



# 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, March 03, 2022

### 8:30 AM - Staff Review

### 9:00 AM

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**Case number:** [FLS2022-01001 -- 3386 HUNT CLUB DR](#)

**Owner(s):** Chris Demas  
3386 Hunt Club Dr  
Clearwater, FL 33761-1706  
PHONE: (727) 786-4929, Fax: No fax, Email: No email

**Applicant:** Chris Demas  
3386 Hunt Club Dr  
Clearwater, FL 33761-1706  
PHONE: (727) 786-4929, Fax: No fax, Email: Cjdemas@tampabay.Rr.Com

**Representative:** Chris Demas  
3386 Hunt Club Dr  
Clearwater, FL 33761-1706  
PHONE: (727) 786-4929, Fax: No fax, Email: Cjdemas@tampabay.Rr.Com

**Location:** 0.217-acre property located at the southwest corner of Hunt Club Drive with Meadow Wood Drive.

**Atlas Page:** 178A

**Zoning District:** Low Medium Density Residential

**Request:** The Development Review Committee (DRC) is reviewing a proposed accessory use shed to an existing detached dwelling use in the Low Medium Density Residential (LMDR) District for the property located at 3386 Hunt Club Drive. The project is 7 feet in height and requests allowable flexibility from setbacks (Community Development Code Section 2-203.C).

**Proposed Use:** Detached Dwellings

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

**Presenter:** Melissa Hauck-Baker, Senior Planner



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TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	02/02/2022	Crandall
Plan Room Project Maintenance	Convert to Paper	02/02/2022	Crandall
Stormwater Review	Comments	02/09/2022	Vo
Traffic Eng Review	No Comments	02/14/2022	Larremore
Public Utilities Review	No Comments	02/16/2022	Ojeda
Engineering Review	Comments	02/16/2022	Ojeda
Environmental Review	Comments	02/16/2022	Kessler
Planning Review	Comments	02/18/2022	Hauck-Baker
Land Resource Review	No Comments	02/22/2022	Thomen

## The DRC reviewed this application with the following comments:

Engineering Review	<p>General Comments:</p> <ol style="list-style-type: none"><li>1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.</li><li>2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) will be forthcoming upon submittal of a Building Permit Application.</li><li>3. Contractor shall request an easement inspection prior to any construction near an easement.</li></ol>
Engineering Review	<p>Prior to DO:</p> <ol style="list-style-type: none"><li>1. There is a 10-foot easement along the east, north and west property lines and a 5-foot easement along the south parcel lines, per Section 3-1909 no structures shall fall within said easement(s).</li></ol>
Environmental Review	<p>Prior to issuance of Building Permit:</p> <p>Provide erosion control measures on plan sheet, and provide notes detailing erosion control methods.</p>



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TELEPHONE (727) 562-4567

## Planning Review

### Planning Review

#### Findings of Fact:

1. The subject property is a corner lot located at the northeast corner of Hunt Club Drive and Meadow Wood Drive and features a detached dwelling use where the proposed accessory use shed is a permitted use.
2. The property is located in the Low Medium Density Residential District (LMDR) and features a future land use designation of Residential Urban (RU), where corner lots feature two front yard setback requirements of 25 feet and two side yard setback requirements of 5 feet, consistent with CDC Section 2-202, Minimum standard development.
3. As a Level One, Flexible standard development, a detached dwelling use may request flexibility for a side yard setback in the range of zero feet to 5 feet as a Residential Infill Project consistent with CDC Table 2-203 and Section 2-203.C.
4. The proposed project requests a reduced side yard setback (west) of 2 feet and a proposed side yard setback (south) of 5 feet, the remainder of the required setbacks will not be impacted, which is consistent with CDC Table 2-203 for a Residential Infill Project.
5. The proposed project building height will be 7 feet which is within the maximum permitted building height of 15 feet for an accessory use consistent with CDC Section 3-203.D.
6. The proposed Impervious Surface Ratio has been provided at 0.39 where 0.65 is the maximum permitted consistent with CDC Section 2-201.1.
7. The applicant has provided sufficient responses to the Flexibility Criteria and the General Applicability Criteria for the submitted application.
8. A survey of area properties which involved planning cases resulted in four approved cases, where the range of rear or side yard setback reduction is between 7 feet and 2 feet which supports the requested setback reduction and is consistent with the development pattern of the surrounding neighborhood.

## Stormwater Review

No comment.

### Plan Room Issues:

No Plan Room Issues on this case.

### Plan Room Conditions:

No Plan Room Conditions on this case.

### Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

**9:15 AM**

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**Case number:** [FLS2022-01005 -- 949 BRUCE AVE](#)

**Owner(s):** Craig & Tracy Thiese  
949 Bruce Avenue  
Clearwater, FL  
PHONE: (813) 431-8545, Fax: No fax, Email: No email

**Applicant:** Craig Thiese  
975 Bruce Ave  
Clearwater, FL 33767  
PHONE: (813) 431-8545, Fax: No fax, Email: Cthiese@gmail.Com

**Representative:** Craig Thiese  
975 Bruce Ave  
Clearwater, FL 33767  
PHONE: (813) 431-8545, Fax: No fax, Email: Cthiese@gmail.Com

**Location:** 0.149-acre property located on the east side of Bruce Avenue approximately 116 feet north of the intersection with Laurel Street.

**Atlas Page:** 238A

**Zoning District:** LMDR - Low Medium Density Residential

**Request:** The Development Review Committee (DRC) is reviewing a proposed accessory use pool with deck to an existing detached dwelling use in the Low Medium Density Residential (LMDR) District for the property located at 949 Bruce Avenue. The project requests allowable flexibility from setbacks (Community Development Code Section 2-203.B).

**Proposed Use:** Detached Dwellings

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

**Presenter:** Melissa Hauck-Baker, Senior Planner



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TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	02/03/2022	Hauck-Baker
Fire Review	No Comments	02/11/2022	Hatten
Stormwater Review	Comments	02/14/2022	Vo
Traffic Eng Review	No Comments	02/14/2022	Larremore
Parks and Rec Review	No Comments	02/14/2022	Kader
Public Utilities Review	No Comments	02/16/2022	Ojeda
Engineering Review	Comments	02/16/2022	Ojeda
Environmental Review	Comments	02/16/2022	Kessler
Planning Review	Comments	02/18/2022	Hauck-Baker
Land Resource Review	No Comments	02/22/2022	Thomen

The DRC reviewed this application with the following comments:

## Plan Room Issues:

### ENGINEERING - General Notes

Set to DRAFT on 2/16/2022 4:19:44 PM

Issue created by David Ojeda on 2/16/2022 4:19:44 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) will be forthcoming upon submittal of a Building Permit Application.
3. Contractor shall request an easement inspection prior to any construction near an easement.

### ENGINEERING - Prior to Development Order

Set to DRAFT on 2/16/2022 4:20:03 PM

Issue created by David Ojeda on 2/16/2022 4:20:03 PM  
david.ojeda@myclearwater.com - 727-562-4743

1. There is a 5-foot easement along the east property line not shown on plan please revise, per Section 3-1909 no structures shall fall within said easement.



