Marina District of Beach by Design.</p>
Planning Review	<p>Specific Use Criterion 3</p> <p>Unless you've got a sign package in mind (which you probably don't) maybe just say just that and leave it alone. I'm not even sure what "reflective of the region" means.</p>
Planning Review	<p>Specific Use Criterion 4</p> <p>You just reiterated what the proposed setback is and provided a date of December 2019. Clarify how exactly any of these responses actually address any part of this criterion.</p>
Planning Review	<p>Specific Use Criterion 6</p> <p>The last I checked 113 spaces are provided where 109 spaces are required so there is no request for a reduction in parking.</p>
Planning Review	<p>Specific Use Criterion 7</p> <p>I think you would be best served by referencing your Beach by Design Design Guidelines narrative.</p>
Planning Review	<p>Specific Use Criterion 8</p> <p>I don't believe that you are requesting a reduction in either lot area or width.</p>
Planning Review	<p>Specific Use Criterion 9</p> <p>Clarify when you will be submitting a Hurricane Plan. Hint – if you say it will be prior to the issuance of any permits you would be correct.</p>
Planning Review	<p>Specific Use Criterion 10</p> <p>If you want my advice, I think that you should just say that on July 18, 2019, the City Council approved a Development Agreement along with a concept plan and elevations as part of application HDA2019-03001. That on October 1, 2020, the City Council approved an amended Development Agreement (HDA2019-03001A) to extend the agreement to December 20, 2021. And finally, that on December 2, 2021, the City Council approved a second amendment to Development Agreement (HDA2019-03001B) with the following main changes:</p> <ul style="list-style-type: none">o An increase in the overall number of hotel units from 74 to 91. This accounts for a total of 28 hotel units transferred to the site. Eleven of those units were contemplated as part of the original agreement and approved for use as part of through a Transfer of Development Rights application TDR2020-05001.o An increase in height from 65 feet to 80 feet.o A decrease in number of publicly accessible slips from 22 to eight <p>The provided response has no relationship with what's gone on with the site.</p> <p>I'm not at all sure what the responses, "Noted and applied" mean. I think how you meant to respond was to provide actual copies of the recorded agreement and deed restriction.</p>



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Planning Review

Specific Use Criterion 11

The response notes a 5,079 SF restaurant. Where exactly is that located? I can't find a restaurant on any of the plans. As far as the rest of this criterion goes, I have no idea why you did all the math for subsection c; it clearly is applicable only if you are at 10 percent or more of accessory use area and the proposal is at five percent and probably less because you're referencing a 5,000 SF restaurant that probably doesn't exist. Regarding subsection e, the response has nothing to do with the criterion. It references density allocated from the Pool. This project received density from the Reserve and the response references the fact that the site is in the Marina District. It's simply N/A.

Planning Review

BBD Criterion A

The proposed density is not 50 units per acre. The proposed density is 81.64 units per acre. Please revise.

Planning Review

BBD Criterion B

The first two subsections don't apply to the proposal. You can probably just remove them.

Planning Review

BBD Criterion G

Maybe just leave it that a sign package hasn't been developed yet. I'm not even sure what "reflective of the region" means.



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Planning Review

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Traffic Engineering Review

Prior to CDB:

1. Valet parking cannot be behind handicap parking. No obstruction to the path of the accessible parking space shall be permitted as set forth in F.S. § 316.1955(3).

2. Provide at least one designated accessible route from the accessible parking spaces and accessible loading zones to the accessible building entrance as set forth in the 2020 Florida Building Code, Accessibility, 7th Edition.



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TELEPHONE (727) 562-4567

Utility Review

Prior to Building Permit:

Revise plans as follows:

1. Show the 2 existing water main locations and the sizes of water mains location on east street including the gravity main actual connection point.
2. Correct C-5 sheet water main taps tap sizes to reflect actual water size for tap sizes.
3. Show the correct location and the size of the RCW main on poinsettia street (should be on the west side of street).
4. Show all utilities location on Poinsettia within the right of way 9 water main and gravity main and existing laterals).
5. Additional revisions may be forthcoming during building permit review.

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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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: Brian Aungst, Jr., Esq.
Clearwater, FL
PHONE: No phone, Fax: No fax, Email: No email

Representative: Brian Aungst
Mac Farlane Ferguson & McMullen, P.A.
625 Court Strreet
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: Overnight Accomodations

Neighborhood Association(s):

Presenter: Mark Parry, Senior Planner



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

TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
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
Harbor Master Review	No Review Required	04/14/2022	Parry
Land Resource Review	No Comments	04/22/2022	Quinzi
Fire Review	No Comments	04/25/2022	Hatten



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TELEPHONE (727) 562-4567

The DRC reviewed this application with the following comments:

Planning Review

Disclaimer

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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.