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TELEPHONE (727) 562-4567

## ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 2/16/2022 4:33:49 PM

Issue created by Sarah Kessler on 2/16/2022 4:33:49 PM  
sarah.kessler@myclearwater.com - 727-562-4897

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

## PLANNING - Findings of Fact

Set to DRAFT on 2/18/2022 10:34:53 AM

Issue created by Melissa Hauck-Baker on 2/18/2022 10:34:53 AM  
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

1. The subject property is a corner lot located midblock on the east side of Bruce Avenue between Laurel Street and Juniper Way and features a detached dwelling use constructed in 1956.
2. The proposed project includes a pool with decking as accessory to the detached dwelling use.
3. The property is located in the Low Medium Density Residential District (LMDR) and features a future land use designation of Residential Urban (RU), where the required front yard setback is 25 feet, the required side yard setback is five feet and the required rear yard setback is 10 feet, consistent with CDC Section 2-202, Minimum standard development.
4. As a Level One, Flexible standard development, a detached dwelling use may request flexibility for a rear yard setback in the range of 5 feet to 15 feet consistent with CDC Table 2-203 and Section 2-203.B.
5. The proposed project requests a reduced rear yard setback (east) of 5 feet and will comply with the required side yard (north and south) setback of 5 feet, which is consistent with CDC Table 2-203 for a detached dwelling use.
6. The proposed project will not impact the existing detached dwelling front yard (west) setback of 25 feet, which is consistent with CDC Table 2-203 for a detached dwelling use.
7. The proposed Impervious Surface Ratio has been provided at 0.65 where 0.65 is the maximum permitted consistent with CDC Section 2-201.1, no additional impervious improvements may be made to the property without the removal of existing impervious areas.
8. The applicant has provided sufficient responses to the Flexibility Criteria and the General Applicability Criteria for the submitted application.
9. A survey of area properties which involved planning cases resulted in eight approved cases, three of the approved cases included a rear yard reduction to 5 feet which supports the requested setback reduction and is consistent with the development pattern of the surrounding neighborhood.

## STORMWATER - Prior to Building Permit

Set to DRAFT on 2/14/2022 11:32:14 AM

Issue created by Phuong Vo on 2/14/2022 11:32:14 AM  
phuong.vo@myclearwater.com - 727-562-4752

Prior to Building Permit:

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.



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TELEPHONE (727) 562-4567

**9:30 AM**

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**Case number:** [FLS2022-01008 -- 832 ELDORADO AVE](#)

**Owner(s):** Nomathemba li Llc  
832 Eldorado Ave  
Clearwater, FL 33767  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** David Herrmann  
1004 Indiana Ave.  
Palm Harbor  
PHONE: (727) 781-7525, Fax: No fax, Email: Scott@oliveriarchitects.Com

**Representative:** David Herrmann  
Oliveri Architects  
1004 Indiana Ave.  
Palm Harbor  
PHONE: (727) 781-7525, Fax: No fax, Email: Scott@oliveriarchitects.Com

**Location:** 0.159-acre property located at the northwest corner of Eldorado Avenue with Bohemia Circle North.

**Atlas Page:** 249A

**Zoning District:** LMDR - Low Medium Density Residential

**Request:** The Development Review Committee (DRC) is reviewing a proposed expansion and reconstruction of the pool and decking accessory to an existing detached dwelling use in the Low Medium Density Residential (LMDR) District for the property located at 832 Eldorado Avenue. The proposed pool and deck will be 12 inches or less in height from grade and requests allowable flexibility from setback requirements (Community Development Code Section 2-203.C).

**Proposed Use:** Detached Dwellings

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

**Presenter:** Melissa Hauck-Baker, Senior Planner





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TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	02/08/2022	Hauck-Baker
Stormwater Review	Comments	02/14/2022	Vo
Fire Review	No Comments	02/14/2022	Hatten
Traffic Eng Review	No Comments	02/14/2022	Larremore
Parks and Rec Review	No Comments	02/14/2022	Kader
Public Utilities Review	No Comments	02/16/2022	Ojeda
Engineering Review	Comments	02/16/2022	Ojeda
Environmental Review	Comments	02/16/2022	Kessler
Planning Review	Comments	02/22/2022	Hauck-Baker
Land Resource Review	No Comments	02/22/2022	Thomen

The DRC reviewed this application with the following comments:

## Plan Room Issues:

### ENGINEERING - General Notes

Set to DRAFT on 2/16/2022 4:34:05 PM

Issue created by David Ojeda on 2/16/2022 4:34:05 PM  
david.ojeda@myclearwater.com - 727-562-4743

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) will be forthcoming upon submittal of a Building Permit Application.
3. Contractor shall request an easement inspection prior to any construction near an easement.

### ENGINEERING - Prior to Building Permit

Set to DRAFT on 2/16/2022 4:34:28 PM

Issue created by David Ojeda on 2/16/2022 4:34:28 PM  
david.ojeda@myclearwater.com - 727-562-4743

1. There is a 5-foot easement along the west property line not shown on site plan please revise, per Section 3-1909 no structures shall fall within said easement.



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TELEPHONE (727) 562-4567

## **ENVIRONMENTAL - Prior to Building Permit**

Set to DRAFT on 2/16/2022 4:39:59 PM

Issue created by Sarah Kessler on 2/16/2022 4:39:59 PM  
sarah.kessler@myclearwater.com - 727-562-4897

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

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

## **ENVIRONMENTAL - Prior to Development Order**

Set to DRAFT on 2/16/2022 4:40:50 PM

Issue created by Sarah Kessler on 2/16/2022 4:40:50 PM  
sarah.kessler@myclearwater.com - 727-562-4897

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).



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TELEPHONE (727) 562-4567

## PLANNING - Findings of Fact

Set to DRAFT on 2/22/2022 12:00:35 PM

Issue created by Melissa Hauck-Baker on 2/22/2022 12:00:35 PM

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

1. The subject property is a corner lot located at the northwest corner of Eldorado Avenue with Bohemia Circle and features a detached dwelling use with accessory pool and decking.
2. The subject property is also a waterfront lot, and the proposed project includes the expansion of the existing pool decking towards the Coastal Construction Control Line (CCCL) but not seaward of the CCCL.
3. The property is a waterfront parcel located in the Low Medium Density Residential District (LMDR) and features a future land use designation of Residential Urban (RU), where the required front yard setback is 25 feet, the required side yard setback is five feet and the required rear yard setback is 25 feet for a principal structure which exceeds a height greater than 12 inches from grade, consistent with CDC Section 2-202, Minimum standard development.
4. As a Level One, Flexible standard development, a detached dwelling use as a Residential Infill Project may request flexibility for a front yard setback in the range of 10 feet to 25 feet, a side yard setback in the range of zero feet to five feet, and a rear yard setback in the range of zero feet to 15 feet consistent with CDC Table 2-203 and Section 2-203.C.
5. CDC Section 3-204.H, provides that: Swimming pools and their associated decks that are 12 inches or less above grade shall be classified as an accessory structure. Swimming pools and their associated decks that are greater than 12 inches above grade shall be classified as a principal structure.
6. Typically, a corner lot is subject to a front yard setback along the property lines abutting a right-of-way and a side yard setback along the remaining property lines, in this case, the waterfront abutting property line (west) is subject to a rear yard setback of 25 feet for any principal use structure exceeding 12 inches in height from grade or will be subject to a side yard setback of five feet for any accessory use structure less than 12 inches in height from grade.
7. The subject property is subject to a front yard setback along Eldorado (east), a front yard setback along Bohemia Circle (south), a side yard setback to the north, and as a waterfront property a rear yard setback (west) for principal use structures which exceed 12 inches in height from grade or a side yard setback (west) for accessory use structures which are less than 12 inches in height from grade.
8. The proposed project requests a reduced front setback (south-Bohemia Circle) of 1.33 feet and a reduced rear setback (west-waterfront) of 13.5 feet, which are consistent with CDC Table 2-203 for a detached dwelling use as a Residential Infill Project.
9. The proposed project will comply with the required side yard (north) setback of five feet where 6.08 feet is proposed and the existing front yard (east) setback of 9.4 feet will not be impacted by the proposed project.
10. The proposed Impervious Surface Ratio has been provided at 0.63 where 0.65 is the maximum permitted consistent with CDC Section 2-201.1.
11. The applicant has provided sufficient responses to the Flexibility Criteria and the General Applicability Criteria for the submitted application.
12. A survey of area corner properties which involved planning cases resulted in five approved cases, where the range of front yard setback reduction is between 7 feet and 23.67 feet which supports the requested setback reduction and is consistent with the development pattern of the surrounding neighborhood;
13. That the following overview of the existing development pattern was obtained through a review of 54 area properties with the following findings:
  - a. Of the 54 total surrounding area properties that were analyzed, 43 properties (80%) have a reduced front setback dimension below the minimum standard development requirement of 25 feet, which supports the request;
  - b. Of the 54 total surrounding area properties that were analyzed twelve properties are corner properties which feature two front yard setback requirements and of those corner properties 10 properties (83%) have had front setback reductions to both front yard setbacks, which further supports the request;



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TELEPHONE (727) 562-4567

## PLANNING - Prior to DO

Set to DRAFT on 2/22/2022 12:00:59 PM

Issue created by Melissa Hauck-Baker on 2/22/2022 12:00:59 PM  
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

14. The application identifies that the proposed swimming pool deck expansion will feature an elevation of 12 inches or less in height from grade which classifies the use as an accessory structure, however, Sheet AS1 of the plans shows a detail where there will be two steps at six inches each which equals 12 inches in height along the western side of the deck and the applicant must clarify the proposed dimensions and scope of the project; and,  
15. The applicant shall clearly provide the project compliance with the waterfront sight visibility triangle requirements of CDC Section 3-904.

## PLANNING - Prior to DO

Set to DRAFT on 2/25/2022 8:47:24 AM

Issue created by Ellen Crandall on 2/25/2022 8:47:24 AM  
ellen.crandall@myclearwater.com - 727-562-4836

The submittal includes a principal structure addition at 20 feet; however, per discussions the principal structure will be revised to meet the 25 foot rear waterfront setback and the request is limited to accessory structures, pool and deck only. Further it was discussed that the entire pool may be revised. Submit revised design with the principal structure at 25 feet and the proposed re-work to the pool and deck.

## STORMWATER - Prior to Building Permit

Set to DRAFT on 2/14/2022 11:40:26 AM

Issue created by Phuong Vo on 2/14/2022 11:40:26 AM  
phuong.vo@myclearwater.com - 727-562-4752

Prior to Building Permit:

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.



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TELEPHONE (727) 562-4567

**10:00 AM**

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**Case number:** [FLS2022-01009 -- 1295 S MISSOURI AVE](#)

**Owner(s):** Publix Super Markets Inc  
3300 Publix Corporate Pkwy  
Lakeland, FL 338113311  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** William Hanks  
1012 Avon Ave.  
Lakeland, FL 33801  
PHONE: (863) 608-4046, Fax: No fax, Email: William@cwhrealestateservices.Com

**Representative:** William Hanks  
Cwh Real Estate Services  
1012 Avon Ave.  
Lakeland, FL 33801  
PHONE: (863) 608-4046, Fax: No fax, Email: William@cwhrealestateservices.Com

**Location:** 6.785-acre property located on the east side of Missouri Avenue approximately 162 feet north of the intersection with Lakeview Road.

**Atlas Page:** 306B

**Zoning District:** C - Commercial

**Request:** The Development Review Committee (DRC) is reviewing a proposed rebuild of an existing retail sales and service and alcoholic beverage sales uses within an existing retail plaza use in the Commercial (C) District for the property located at 1295 South Missouri Avenue. The project is 32 feet in height, will provide a minimum 247 off-street parking spaces and requests allowable flexibility for use and height (Community Development Code Section 2-703.B and 2-703.T).

**Proposed Use:** Retail Plaza

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

**Presenter:** Melissa Hauck-Baker, Senior Planner



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TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	02/03/2022	Hauck-Baker
Stormwater Review	Comments	02/14/2022	Vo
Fire Review	No Comments	02/14/2022	Hatten
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Parks and Rec Review	No Comments	02/14/2022	Kader
Public Utilities Review	Comments	02/16/2022	Ojeda
Engineering Review	Comments	02/16/2022	Ojeda
Environmental Review	Comments	02/16/2022	Kessler
Planning Review	Comments	02/22/2022	Hauck-Baker
Land Resource Review	Comments	02/22/2022	Thomen

The DRC reviewed this application with the following comments:

## Plan Room Issues:

### ENGINEERING - General Notes

Set to DRAFT on 2/16/2022 4:48:11 PM

Issue created by David Ojeda on 2/16/2022 4:48:11 PM  
david.ojeda@myclearwater.com - 727-562-4743

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans and documents submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) will be forthcoming upon submittal of a Building Permit Application.
3. There is a blanket water easement over the property, Contractor shall request an easement inspection prior to any construction.
4. Bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including A.D.A. (Per Sec.47.181).





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TELEPHONE (727) 562-4567

## ENGINEERING - Tree Inventory Required

Set to CLOSED on 2/22/2022 2:53:03 PM

Issue created by Roy Thomen on 2/22/2022 2:51:02 PM  
roy.thomen@myclearwater.com - 727-562-4575

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

## ENGINEERING - Tree Preservation Plan Required

Set to CLOSED on 2/22/2022 2:53:15 PM

Issue created by Roy Thomen on 2/22/2022 2:51:27 PM  
roy.thomen@myclearwater.com - 727-562-4575

Tree Preservation Plan Required - Provide a Tree Preservation Plan prepared by an ISA Certified Arborist. This plan must show how the proposed building, parking, stormwater, irrigation and utilities impact the critical root zones (drip lines) of trees to be preserved and how you propose to address these impacts i.e.; crown elevating, root pruning and/or root aeration systems. Other data required on this plan must show the trees canopy line, actual tree barricade limits (2/3 of the drip line and/or in the root prune lines if required), and the tree barricade detail. And any other pertinent information relating to tree preservation.

## ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 2/16/2022 4:45:09 PM

Issue created by Sarah Kessler on 2/16/2022 4:45:09 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 - Tree Inventory Required

Set to DRAFT on 2/22/2022 2:54:12 PM

Issue created by Roy Thomen on 2/22/2022 2:54:12 PM  
roy.thomen@myclearwater.com - 727-562-4575

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

## LAND RESOURCE - Tree Preservation Plan Required

Set to DRAFT on 2/22/2022 2:53:44 PM

Issue created by Roy Thomen on 2/22/2022 2:53:44 PM  
roy.thomen@myclearwater.com - 727-562-4575

Tree Preservation Plan Required - Provide a Tree Preservation Plan prepared by an ISA Certified Arborist. This plan must show how the proposed building, parking, stormwater, irrigation and utilities impact the critical root zones (drip lines) of trees to be preserved and how you propose to address these impacts i.e.; crown elevating, root pruning and/or root aeration systems. Other data required on this plan must show the trees canopy line, actual tree barricade limits (2/3 of the drip line and/or in the root prune lines if required), and the tree barricade detail. And any other pertinent information relating to tree preservation.





# CITY OF CLEARWATER

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 - Findings of Fact

Set to DRAFT on 2/22/2022 10:42:18 AM

Issue created by Melissa Hauck-Baker on 2/22/2022 10:42:18 AM

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

1. The subject property is a 6.785-acre property located on the east side of Missouri Avenue approximately 162 feet north of the intersection with Lakeview Road and features an existing Publix retail sales and service use with accessory alcoholic beverage sales use.
2. The subject property received approval on June 26, 1997, for a Certified Site Plan (PSP97-09) and a Sign Variance (SV96-09) for a proposed 53,000 square foot retail sales and service use including a 4,000 square foot alcohol beverage sales accessory use with a maximum building height of 32 feet, complete demolition of the existing development will negate the prior approvals.
3. The proposed project includes the demolition of the existing development with the construction of a new 47,307 square foot Publix retail sales and service use with a 2,100 square foot alcoholic beverage sales accessory use including improvements to the existing off-street parking area.
4. The property is located in the Commercial District (C) and features a future land use designation of Commercial General (CG), where retail sales and service uses are principally permitted as part of a retail plaza and accessory alcoholic beverage sales are permitted as a Level One, Flexible Standard Development use, consistent with CDC Section 2-703.B, Section 2-703.T and Table 2-703, Flexible Standard Development.
5. As a Level One, Flexible standard development, a retail plaza use may request flexibility for maximum building height within a range of 25 feet to 50 feet consistent with CDC Table 2-703.
6. The proposed project requests a proposed building height of 32 feet which is within the range of 25 feet to 50 feet and is consistent with CDC Table 2-703 for a retail plaza use, the remainder of the proposed development will be within the permitted requirements within CDC Table 2-703.
7. The proposed Impervious Surface Ratio has been provided at 0.73 where 0.90 is the maximum permitted and the proposed Floor Area Ratio will be 0.17 where 0.55 is the maximum permitted, which are both consistent with CDC Section 2-701.1.
8. The applicant has provided sufficient responses to the General Applicability Criteria and the Flexibility Criteria for retail plaza use as part of the submitted application.