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

TELEPHONE (727) 562-4567

Case number: [TDR2022-01001 -- 188 BRIGHTWATER DR 1](#)

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: Attached Dwellings

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

Presenter: Mark Parry, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Planning Review	Comments	01/26/2022	Nurnberger
Determination of Completeness	Incomplete	03/08/2022	Nurnberger
Parks and Rec Review	No Comments	04/13/2022	Kader
Stormwater Review	No Comments	04/15/2022	Vo
Engineering Review	No Comments	04/18/2022	Ojeda
Traffic Eng Review	No Comments	04/19/2022	Lees
Environmental Review	No Comments	04/20/2022	Kessler
Public Utilities Review	No Comments	04/20/2022	Ojeda
Land Resource Review	No Comments	04/22/2022	Quinzi
Fire Review	No Comments	04/25/2022	Hatten

The DRC reviewed this application with the following comments:



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TELEPHONE (727) 562-4567

Planning Review

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Planning Review

Narrative

The narrative doesn't seem to have anything to do with Brightwater Drive – it just mentions Hamden Drive. While we're on the subject of the narrative – let's get a great and clear narrative clarifying exactly what happened and when with regard to the original parcels included in Exhibit A Description A, the retention of development rights, etc. In Exhibit A add a few words describing each set of parcels. Maybe add something like, "Original PINs" under Description A and "Current PINs" under Description B.



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TELEPHONE (727) 562-4567

Planning Review

Planning Review

1. On page 15 please add to Description A "Subject property previously platted as" and under Description B "Subject property currently platted as:" to help make it clear we are talking about the exact same subject property, just two different platting descriptions.

2. Update TDR Application Narrative. On page 35 is the TDR APPLICATION NARRATIVE which talks about TDR2020-07002 and the other cases. This narrative needs to address the subject TDR2022-01001. It would be appropriate to add more of an introduction that this, TDR2022-01001, is one of three companion cases all being processed together. But then the rest of the narrative needs to be updated to address the Brightwater blue property.

3. Update TDR Application Narrative to include a very short history. In this narrative section please provide a very condensed history that explains to the average person the legal allowances of how this development rights is allocated to the developer. I'm envisioning something like the below, but please confirm dates and applications. I thought the Developer Turnover Agreement was done PRIOR to the FLS/PLT in 2015, but the one included is dated 2021. Also it references FLS2014-04007 which is expired and was replaced by FLS2015-05009. Just want it as clear and direct and concise as possible:

2014- Subject property is 2.07 acres, comprised of platted lots 34 through 46, Bayside Subdivision No. 2 and is generally vacant land.

Were any special rights reserved at this time??

2015- Site plan application FLS2014-04007 is approved, but is later replaced with FLS2015-05009 and companion preliminary plat, PLT2015-03001, which redevelops the property with 30 resort attached dwellings units and plats the 2.07 acre property as lots one through 30 and Tract A, Brightwater Blue Townhomes, addressed as 152 -188 Brightwater Drive.

2018 - Project is constructed, certificate of occupancy issued.

2021 - Developer Turnover Agreement is recorded which gives the developer control of remaining density. (2.07 acres minus 30 dwelling units allows for 1.07 acres of density/intensity at Resort Facilities High).

2022 - The developer is exercising the density reserve through the special rights legal document and transferring 10 overnight accommodation units (Developer has 1.07 acres at Resort Facilities High, is transferring 10 overnight accommodation units which is equivalent to 0.2 acres and will have a remaining 0.87 acres density/intensity under Resort Facilities High) through TDR2022-01001.

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



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

2:10 PM

Case number: [FLD2021-09018 -- 117 N McMullen Booth RD](#)

Owner(s): Dabiri, Massoud Tre
3024 Haverford Dr
Clearwater, FL 33761-4023
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Farhod Nikjeh
4114 Woodlands Parkway; Suite 401
Palm Harbor, FL 34685
PHONE: (727) 460-3500, Fax: No fax, Email: Farhod.Nikjeh@gmail.Com

Representative: Peter Pensa
Avid Group
2300 Curlew Road, Suite 201
Palm Harbor, FL 34683
PHONE: (727) 789-9500, Fax: No fax, Email: Peter.Pensa@avidgroup.Com

Location: 117 North McMullen Booth Road; consisting of one parcel on the on the east side of McMullen Booth Road bound by Drew Street (north) and Bay Lane (south).

Atlas Page: 292A

Zoning District: O - Office

Request: The Community Development Board is reviewing an 11,628 square foot office in the Office (O) District for the property located at 117 North McMullen Booth Road. The project will consist of one building 35 feet in height, includes a minimum of 35 parking spaces (3.0 spaces per 1,000 square feet gross floor area), requests allowable flexibility regarding setbacks, height and the provision of a loading space (Community Development Code Sections 2-1004.A and 3-1406.A.3) and requests allowable flexibility with regard to buffer width (Community Development Code Section 3-1202.G).