## PLANNING - Prior to DO

Set to DRAFT on 2/22/2022 10:43:03 AM

Issue created by Melissa Hauck-Baker on 2/22/2022 10:43:03 AM

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

9. Provide written responses to the Flexible Criteria for CDC Section 2-703.B, alcoholic beverage sales use.
10. The proposed parking lot reconfiguration includes parking lot islands which do not meet the requirements of CDC Section 3-1202.E.2.a.5, where interior landscape islands shall have a minimum of width of 17 feet as measured from back of curb to back of curb.

## PUBLIC UTILITIES - Prior to Building Permit

Set to DRAFT on 2/16/2022 4:49:37 PM

Issue created by David Ojeda on 2/16/2022 4:49:37 PM

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

Call out sizes, connections points and any utility apparatuses (water mains, Fire hydrants, sewer main, laterals and service lines, meters, etc.) on project's area if any modifications to city's utilities are being proposed.

## STORMWATER - Prior to Building Permit:

Set to DRAFT on 2/14/2022 11:43:44 AM

Issue created by Phuong Vo on 2/14/2022 11:43:44 AM

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

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



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## Plan Room Conditions:

No Plan Room Conditions on this case.

## Plan Room Notes:

No Plan Room Notes on this case.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

**10:30 AM**

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**Case number:** [FLD2021-11020 -- 19709 US HIGHWAY 19 N](#)

**Owner(s):** Cpi Japanese Garden Owner Llc  
1001 Pennsylvania Ave Nw Ste 200  
Washington, DC 20004-2505  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** David D'onofrio  
1001 Pennsylvania Ave Nw St 200  
20004  
PHONE: No phone, Fax: No fax, Email: Ddonofrio@rockcreekcos.Com

**Representative:** David D'onofrio  
Cpi Japanese Garden Owner Llc  
1001 Pennsylvania Ave Nw St 200  
20004  
PHONE: No phone, Fax: No fax, Email: Ddonofrio@rockcreekcos.Com

**Location:** west side of US Hwy 19 N approximately 2,600 feet south of Gulf to Bay Boulevard

**Atlas Page:** 310A

**Zoning District:** US 19 - US 19 Corridor Zoning

**Request:** The Community Development Board (CDB) is reviewing a 1,376 square foot pier in the US 19 District for the property located at 19709 US Highway 19 North. The project is 130 feet in length, and requests allowable flexibility for square footage of a commercial dock/pier greater than 500 square feet in deck area (Sections 3-601.C.3).

**Proposed Use:** Mobile Home Parks

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

**Presenter:** Kevin Nurnberger, Senior Planner



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	02/03/2022	Hauck-Baker
Stormwater Review	Comments	02/10/2022	Vo
Fire Review	No Comments	02/14/2022	Hatten
Traffic Eng Review	No Comments	02/14/2022	Larremore
Parks and Rec Review	No Comments	02/14/2022	Kader
Public Utilities Review	Comments	02/16/2022	Ojeda
Engineering Review	Comments	02/16/2022	Ojeda
Environmental Review	Comments	02/16/2022	Kessler

The DRC reviewed this application with the following comments:

## Plan Room Issues:

### ENGINEERING - General Notes

Set to DRAFT on 2/16/2022 4:57:23 PM

Issue created by David Ojeda on 2/16/2022 4:57:23 PM  
david.ojeda@myclearwater.com - 727-562-4743

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) will be forthcoming upon submittal of a Building Permit Application.
3. There are easements over the project area, Contractor shall request an easement inspection prior to any construction.

### ENGINEERING - Prior to Building Permit

Set to DRAFT on 2/16/2022 4:59:30 PM

Issue created by David Ojeda on 2/16/2022 4:59:30 PM  
david.ojeda@myclearwater.com - 727-562-4743

1. Revise site plan to show existing City's 30" sanitary main and 10-foot easement, per Section 3-1909 no structures shall fall within said easement.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 2/16/2022 4:49:48 PM

Issue created by Sarah Kessler on 2/16/2022 4:49:48 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.

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

## PLANNING - Application – Future Land Use

Set to DRAFT on 2/17/2022 12:34:24 PM

Issue created by Mark Parry on 2/17/2022 12:34:24 PM  
Issue is attached to page 1 in Updated Appt USE.pdf  
mark.parry@myclearwater.com - 727-562-4741

The FLU is US 19 – C not Residential Suburban as listed. Please correct.

## PLANNING - Disclaimer

Set to DRAFT on 2/17/2022 12:35:19 PM

Issue created by Mark Parry on 2/17/2022 12:35:19 PM  
Issue is attached to Plans on sheet S1  
mark.parry@myclearwater.com - 727-562-4741

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

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

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

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 to proceed to CDB.

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

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

## PLANNING - Elevation - Gazebo

Set to DRAFT on 2/17/2022 12:34:52 PM

Issue created by Mark Parry on 2/17/2022 12:34:52 PM  
Issue is attached to Plans on sheet S-2  
mark.parry@myclearwater.com - 727-562-4741

Please provide the height of the gazebo as well as an elevation.

## PLANNING - Setback - Gazebo

Set to DRAFT on 2/17/2022 12:35:04 PM

Issue created by Mark Parry on 2/17/2022 12:35:04 PM  
Issue is attached to Plans on sheet S1  
mark.parry@myclearwater.com - 727-562-4741

Please provide a setback from the gazebo to the Preservation zoning line. CDC Section 3-907.A.1 provides that "A vegetative buffer shall be provided on all lands within 25 feet of any property designated on the Zoning Atlas as preservation (P)..."



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## PLANNING - Setbacks

Set to DRAFT on 2/17/2022 12:34:12 PM

Issue created by Mark Parry on 2/17/2022 12:34:12 PM

Issue is attached to Plans on sheet S1

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

### Setbacks

Please clearly show the north and south extended property lines on the site plan along with the setback dimensions.

## PLANNING - Specific Use Criteria

Set to DRAFT on 2/17/2022 12:34:38 PM

Issue created by Mark Parry on 2/17/2022 12:34:38 PM

Issue is attached to page 4 in Updated Appt USE.pdf

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

Because the structure exceed 500 Sf it is considered as Commercial Dock (CDC Section 3-601.C.3). The following specific use criteria are required to be fully addressed but were not submitted.

CDC Section 3-601.C.3.a through h. A full narrative addressing each and every specific use criterion is required.

## PUBLIC UTILITIES - Prior to Building Permit

Set to DRAFT on 2/16/2022 5:01:49 PM

Issue created by David Ojeda on 2/16/2022 5:01:49 PM

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

There is a 30-inch sanitary force main and surrounding easement within the project limits, acknowledge that no footers are to be constructed within said easement.

## STORMWATER - No comment for DO.

Set to DRAFT on 2/10/2022 1:05:00 PM

Issue created by Phuong Vo on 2/10/2022 1:05:00 PM

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

## Plan Room Conditions:

No Plan Room Conditions on this case.

## Plan Room Notes:

No Plan Room Notes on this case.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

**10:45 AM**

---

**Case number:** [FLD2022-02007 -- 873 HARBOR ISL](#)

**Owner(s):** Loan Tran  
806 Wilmington Island Rd  
Savannah, GA 31410-4503  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Aaron Snider  
873 Harbor Island  
Clearwater, FL  
PHONE: No phone, Fax: No fax, Email: Aaronjsnider@msn.Com

**Representative:** Greg Presby  
Deuel & Associates  
565 S. Hercules Avenue  
Clearwater, FL 33764  
PHONE: (727) 822-4151, Fax: No fax, Email: Greg@deuelengineering.Com

**Location:** east side of Harbor Island approximately 200 feet south of northern terminus of Harbor Island

**Atlas Page:** 249B

**Zoning District:** IENCD - Island Estates Neighborhood Conservation Overlay District

**Request:** The Community Development Board (CDB) is reviewing a 484 square foot dock in the Low Medium Density Residential/Island Estates Neighborhood Conservation Overlay (LMDR/IENCOD) District for the property located at 873 Harbor Island. The project is 82 feet in length, and requests allowable flexibility for length of a dock serving a single-family dwelling greater than 62 feet in length (Section 3-601.C.1).

**Proposed Use:** Detached Dwellings

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

**Presenter:** Kevin Nurnberger, Senior Planner





# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	02/03/2022	Nurnberger
Fire Review	No Comments	02/14/2022	Hatten
Stormwater Review	No Comments	02/14/2022	Vo
Traffic Eng Review	No Comments	02/14/2022	Larremore
Parks and Rec Review	No Comments	02/14/2022	Kader
Environmental Review	Comments	02/16/2022	Kessler
Public Utilities Review	No Comments	02/17/2022	Ojeda
Engineering Review	Comments	02/17/2022	Ojeda
Land Resource Review	No Comments	02/22/2022	Thomen

The DRC reviewed this application with the following comments:

## Plan Room Issues:

### ENGINEERING - General Notes

Set to DRAFT on 2/17/2022 8:51:29 AM

Issue created by David Ojeda on 2/17/2022 8:51:29 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) will be forthcoming upon submittal of a Building Permit Application.

### ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 2/16/2022 4:58:09 PM

Issue created by Sarah Kessler on 2/16/2022 4:58:09 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.

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 - Covered Boatlift

Set to DRAFT on 2/17/2022 1:58:07 PM

Issue created by Mark Parry on 2/17/2022 1:58:07 PM

Issue is attached to page 7 in Submittal docs\_Level 2 Flex Dev\_873 Harbor Island (2-1-2022).pdf

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

Clarify if a covered boat lift is proposed. If so, please show details demonstrating compliance with CDC Section 3-601.C.1.d.

## PLANNING - Disclaimer

Set to DRAFT on 2/17/2022 1:58:19 PM

Issue created by Mark Parry on 2/17/2022 1:58:19 PM

Issue is attached to page 7 in Submittal docs\_Level 2 Flex Dev\_873 Harbor Island (2-1-2022).pdf

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

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

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

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

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 to proceed to CDB.

Failure to fully and completely address all Planning comments 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 - Existing Use

Set to DRAFT on 2/17/2022 1:57:55 PM

Issue created by Mark Parry on 2/17/2022 1:57:55 PM

Issue is attached to page 7 in Submittal docs\_Level 2 Flex Dev\_873 Harbor Island (2-1-2022).pdf

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

Clarify if there is a detached dwelling on the site. Please be aware that the proposed dock must be accessory to a permitted use which, in this case, would be a detached dwelling.

## PLANNING - Length

Set to DRAFT on 2/17/2022 1:57:37 PM

Issue created by Mark Parry on 2/17/2022 1:57:37 PM

Issue is attached to page 7 in Submittal docs\_Level 2 Flex Dev\_873 Harbor Island (2-1-2022).pdf

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

Please add an overall length dimension to the dock on the site plan.



# 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 - Boatlift

Set to DRAFT on 2/17/2022 1:57:50 PM

Issue created by Mark Parry on 2/17/2022 1:57:50 PM

Issue is attached to page 7 in Submittal docs\_Level 2 Flex Dev\_873 Harbor Island (2-1-2022).pdf

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

Provide the setback on the south to the boatlift

### 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

**11:00 AM**

---

**Case number:** [FLS2022-01003 -- 1641 SAND KEY ESTATES CT](#)

**Owner(s):** Matthew Phillips  
1641 Sand Key Estates Ct  
Clearwater, FL 337672959  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Matthew Phillips  
1641 Sand Key Estates  
Clearwater  
PHONE: No phone, Fax: No fax, Email: Toulaphillips@verizon.Net

**Representative:** Terri Skapik  
Woods Consulting Inc  
1714 Country Road 1 Suite 22  
Dunedin, FL 34698  
PHONE: (727) 919-0848, Fax: (727) 786-7479, Email:  
Terriskapik@woodsconsulting.Org

**Location:** The property is located on the south side of Sand Key Estates Court approximately 700 feet south of the Sand Key Estate Court and Sand Key Estate Drive intersection.

**Atlas Page:** 319B

**Zoning District:** HDR - High Density Residential

**Request:** The Development Review Committee is reviewing a proposed 45-foot long dock as accessory to an existing detached dwelling located in the High Density Residential (HDR) District for the property located at 1641 Sand Key Estates Court and requests allowable flexibility from length requirements from the Community Development Code Section 3-601.C.

**Proposed Use:** Detached Dwellings

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

**Presenter:** Kevin Nurnberger, Senior Planner



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	02/03/2022	Hauck-Baker
Stormwater Review	Comments	02/09/2022	Vo
No comment.			
Fire Review	No Comments	02/11/2022	Hatten
Traffic Eng Review	No Comments	02/14/2022	Larremore
Parks and Rec Review	No Comments	02/14/2022	Kader
Public Utilities Review	No Comments	02/16/2022	Ojeda
Engineering Review	Comments	02/16/2022	Ojeda
Environmental Review	Comments	02/16/2022	Kessler
Planning Review	Comments	02/22/2022	Hauck-Baker
Land Resource Review	No Comments	02/22/2022	Thomen

The DRC reviewed this application with the following comments:

## Plan Room Issues:

### ENGINEERING - General Notes

Set to DRAFT on 2/14/2022 9:07:54 AM

Issue created by David Ojeda on 2/14/2022 9:07:54 AM  
david.ojeda@myclearwater.com - 727-562-4743

#### General Comments:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) will be forthcoming upon submittal of a Building Permit Application.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 2/16/2022 4:20:40 PM

Issue created by Sarah Kessler on 2/16/2022 4:20:40 PM  
sarah.kessler@myclearwater.com - 727-562-4897

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

## PLANNING - Findings of Fact

Set to DRAFT on 2/22/2022 1:38:55 PM

Issue created by Melissa Hauck-Baker on 2/22/2022 1:38:55 PM  
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

1. The 0.170-acre site is a waterfront lot located on the south side of Sand Key Estates Court approximately 700 feet south of the Sand Key Estate Court and Sand Key Estate Drive intersection;
2. The subject property is located within the High Density Residential (HDR) and the Residential High (RH) Future Land Use Plan category;
3. The subject property is comprised of one parcel with approximately 39 feet of frontage along Sand Key Estates Court and 70 feet of frontage along the water;
4. The subject property features an existing dock 30 feet in length which was constructed by the developer of the Moorings of Sand Key development in 1998 through Pinellas County dock permit, #P-26282-98;
5. The proposal includes the construction of a 493.5 square foot dock with two boatlifts and related catwalk;
6. The dock will have a side (east) setback of 20.6 feet and a side (west) setback of 29 feet, where 20 feet is required consistent with CDC Section 3-601.C.1.a;
7. The dock will have a length of 45 feet where a maximum of 52.5 feet is permitted consistent with CDC Section 3-601.C.1.b;
8. The dock will have a width of 20.5 feet where a maximum of 24.5 feet is permitted consistent with CDC Section 3-601.C.1.c;
9. The dock will have 2.5 foot wide catwalk where a maximum of 3 feet in width is permitted consistent with CDC Section 3-601.C.1.f;
10. CDC Section 3-601.C.1.g, permits the Community Development Coordinator to grant deviations of Section 3-601, as a Level One approval, provided that signed and notarized statements on the Pinellas County Water and Navigation Control Authority permit application;
11. The applicant was able to obtain a signed and notarized signature of no objection from the left adjacent property owner but was unable to obtain signed and notarized signature of no objection from the right adjacent property owner, which has necessitated the submittal of the current application;
12. CDC Section 3-601.C.1.g.ii provides that in the event that such statements cannot be obtained, applications for deviations may be approved by the Community Development Coordinator, provided that the proposed dock will not exceed more than an additional 50 percent of the allowable length or project into the navigable portion of the waterway by more than 25 percent of such waterway, which length is less;
13. The proposed dock is permitted, by-right, a dock length of 35 feet with an additional 50 percent of the allowable length being 17.5 feet for a total length of 52.5 feet where the proposed request is for a dock of 45 feet in length, which is within the permitted amount for a requested deviation consistent with CDC Section 3-601.C.1.g.ii;
14. That existing neighboring properties feature dock lengths of the following; to the west, 1643 Sand Key-42 feet, 1645 Sand Key-42 feet, 1647 Sand Key-50 feet; to the east, 1639 Sand Key-40 feet, 1657 Sand Key-38 feet, 1635 Sand Key-30 feet, which supports the submitted request; and,
15. That there is no active Code Compliance case for the subject property.