Proposed Use: Offices

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

Presenter: Mark Parry, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	10/11/2021	Parry
Route to Meeting	Ready for DRC	11/04/2021	Crandall
Development Review Committee	Insufficient for CDB	11/04/2021	Crandall
Awaiting Re-Submittal	Return to DRC Meeting	03/01/2022	Parry
Environmental Review	Comments	03/23/2022	Kessler
Plan Room Project Maintenance	Convert to Paper	04/05/2022	Crandall
Plan Room Project Maintenance	Convert to Paper	04/05/2022	Crandall
Planning Review	Comments	04/06/2022	Parry
Parks and Rec Review	No Comments	04/13/2022	Kader
Stormwater Review	No Comments	04/14/2022	Vo
Traffic Eng Review	Comments	04/19/2022	Lees
Public Utilities Review	Comments	04/20/2022	Ojeda
Engineering Review	Comments	04/20/2022	Ojeda
Land Resource Review	Comments	04/21/2022	Quinzi
Fire Review	No Comments	04/25/2022	Hatten

The DRC reviewed this application with the following comments:



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TELEPHONE (727) 562-4567

Engineering Review

Prior to Development Order (Acknowledge):

1. Review of revisions made to the original plans and/or calculations (submitted on October 2021) associated to this application have resulted in comments by Engineering Disciplines, additional requirements and/or changes might be required prior to the approval of a development order if additional design changes are forthcoming.

2. The following will be included as conditions of approval (prior to the issuance of any building permit) by Engineering:

a. Revisions to the submitted calculations and plans as well as additional supporting information will be required to be submitted to and approved by Engineering Staff to ensure the project meets the City's specifications and design criteria.

b. Finished Floor Elevation (FFE) of new building shall be minimum of 1 foot above crown of adjacent roads.

Environmental Review

Prior to Building Permit:

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



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TELEPHONE (727) 562-4567

- Land Resource Review
1. Acknowledge that prior to Building Construction Permit, the new sidewalk on Drew Street, near the existing oak tree to be preserved, shall be constructed consistent with City of Clearwater Engineering Department sidewalk construction with tree protection standards Index No. 109 (existing tree) to mitigate conflicts between trees and sidewalks. Detail available online. Direct link:
<https://www.myclearwater.com/home/showpublisheddocument/2883/636280199494130000>
 2. Acknowledge, prior to BCP, the sidewalk along McMullen Booth shall have a root barrier installed to limit new tree planting impacts to existing infrastructure or as otherwise required and allowed by Pinellas County. If existing sidewalk is to be reconstructed shall be constructed consistent with City of Clearwater Engineering Department Index No. 109 (future tree) to mitigate conflicts between trees and sidewalks, or as otherwise determined by County. Details available online. Direct link:
<https://www.myclearwater.com/home/showpublisheddocument/2885/636280199496300000>
 3. Prior to CDB revise the landscape plan to provide some shade and accent trees in the front west landscape buffer along McMullen Booth Road. This road is classified as a scenic corridor and as such a minimum 15 foot landscape buffer is required; however, for this 15 foot buffer to be meaningful more than palms are required. Provide shade trees, consider adding them at the north and south where they will have the most space. Columnar species, rather than spreading, are strongly recommended such as bald cypress or slash pines. Consider accent trees which contribute to species diversity such as cassia, native hollies.
 4. Prior to CDB, revise the location of the proposed storm pipe which is shown to traverse directly across the existing shade tree to be retained on the north property line. The pipe will impact the critical root zone of the tree and will not allow for the tree to be successfully retained. Resolve the conflict.



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TELEPHONE (727) 562-4567

Land Resources Review

Land Resources Review- Prior to CDB.

- 1- X out all trees to be removed on the tree survey and tree preservation plan.
- 2- Modify all plans to reflect trees with a condition rating below 3.0 being removed or corrected through treatment.
- 3- Remove any trees on the site that are on the Florida Exotic Plant Pest Council most recent list.
- 4- 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 CDB.
- 5- Landscape plan, tree replacement calculations include Mango trees with trees rated 3 or greater deficit. Adjust tree replacement calculations.
- 6- Clarify the 6 inch Mango tree rating, the tree removal chart states it as a 3 and the tree inventory states 1.0 .
- 7- Landscape plan, correct plant list to state that Simpson's Stopper / Myrcianthes fragrans receives a 2 inch caliper credit not 2.5 inches. Adjust tree replacement calculations.



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TELEPHONE (727) 562-4567

Planning Review

1. Side (east) setback

Please add a dimension line from the east property line to parking.