## STORMWATER - No comment

Set to DRAFT on 2/9/2022 5:58:36 PM

Issue created by Phuong Vo on 2/9/2022 5:58:36 PM  
phuong.vo@myclearwater.com - 727-562-4752



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## Plan Room Conditions:

No Plan Room Conditions on this case.

## Plan Room Notes:

No Plan Room Notes on this case.





# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

**11:15 AM**

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**Case number:** [FLD2022-01001 -- 207 VINE AVE](#)

**Owner(s):** Christopher G Coleman  
207 Vine Ave  
Clearwater, FL 33755-4451  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Chris Coleman  
207 Vine Ave  
Clearwater, FL 33755  
PHONE: (949) 637-1163, Fax: No fax, Email: Cgc.Mbs@gmail.Com

**Representative:** K.C. Coleman  
207 Vine Ave  
Clearwater, FL 33755  
PHONE: No phone, Fax: No fax, Email: Tuesdaynightcompany@gmail.Com

**Location:** consisting of one parcel at the southeast corner of Vine Avenue and Jones Street.

**Atlas Page:** 278A

**Zoning District:** MDR - Medium Density Residential

**Request:** The Community Development Board is reviewing a proposed addition to an existing detached dwelling in the Medium Density Residential (MDR) District for the property located at 207 Vine Avenue. The project will be approximately 13 feet in height, and requests allowable flexibility regarding setback (Section 2-304.G).

**Proposed Use:**

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

**Presenter:** Kevin Nurnberger, Senior Planner



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	02/03/2022	Nurnberger
Fire Review	No Comments	02/14/2022	Hatten
Stormwater Review	Comments	02/14/2022	Vo
Traffic Eng Review	No Comments	02/14/2022	Larremore
Parks and Rec Review	No Comments	02/14/2022	Kader
Public Utilities Review	No Comments	02/16/2022	Ojeda
Engineering Review	Comments	02/16/2022	Ojeda
Environmental Review	Comments	02/16/2022	Kessler
Land Resource Review	No Comments	02/22/2022	Thomen

The DRC reviewed this application with the following comments:

## Plan Room Issues:

### ENGINEERING - General Notes

Set to DRAFT on 2/16/2022 5:08:37 PM

Issue created by David Ojeda on 2/16/2022 5:08:37 PM  
david.ojeda@myclearwater.com - 727-562-4743

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) will 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 City's rights-of-way shall require a permit which shall include a certified MOT plan.
5. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.
6. The right of way shall be restored to the satisfaction of the city of Clearwater prior to the issuance of a certificate of occupancy.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 2/16/2022 4:52:29 PM

Issue created by Sarah Kessler on 2/16/2022 4:52:29 PM  
sarah.kessler@myclearwater.com - 727-562-4897

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

## PLANNING - Disclaimer

Set to DRAFT on 2/17/2022 3:04:40 PM

Issue created by Mark Parry on 2/17/2022 3:04:40 PM  
Issue is attached to Plans on sheet SP-1  
mark.parry@myclearwater.com - 727-562-4741

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

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

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

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 to proceed to CDB.

Failure to fully and completely address all Planning comments 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 - Height

Set to DRAFT on 2/17/2022 3:02:19 PM

Issue created by Mark Parry on 2/17/2022 3:02:19 PM  
Issue is attached to Plans on sheet A-2  
mark.parry@myclearwater.com - 727-562-4741

Please provide dimension lines showing height as measured to the mid-point of the peak of the roof of the proposed structure.

## PLANNING - ISR

Set to DRAFT on 2/17/2022 3:02:37 PM

Issue created by Mark Parry on 2/17/2022 3:02:37 PM  
Issue is attached to Plans on sheet SP-1  
mark.parry@myclearwater.com - 727-562-4741

Please add the ISR to the site data table. The maximum is 0.75.



# 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 - Overhang

Set to DRAFT on 2/17/2022 3:02:31 PM

Issue created by Mark Parry on 2/17/2022 3:02:31 PM

Issue is attached to Plans on sheet SP-1

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

Please include dimensions showing the extent of all roof overhangs and provide setback dimensions to those overhangs.

## PLANNING - Proposed Structure

Set to DRAFT on 2/17/2022 3:02:57 PM

Issue created by Mark Parry on 2/17/2022 3:02:57 PM

Issue is attached to Plans on sheet SP-1

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

Please clarify that the un-hatched area is all proposed.

## STORMWATER - Prior to Building Permit:

Set to DRAFT on 2/14/2022 11:46:56 AM

Issue created by Phuong Vo on 2/14/2022 11:46:56 AM

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

**12:40 PM**

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**Case number:** [FLS2022-01004 -- 1050 SUNSET POINT RD](#)

**Owner(s):** Abid Ralman Dilber Chaudry  
2209 Brookhaven Cres  
Oakville On L6m 5b9  
PHONE: No phone, Fax: No fax, Email: No email

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

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

**Location:** four parcels on the north side of Sunset Point Road approximately 840 feet east of Edgewater Drive.

**Atlas Page:** 251A

**Zoning District:** MDR - Medium Density Residential

**Request:** The Development Review Committee (DRC) is reviewing a proposed 27-unit attached dwelling development in the Medium Density Residential (MDR) District for the property located at 1050 Sunset Point Road. The proposal includes a height of 30 feet (from DFE) and a minimum 54 off-street parking spaces and requests allowable flexibility for use (Community Development Code Sections 2-303.A).

**Proposed Use:** Attached Dwellings

**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
Planning Review	Comments	02/08/2022	Parry
Determination of Completeness	Complete	02/08/2022	Parry
Fire Review	Comments	02/11/2022	Hatten
Stormwater Review	Comments	02/14/2022	Vo
Traffic Eng Review	No Comments	02/14/2022	Larremore
Parks and Rec Review	Comments	02/14/2022	Kader
This project will owe Open Space Parks and recreation Impact Fees. These fees can be substantial therefore it is important to contact Art Kader at 727-562-4824 or art.kader@myclearwater.com for more information and possible estimate of fees.			
Engineering Review	Comments	02/16/2022	Ojeda
Environmental Review	Comments	02/16/2022	Kessler
Public Utilities Review	Comments	02/16/2022	Ojeda
Land Resource Review	Comments	02/23/2022	Quinzi

The DRC reviewed this application with the following comments:

## Plan Room Issues:

### ENGINEERING - General Notes

Set to DRAFT on 2/16/2022 4:11:44 PM

Issue created by David Ojeda on 2/16/2022 4:11:44 PM  
david.ojeda@myclearwater.com - 727-562-4743

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) will be forthcoming upon submittal of a Building Permit Application.
3. Work on right of way shall require a permit with the appropriate entity.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

## ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 2/16/2022 4:31:56 PM

Issue created by Sarah Kessler on 2/16/2022 4:31:56 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.

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

## FIRE - Prior to DRC

Set to DRAFT on 2/11/2022 2:25:19 PM

Issue created by Keith Hatten on 2/11/2022 2:25:19 PM  
Issue is attached to Plans on sheet C5.1  
keith.hatten@myclearwater.com - 727-224-7368

This is a New Apartment Occupancy in accordance with NFPA 101 and will require fire sprinkler protection.

Please show proposed location of required FDC and new supporting hydrant for FDC.

Show location of fire main from DDCVA to building.

## LAND RESOURCE - Erosion Control

Set to DRAFT on 2/23/2022 9:13:02 AM

Issue created by Michael Quinzi on 2/23/2022 9:13:02 AM  
michael.quinzi@myclearwater.com - 727-562-4558

Install Erosion Control - Install EROSION CONTROL measures as approved by Environmental or Stormwater and as shown on plans. When installing silt fence DO NOT TRENCH UNDER TREES. Please be aware that erosion control is performance based and that additional erosion control may be required if anything other than clean stormwater is leaving the site.

Once installed schedule an Erosion Control 734 inspection. Please be aware the erosion control must be installed and inspected prior to Land Resource approval of this permit. You can schedule the inspection one of Two ways: (1) online at [epermit.myclearwater.com](http://epermit.myclearwater.com), or (2) or calling the 24-hour inspection line at 727-562-4580.

## LAND RESOURCE - Inches Spreadsheet

Set to DRAFT on 2/23/2022 9:13:58 AM

Issue created by Michael Quinzi on 2/23/2022 9:13:58 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 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.





# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## LAND RESOURCE - Landscape plan

Set to DRAFT on 2/23/2022 3:57:45 PM

Issue created by Michael Quinzi on 2/23/2022 3:57:45 PM  
michael.quinzi@myclearwater.com - 727-562-4558

Add these statements to the landscape plan-

- 1- All shade trees must be a minimum of 5 feet from any impervious surface or utility's. (Show the dimension on the landscape plan when shade trees are near an impervious surface or utility).
- 2- Do not install landscaping or irrigation (unless directional bore) in the critical root zone (inside the tree barricade) of the existing trees to be preserved.

## LAND RESOURCE - Tree Barricade

Set to DRAFT on 2/23/2022 9:13:33 AM

Issue created by Michael Quinzi on 2/23/2022 9:13:33 AM  
michael.quinzi@myclearwater.com - 727-562-4558

Install Tree Barricades - Install TREE BARRICADES to City of Clearwater standards, 2x2 post with 1x4 rails at two thirds of the trees drip line and/or parallel to the proposed construction. The purpose of the tree barricades is to protect the roots as well as the trunk of the tree. It is to prevent equipment from driving over the roots and to prevent storage of materials on top of the roots. The barricades must be placed to give the tree and roots the maximum amount of room. Once installed schedule a Tree Preservation 735 inspection. Please be aware the tree barricades must be installed and inspected prior to Land Resource approval of this permit. You can schedule the inspection one of two ways: (1) online at [epermit.myclearwater.com](http://epermit.myclearwater.com), or (2) calling the 24 hour inspection line at 727-562-4580.

## LAND RESOURCE - Tree inventory

Set to DRAFT on 2/23/2022 9:01:40 AM

Issue created by Michael Quinzi on 2/23/2022 9:01:40 AM  
michael.quinzi@myclearwater.com - 727-562-4558

Tree Survey Date- If the survey was performed before September 2019 a new one will be required.

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

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.



# CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

## LAND RESOURCE - Tree Preservation

Set to DRAFT on 2/23/2022 9:12:18 AM

Issue created by Michael Quinzi on 2/23/2022 9:12:18 AM  
michael.quinzi@myclearwater.com - 727-562-4558

Tree Preservation Plan Required - Provide a Tree Preservation Plan prepared by an ISA Certified Arborist. This plan must show how the proposed building, parking, stormwater, irrigation and utilities impact the critical root zones (drip lines) of trees to be preserved and how you propose to address these impacts i.e.; crown elevating, root pruning and/or root aeration systems. Other data required on this plan must show the trees canopy line, actual tree barricade limits (2/3 of the drip line and/or in the root prune lines if required), and the tree barricade detail. And any other pertinent information relating to tree preservation. Provide prior to DO.

## PARKS AND REC - Recreation Open Space Impact Fees

Set to DRAFT on 2/14/2022 10:34:32 PM

Issue created by Art Kader on 2/14/2022 10:34:32 PM  
art.kader@myclearwater.com - 727-562-4824

This project will owe Open Space Parks and recreation Impact Fees. These fees can be substantial therefore it is important to contact Art Kader at 727-562-4824 or art.kader@myclearwater.com for more information and possible estimate of fees.

## PLANNING - Disclaimer

Set to DRAFT on 2/8/2022 11:36:27 AM

Issue created by Mark Parry on 2/8/2022 11:36:27 AM  
Issue is attached to page 1 in FLS & FLD Application.pdf  
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.

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 response to DRC comments will be required to be submitted by noon March 21, 2022 (18 days). 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 - Dumpster Enclosure

Set to DRAFT on 2/8/2022 11:30:04 AM

Issue created by Mark Parry on 2/8/2022 11:30:04 AM  
Issue is attached to Plans on sheet C3.1  
mark.parry@myclearwater.com - 727-562-4741

Please provide details of the dumpster enclosure which is required to be consistent with those used in the construction of and the architectural style of the principal building.

## PLANNING - Dumpster Enclosure Landscaping

Set to DRAFT on 2/8/2022 11:34:03 AM

Issue created by Mark Parry on 2/8/2022 11:34:03 AM  
Issue is attached to Plans on sheet L1.1  
mark.parry@myclearwater.com - 727-562-4741

The dumpster enclosure is required to be landscaped on all sides. Please revise.

## PLANNING - Elevation Label

Set to DRAFT on 2/8/2022 11:34:54 AM

Issue created by Mark Parry on 2/8/2022 11:34:54 AM  
Issue is attached to Plans on sheet R0.0  
mark.parry@myclearwater.com - 727-562-4741

The rendered elevation does not include a direction. Please correct.



# 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 - Fencing Height

Set to DRAFT on 2/8/2022 11:30:38 AM

Issue created by Mark Parry on 2/8/2022 11:30:38 AM

Issue is attached to Plans on sheet C3.1

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

Clarify if fencing greater than four feet in height is proposed between Sunset Point Road and the building. Please be aware that, pursuant to CDC Section 3-804.A.1, in the MDR zoning district, brick or other masonry walls or walls with masonry columns linked by substantial grill work shall be permitted to a maximum height of six feet in a required front setback area as a Level One (flexible standard development) approval. Such walls shall be architecturally compatible with the principal structure on the property and compatible with the surrounding properties.

## PLANNING - Fencing Location

Set to DRAFT on 2/8/2022 11:30:31 AM

Issue created by Mark Parry on 2/8/2022 11:30:31 AM

Issue is attached to Plans on sheet C3.1

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

Clarify if fencing will be extended along Sunset Point Road.

## PLANNING - Foundation Landscaping

Set to DRAFT on 2/8/2022 11:34:10 AM

Issue created by Mark Parry on 2/8/2022 11:34:10 AM

Issue is attached to Plans on sheet L1.1

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

The required foundation landscaping is not provided. Please revise.

## PLANNING - Front Landscape Buffer

Set to DRAFT on 2/8/2022 11:33:35 AM

Issue created by Mark Parry on 2/8/2022 11:33:35 AM

Issue is attached to Plans on sheet L1.1

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

The front landscape area appears to be limited to 7.5 feet where 15 feet is required.