2. Fencing

Clarify if any fencing or walls are proposed. Solid fencing or walls are required along the east side of the site.

3. Overhead Utilities

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.

4. Office Class

Clarify if the building will be considered Class A.

5. Tree Count

The landscape plan data table lists four elms although I count three.

6. Palm Count

A maximum of 25 percent of the required number of shade trees may be substituted with palms at a rate of three for one. The total number of required shade trees on the site is 19 which allow up to 14 palms as replacement where 15 are provided. Please revise.

7. Signage

Remove signage from the building. Signs are reviewed under separate cover.

8. Renderings - labels

None of the renderings are labeled with directions. Please revise.

9. Off-Street Loading and Vehicle Stacking Spaces reduction

Please fully address the criteria by which exceptions to the off-street loading and vehicle stacking spaces requirements are judged. For example, clarify if deliveries would ever be expected to be made via a semi or similar or, if rather, deliveries are expected via standard delivery van. In addition, clarify the timing and frequency of expected deliveries.

Exceptions: Exceptions to the above loading requirements may be permitted, pursuant to the processing and approval of a Level 1 (Flexible Standard) or Level 2 (Flexible Development) application and based upon the size of the site and the timing and frequency of deliveries.

10. Disclaimer

Please note that additional comments may be generated at or after the DRC meeting based on responses to DRC comments.

Please carefully review the listed request. It is ultimately the responsibility of the applicant to ensure that the request reflects what is wanted.

To be reviewed by the CDB on June 21, 2022, 10 complete sets (revised as needed, folded and collated) and one electronic version (uploaded) must be submitted no later than noon May 15, 2022 (tentative depending on



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COVID-19 directives).

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

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

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

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

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

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

Failure to meet deadlines will delay your application.

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

Traffic Engineering Review

General Notes:

1. DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application.
2. Use details from Section 100 in the engineering construction standards for accessible parking stalls and signing.
<https://www.myclearwater.com/government/city-departments/engineering/documents-publications/construction-standards>
3. Additional FDOT ROW permit and maintenance of traffic plans will be required for work on SR 590 - Drew Street.
4. A multi-modal impact fee will be forthcoming upon submittal of Building Permit Application in accordance to Division 9 Section 4-905 in the Community Development Code.

Utility Review

General Notes:

1. Reclaimed water main is available for irrigation needs on McMullen booth Rd. (not on drew street), purchase/installation of meter to be done through the City's Utilities and Customer service Department.
2. Refer to City's Engineering details and specifications regarding minimum clearance between landscaping fire hydrants, meters and other appurtenances.



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TELEPHONE (727) 562-4567

Plan Room Issues:

ENGINEERING - General Notes

Set to CLOSED on 4/28/2022 7:26:52 AM

Issue created by David Ojeda on 10/22/2021 3:50:51 PM
david.ojeda@myclearwater.com - 727-562-4743

Please acknowledge the following in writing:

- 1) Plans submitted have been reviewed for general engineering criteria only, a more in-depth review and additional comments might be forthcoming during building permit application process.
- 2) 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.

ENGINEERING - Prior to building permit

Set to CLOSED on 4/28/2022 7:27:12 AM

Issue created by Douglas Seaman on 10/29/2021 7:35:48 AM
douglas.seaman@myclearwater.com - 727-562-4581

General Notes

Description:

- 1) DRC review is a prerequisite for Building Permit review. Additional comments may be forthcoming upon submittal of a Building Permit Application.
- 2) The site plan was reviewed for General Engineering criteria. The additional details provided in the plan set may have been necessary for other departmental reviews to provide flexible development approval. Construction details shall be reviewed more thoroughly prior to receipt of the building permit.
- 3) 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.
- 4) Acknowledgement for all conditions is required in Accela

ENVIRONMENTAL - Prior to Building Permit

Set to CLOSED on 4/28/2022 7:26:36 AM

Issue created by Sarah Kessler on 10/22/2021 10:06:46 AM
sarah.kessler@myclearwater.com - 727-562-4897

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

LAND RESOURCE - Inches Spreadsheet

Set to CLOSED on 4/28/2022 7:26:57 AM

Issue created by Michael Quinzi on 10/26/2021 9:14:05 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.



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TELEPHONE (727) 562-4567

LAND RESOURCE - Tree Preservation

Set to CLOSED on 4/28/2022 7:27:02 AM

Issue created by Michael Quinzi on 10/26/2021 9:15:31 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 CLOSED on 4/28/2022 7:25:47 AM

Issue created by Art Kader on 10/12/2021 12:56:27 PM
art.kader@myclearwater.com - 727-562-4824

this project will need to meet the Recreation Open Space Impact Fee requirements. For this project only Open Space fee is applicable and must be paid prior to building permit. This fee can be substantial so contacting Art Kader at 727-562-4824 or art.kader@myclearwater.com is recommended.

PLANNING - CIRP Criterion 1

Set to CLOSED on 4/28/2022 7:28:15 AM

Issue created by Mark Parry on 10/14/2021 12:07:10 PM
Issue is attached to page 5 in FLD Application (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

It may not be factually accurate to describe the property as "small" and "narrow" since the lot at 29,000 SF is nearly three times the otherwise required minimum lot area of 10,000 SF. It is also wider at 132 feet than the otherwise minimum lot width of 100 feet. Noting the fact that the site is a tri-frontage lot is a valid point.

PLANNING - CIRP Criterion 2

Set to CLOSED on 4/28/2022 7:28:10 AM

Issue created by Mark Parry on 10/14/2021 12:07:19 PM
Issue is attached to page 5 in FLD Application (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

Clarify which specific component(s) of the City's Comprehensive Plan and the intent and purpose of the Community Development Code the proposal supports. It's not clear how a "minimal" setback necessarily maximizes a façade width and how that is specifically supported by the designation of McMullen Boort Road as a scenic/non-commercial corridor. Please provide specific evidence which supports that point.

PLANNING - CIRP Criterion 3

Set to CLOSED on 4/28/2022 7:28:05 AM

Issue created by Mark Parry on 10/14/2021 12:07:27 PM
Issue is attached to page 5 in FLD Application (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

Clarify how the proposal will provide a live-work opportunity for visitors who, by definition neither live nor work here.

PLANNING - CIRP Criterion 5

Set to CLOSED on 4/28/2022 7:27:59 AM

Issue created by Mark Parry on 10/14/2021 12:07:40 PM
Issue is attached to page 6 in FLD Application (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

Clarify how many jobs the proposal development will create.



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TELEPHONE (727) 562-4567

PLANNING - CIRP Criterion 6

Set to CLOSED on 4/28/2022 7:27:54 AM

Issue created by Mark Parry on 10/14/2021 12:07:50 PM
Issue is attached to page 6 in FLD Application (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

The response doesn't appear to address most of the subsections of this criterion. For example, you may want to address, specifically, subsection e. It also hasn't been established how providing "minimal" setbacks supports the designation of North McMullen Booth Road as a scenic/non-commercial corridor. It is also noted that the design provides for an urban design. Clarify how an urban design is consistent with the character of the area.

PLANNING - CLP Criterion 1

Set to CLOSED on 4/28/2022 7:27:43 AM

Issue created by Mark Parry on 10/14/2021 12:08:24 PM
Issue is attached to page 2 in Comprehensive_landscape_pr (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

It may not be factually accurate to describe the property as "small" and "narrow" since the lot at 29,000 SF is nearly three times the otherwise required minimum lot area of 10,000 SF. It is also wider at 132 feet than the otherwise minimum lot width of 100 feet. Noting the fact that the site is a tri-frontage lot is a valid point.

PLANNING - CLP Criterion 2

Set to CLOSED on 4/28/2022 7:27:38 AM

Issue created by Mark Parry on 10/14/2021 12:08:32 PM
Issue is attached to page 2 in Comprehensive_landscape_pr (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

It may better to simply response that it is agreed that lighting will be automatically controlled to turn off when the business is closed. You would want to list the anticipated hours of operation here, too.

PLANNING - CLP Criterion 3

Set to CLOSED on 4/28/2022 7:27:33 AM

Issue created by Mark Parry on 10/14/2021 12:08:40 PM
Issue is attached to page 2 in Comprehensive_landscape_pr (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

It appears that the fence is question is a PVC fence. A more detailed discussion is needed to show compliance with this criterion. As it stands it appears that all front buffers and the number of shade trees (or equivalent) are being reduced without any apparent mitigation for those deficiencies.

PLANNING - CLP Criterion 4

Set to CLOSED on 4/28/2022 7:27:28 AM

Issue created by Mark Parry on 10/14/2021 12:08:47 PM
Issue is attached to page 2 in Comprehensive_landscape_pr (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

Clarify how the landscape plan is being integrated into the architecture of the building.

PLANNING - CLP Criterion 5

Set to CLOSED on 4/28/2022 7:27:23 AM

Issue created by Mark Parry on 10/14/2021 12:08:55 PM
Issue is attached to page 2 in Comprehensive_landscape_pr (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

Please provide some clarification as to how reducing required setbacks, landscape buffers and the total number of shade trees (or equivalent) without any apparent mitigation furthers the Comprehensive Plan and the Code.



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TELEPHONE (727) 562-4567

PLANNING - CLP request

Set to CLOSED on 4/28/2022 7:27:48 AM

Issue created by Mark Parry on 10/14/2021 12:08:11 PM
Issue is attached to page 1 in Comprehensive_landscape_pr (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

The request should include a reduction in the front (north, south and west) buffer widths from 15 feet to 10 feet. It appears that there is also a request to reduce the total required number of shade trees (or equivalent) from 19 to 15. This request needs to be added to the actual application on page one.

PLANNING - Criterion 1:

Set to CLOSED on 4/28/2022 7:29:15 AM

Issue created by Mark Parry on 10/14/2021 12:06:21 PM
Issue is attached to page 3 in FLD Application (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

The minimum development standard parameter for height for offices in the Office District is 30 feet pursuant to CDC Section 2-1002. The response to this criterion provides that a height of 35 feet is less than otherwise permitted within the O district. To be more specific, the response should note that the proposed height is less than the 50 feet otherwise permitted as part of a Level I Flexible Standard development application. The response as stated implies that the minimum standard height limit is something more than 35 feet which is not true. The response is also generally limited to height. There is no mention of how the placement of the building is consistent with the character of the area, though. The response also provides that the reduced front setback provides for coverage of the parking area. It is unclear how a reduced setback achieves that purpose any better than a code-compliant setback. It would seem that the building itself would do that regardless of setback as it would appear that opacity plays a more important function is coverage than setback.

PLANNING - Criterion 2:

Set to CLOSED on 4/28/2022 7:29:20 AM

Issue created by Mark Parry on 10/14/2021 12:06:32 PM
Issue is attached to page 3 in FLD Application (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

Clarify how the proposal will provide a live-work opportunity for visitors who, by definition neither live nor work here.

PLANNING - Criterion 5:

Set to CLOSED on 4/28/2022 7:29:26 AM

Issue created by Mark Parry on 10/14/2021 12:06:39 PM
Issue is attached to page 3 in FLD Application (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

Clarify how the proposal is consistent with the community character. It appears that most if not all properties in the area include code-compliant front setbacks along North McMullen Booth Road.

PLANNING - Criterion 6:

Set to CLOSED on 4/28/2022 7:29:33 AM

Issue created by Mark Parry on 10/14/2021 12:06:49 PM
Issue is attached to page 3 in FLD Application (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

The response provides that the design complies with current land development and building code requirements. Since building permits have not yet been applied for nor have construction documents been submitted or reviewed there's no way to determine compliance with building code requirements. In addition, the proposal does not comply with current land development requirement hence the request for flexibility. This component of the response should probably be removed.



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

TELEPHONE (727) 562-4567

PLANNING - Disclaimer

Set to CLOSED on 4/28/2022 7:27:17 AM

Issue created by Mark Parry on 10/14/2021 12:09:23 PM

Issue is attached to Plans on sheet C1.0

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.

A second DRC meeting is required. The next submittal date is noon 12-01-2021 for a 01-06-2022 DRC meeting.

PLANNING - Dumpster Enclosure Material

Set to CLOSED on 4/28/2022 7:28:50 AM

Issue created by Mark Parry on 10/14/2021 12:05:59 PM

Issue is attached to Plans on sheet C9.0

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

Please provide details regarding the dumpster enclosure material which shows compliance with CDC Section 3-804.A which provides that materials which are consistent with those used in the construction of and the architectural style of the principal building shall be utilized.

PLANNING - Flexible Development Request

Set to CLOSED on 4/28/2022 7:26:13 AM

Issue created by Mark Parry on 10/14/2021 12:04:36 PM

Issue is attached to page 1 in FLD Application (Signed).pdf

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

The request should, it appears, be a request for a reduction in front setback to building along the front (west and south) from 25 feet to 10 feet; front (north) from 25 feet to 14 feet; and increase in height from 30 feet to 35 feet. This needs to be added to page one of the application.

PLANNING - Landscape Design – Buffers

Set to CLOSED on 4/28/2022 7:28:30 AM

Issue created by Mark Parry on 10/14/2021 12:05:34 PM

Issue is attached to Plans on sheet LS1.1

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

Clarify how the proposed landscape design is inherently better than the otherwise minimum required. It appears that buffer widths are being reduced, the number of shade trees (or equivalent) are being reduced with no apparent improvements provided.

PLANNING - Landscape Design – Interior Landscape Area

Set to CLOSED on 4/28/2022 7:28:35 AM

Issue created by Mark Parry on 10/14/2021 12:05:26 PM

Issue is attached to Plans on sheet LS1.1

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

Please clarify if the landscape area to the west of the dumpster enclosure is considered as part of the interior landscape area; it should not be included because it does not meet the minimum width requirement. In addition, please show, with crosshatching or shading (this can be on a separate sheet) the areas considered as interior landscape.

PLANNING - Mechanical Equipment

Set to CLOSED on 4/28/2022 7:28:20 AM

Issue created by Mark Parry on 10/14/2021 12:05:01 PM

Issue is attached to Plans on sheet C4.0

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."



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 - Narrative – Specific Use Criteria CDC Section 2-1003.G.

Set to CLOSED on 4/28/2022 7:26:07 AM

Issue created by Mark Parry on 10/14/2021 12:04:17 PM
Issue is attached to page 8 in FLD Application (Signed).pdf
mark.parry@myclearwater.com - 727-562-4741

It's unclear as to why you've included responses to CDC Section 2-1003.G; the requested front (west and south) setbacks of 10 feet and front (north) setback of 14 feet are all less than the 15 feet that could be required as part of a Level I Flexible Standard development application. Please remove this component unless front setbacks are increase to 15 feet or more in which case, this would be the correct code section to address.

PLANNING - Overhead Utilities

Set to CLOSED on 4/28/2022 7:26:18 AM

Issue created by Mark Parry on 10/14/2021 12:04:53 PM
Issue is attached to Plans on sheet C4.0
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 - Overhead Utilities and Landscaping

Set to CLOSED on 4/28/2022 7:28:25 AM

Issue created by Mark Parry on 10/14/2021 12:05:18 PM
Issue is attached to Plans on sheet LS1.1
mark.parry@myclearwater.com - 727-562-4741

Show overhead lines on the landscape plan. Please make sure that your landscape plan is coordinated with overhead lines that are to remain.

PLANNING - Plant Material

Set to CLOSED on 4/28/2022 7:28:41 AM

Issue created by Mark Parry on 10/14/2021 12:05:45 PM
Issue is attached to Plans on sheet LS1.1
mark.parry@myclearwater.com - 727-562-4741

Clarify where sod is proposed. Please limit the use of sod to only those areas used for stormwater.



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PLANNING - Submittal in General

Set to CLOSED on 4/28/2022 7:25:58 AM

Issue created by Mark Parry on 10/14/2021 12:03:20 PM

Issue is attached to Plans on sheet C1.0

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

The proposal includes setback reductions from 25 feet and landscape buffer reductions from 15 feet to 10 feet along the west (front) property line along North McMullen Booth Road and Bay Lane and a reduction to 14 feet along Drew Street.

North McMullen Booth Road is a designated Scenic/Noncommercial Corridor in the Countywide Rules and the City's Comprehensive Plan. As such it should be expected that the minimum landscape buffers of 15 feet would be provided. The provided buffer widths of 10 feet are antithetical to the concept of the Scenic/Noncommercial Corridor designation. As such, the development proposal must also be found to be in conflict with CDC Section 1-103.A, as it will not appropriately implement the Comprehensive Plan. Furthermore, by those same reasons that consistency with the Comprehensive Plan could not be achieved, consistency with CDC Sections 1-103.B.2, and 1-103.E.3 also cannot be achieved.

A preponderance of examples of development extending into required setbacks are unavailable. The proposed office development is, therefore, inconsistent with the desired and envisioned character of the area with regard to the placement of the building and the proposal will result in a project inconsistent with elements of the Comprehensive Plan and the Community Development Code.

The Comprehensive Plan and Code, together, provide certain assurances and predictability regarding potential development and redevelopment. Eliminating those assurances and predictability will likely discourage the appropriate development and use of adjacent lands and buildings. The proposal is inconsistent with the intent of the development parameters set by the City's Comprehensive Plan and Community Development Code and does not provide for a development highlighted by an innovative use. It is understood that a tri-frontage lot does provide innate challenges with the requirement for three 25-foot setbacks. Staff believes that some level of flexibility is likely warranted although not to the extent requested. Staff further believes that with some modifications the proposed office development can be constructed on the site with minimal requests for flexibility.

Staff is not in support of less than a 15-foot setback to building. Based on the character of the area staff is supportive of a 15-foot front setback. The project cannot move forward to CDB as submitted. Please revise and resubmit for a second DRC review. The next deadline is December 1, 2021, by noon. Please note that by increasing the front setbacks (north, south, and west) to a minimum of 15 feet the request would become a Level I Flexible Standard Development review with an application fee of \$675 with the current FLD application marked as withdrawn and fee refunded. It should also be noted as a matter of fact that a parking ratio of two spaces per 1,000 SF GFA (or 29 spaces based on the current proposed building size) may be requested along with the submittal of a parking demand study. The provision of at least 30 spaces (which would be 2.5 spaces per 1,000 SF GFA, again, based on the proposed building size) would not require a parking demand study.

PUBLIC UTILITIES - Prior to Development Order

Set to CLOSED on 4/28/2022 7:27:08 AM

Issue created by David Ojeda on 10/26/2021 4:48:01 PM

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

- 1) Show in the site plan the connection into the City main/manhole.
- 2) Add in a note the onsite sanitary sewer and force main is private, this includes the force main within the ROW.



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TELEPHONE (727) 562-4567

STORMWATER - Prior to CDB

Set to CLOSED on 4/28/2022 7:26:31 AM

Issue created by Phuong Vo on 10/18/2021 10:39:50 AM
phuong.vo@myclearwater.com - 727-562-4752

- 1) The FFE of the proposed building shall be set 1 foot above the crown of all adjacent roads.
- 2) Wall for pond shall not face against property line or r-o-w and shall not exceed 50%. (per City's Drainage Criteria Manual, Detention Pond Walls).

TRAFFIC ENG - Prior to building permit

Set to CLOSED on 4/28/2022 7:26:45 AM

Issue created by Bennett Elbo on 10/15/2021 11:14:00 AM
Issue is attached to Plans on sheet C10.0
ePermit@myclearwater.com - 727-562-4567

1. Provide city's accessible parking sign and accessible parking stall detail. They are available through City's website. I have included a web link for your convenience. See Series 118 & 119. <https://www.myclearwater.com/government/city-departments/engineering/documents-publications/construction-standards>
2. All traffic control devices (signs & markings) shall be to current MUTCD (Manual on Uniform Traffic Control Devices) standards. (Florida Statute 316.0747)
3. 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 office facility is \$38,279.38.

TRAFFIC ENG - Prior to CDB

Set to CLOSED on 4/28/2022 7:26:26 AM

Issue created by Bennett Elbo on 10/15/2021 10:44:47 AM
Issue is attached to Plans on sheet C4.0
ePermit@myclearwater.com - 727-562-4567

1. Driveway spacing shall be 125'. Driveway spacing shall be measured from the closest edge of the pavement to the next closest edge of the pavement. (Community Development Code Section 3-102 C.3.)
2. Please limit the curb cut to one full access driveway to minimize vehicular conflict points. (Community Development Code Section 3-1402 B.)
3. Curbing for driveway apron shall continue to Drew Street edge of pavement. Provide swale curb across the driveway please see city detail 107/108, link provided below.

<https://www.myclearwater.com/government/city-departments/engineering/documents-publications/construction-standards#100>

4. Provide 5' wide public sidewalk on Drew Street along the property's frontage.

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

2:40 PM

Case number: [HIS2022-03003 -- 315 MAGNOLIA DR](#)

Owner(s): Brook A Zimmatore
315 Magnolia Dr
Clearwater, FL 33756-3835
PHONE: (813) 751-7153, Fax: No fax, Email: No email

Applicant: Brook Zimmatore
315 Magnolia Dr
Clearwater, FL 33756-3835
PHONE: (813) 751-7153, Fax: No fax, Email: No email

Representative: Brook Zimmatore
315 Magnolia Dr
Clearwater, FL 33756-3835
PHONE: (813) 751-7153, Fax: No fax, Email: No email

Location:

Atlas Page: 295B

Zoning District: Low Medium Density Residential

Request:

Proposed Use: Detached Dwellings

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

Presenter: Dylan Prins, Long Range Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	04/08/2022	Prins
Parks and Rec Review	No Comments	04/13/2022	Kader
Stormwater Review	No Comments	04/15/2022	Vo
Engineering Review	No Comments	04/18/2022	Ojeda
Traffic Eng Review	No Comments	04/19/2022	Lees
Public Utilities Review	No Comments	04/20/2022	Ojeda
Environmental Review	No Comments	04/20/2022	Kessler
Solid Waste Review	No Response	04/29/2022	Prins
Fire Review	No Response	04/29/2022	Prins
Land Resource Review	No Response	04/29/2022	Prins
Harbor Master Review	No Response	04/29/2022	Prins
Planning Review	Comments	04/29/2022	Prins
<p>- Please provide additional documentation and photographs of the patio addition located on the rear side of the home. Information regarding the date of construction and materials used is needed to evaluate the compatibility with the original structure.</p> <p>- Have the original windows or exterior doors been replaced during any of the renovations? If so, please provide any additional information and photographs that would show they were done consistently with the historical character of the original structure.</p> <p>- Planning and Development Staff has determined more time will be required to evaluate this case against the historic designation criteria outlined in the Community Development Code Division 6 Section 4-607 and will cause a delay to the original schedule provided to the applicant. Once the requested information is received and deemed sufficient to make an evaluation on this case (HIS2022-03003) it will be placed back on schedule, and updated dates will be provided to the applicant.</p>			
Route to Meeting	Ready for DRC	04/29/2022	Prins

The DRC reviewed this application with the following comments:

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.