## PLANNING - Front Slopes of Stormwater Areas

Set to DRAFT on 2/8/2022 11:33:28 AM

Issue created by Mark Parry on 2/8/2022 11:33:28 AM

Issue is attached to Plans on sheet L1.1

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

CDC section 3-1202.D.3 provides that front slopes of stormwater retention areas may comprise up to 50 percent of any required landscape buffer width, provided that the slope is 4:1 or flatter. Shade or accent trees may be planted along the top of bank down to the seasonal high water line, provided that they are a minimum of 12 feet apart on center and at least five feet away from pipes and control structures. Groundcover and ornamental grasses may be planted in swales. Please provide additional details which demonstrate compliance with this provision.

## PLANNING - Gated Access

Set to DRAFT on 2/8/2022 11:30:24 AM

Issue created by Mark Parry on 2/8/2022 11:30:24 AM

Issue is attached to Plans on sheet C3.1

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

Clarify if any portion of the site will be gated. If so, please provide dimensions on stacking distances.



# CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

## **PLANNING - Gen. App. Criteria 1 and 5:**

Set to DRAFT on 2/8/2022 11:35:43 AM

Issue created by Mark Parry on 2/8/2022 11:35:43 AM

Issue is attached to page 1 in NS04-R2.pdf

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

Please clarify exactly how the proposal is in harmony with the scale, bulk, coverage, density, and character of the adjacent properties. Include a discussion regarding the architectural style of the building and how the buildings were designed to fit into the neighborhood. You should include a discussion as to the size, scale, and bulk of adjacent properties and how the proposal supports that character. Staff's current opinion is that the proposal is out of character with the surrounding area. Staff believes that changes to the design of the building to provide a traditional front façade and additional articulation of the façade should be explored. Please include a discussion as to the style of architecture. It is suggested that nearby developments be examined including the Garden Trail Apartments at 609 Seminole Street (built), 113 North Betty Lane (built), 1112 Stevenson Avenue (in permit).

## **PLANNING - Gen. App. Criterion 6:**

Set to DRAFT on 2/8/2022 11:35:55 AM

Issue created by Mark Parry on 2/8/2022 11:35:55 AM

Issue is attached to page 3 in NS04-R2.pdf

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

Residential can generate noise and other adverse effects. Perhaps a discussion regarding buffering, fencing, setbacks and other design features is warranted?

## **PLANNING - General Applicability Generally**

Set to DRAFT on 2/8/2022 11:36:11 AM

Issue created by Mark Parry on 2/8/2022 11:36:11 AM

Issue is attached to page 1 in NS04-R2.pdf

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

The building appears to present a monolithic façade towards the street. There appears to be ample room to provide a "traditional" front façade which would better fit into the existing fabric of the neighborhood.

## **PLANNING - Hatching**

Set to DRAFT on 2/8/2022 11:29:47 AM

Issue created by Mark Parry on 2/8/2022 11:29:47 AM

Issue is attached to Plans on sheet C3.1

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

The hatching on the site plan makes the parking plan unreadable. Please revise.

## **PLANNING - Interior Landscape Areas**

Set to DRAFT on 2/8/2022 11:33:42 AM

Issue created by Mark Parry on 2/8/2022 11:33:42 AM

Issue is attached to Plans on sheet L1.1

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

Please clarify what areas are considered interior landscaping with hatching or some other reasonable technique.

## **PLANNING - Interior Landscape Dimensions**

Set to DRAFT on 2/8/2022 11:33:49 AM

Issue created by Mark Parry on 2/8/2022 11:33:49 AM

Issue is attached to Plans on sheet L1.1

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

Please add dimensions to interior landscape areas

## **PLANNING - Mechanical Equipment**

Set to DRAFT on 2/8/2022 11:30:11 AM

Issue created by Mark Parry on 2/8/2022 11:30:11 AM

Issue is attached to Plans on sheet C3.1

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

Clarify the location of mechanical equipment (A/C, pool equipment, etc.) and provide additional details showing compliance with locational and screening requirements.



# 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 Comments

Set to DRAFT on 2/8/2022 11:31:13 AM

Issue created by Mark Parry on 2/8/2022 11:31:13 AM

Issue is attached to page 5 in NS04-R1.pdf

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

The narrative references (page 5) resort attached dwellings which is not a listed permitted use in the MDR district. Please revise.

The narrative provides that the site abuts Low Density Residential zoned property to the north. The property to the north is zoned Low Medium Density Residential. Please correct.

## PLANNING - Overhead and Underground Utility Location

Set to DRAFT on 2/8/2022 11:34:19 AM

Issue created by Mark Parry on 2/8/2022 11:34:19 AM

Issue is attached to Plans on sheet L1.1

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

Depict underground and overhead utilities on the landscape plan to ensure that there are no conflicts between those utilities and proposed landscape materials.

## PLANNING - Parking Count

Set to DRAFT on 2/8/2022 11:29:34 AM

Issue created by Mark Parry on 2/8/2022 11:29:34 AM

Issue is attached to Plans on sheet A101

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

A row of parking is labeled as 13 spaces where I count 14 spaces. Please clarify and correct as needed.

## PLANNING - Parking Space Dimensions

Set to DRAFT on 2/10/2022 11:50:18 AM

Issue created by Mark Parry on 2/10/2022 11:50:18 AM

Issue is attached to Plans on sheet C3.1

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

Please provide typical parking space dimensions. Minimum dimensions are nine feet by 18 feet. This needs to be clear of obstructions.

## PLANNING - Paving Material

Set to DRAFT on 2/8/2022 11:30:18 AM

Issue created by Mark Parry on 2/8/2022 11:30:18 AM

Issue is attached to Plans on sheet C3.1

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

Clarify that a differentiated paving material will be provided where sidewalks cross driveways.

## PLANNING - Pedestrian Entrance

Set to DRAFT on 2/8/2022 11:35:17 AM

Issue created by Mark Parry on 2/8/2022 11:35:17 AM

Issue is attached to Plans on sheet A103

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

The pedestrian entrance (as shown on the site plan) on the south façade is not evident. Please provide some clarification as to where that entrance is.

## PLANNING - Rooftop Occupancy

Set to DRAFT on 2/10/2022 12:45:10 PM

Issue created by Mark Parry on 2/10/2022 12:45:10 PM

Issue is attached to Plans on sheet A103

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

Please clarify of the intent is to occupy the roof deck. If so, please be aware that any item or structure placed on roof to accommodate such occupancy will count as part of the height of the building resulting in the need to re-notice the proposal necessitating another DRC meeting.





# 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 - Rooftop Plan

Set to DRAFT on 2/10/2022 12:45:41 PM

Issue created by Mark Parry on 2/10/2022 12:45:41 PM

Issue is attached to Plans on sheet A102

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

Please provide a roof top floor plan.

## PLANNING - Tree Count

Set to DRAFT on 2/8/2022 11:33:57 AM

Issue created by Mark Parry on 2/8/2022 11:33:57 AM

Issue is attached to Plans on sheet L1.1

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

A total of 37 shade trees (or permitted equivalent) are required where 26 shade trees (or permitted equivalent) are provided. Please revise or include a Comprehensive Landscape Program. For any existing trees to remain, please include species and appropriate notations in the plant data table.

## PUBLIC UTILITIES - Prior to Building Permit

Set to DRAFT on 2/16/2022 4:10:35 PM

Issue created by David Ojeda on 2/16/2022 4:10:35 PM

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

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

## SOLID WASTE - Dumpster staging area & Enclosure

Set to DRAFT on 2/23/2022 12:34:06 PM

Issue created by Mark Beery on 2/23/2022 12:34:06 PM

mark.beery@myclearwater.com - 727-562-4920

Enclosure needs to be aligned so our truck can drive into the enclosure to service the container.

## STORMWATER - Prior to Building Permit

Set to DRAFT on 2/14/2022 11:14:10 AM

Issue created by Phuong Vo on 2/14/2022 11:14:10 AM

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

Prior to Building Permit:

Provide a comprehensive drainage narrative with supporting drainage calculations and geotechnical report demonstrating that the City of Clearwater Drainage Criteria Manual are met for the proposed project.

## 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

**1:10 PM**

---

**Case number:** [FLS2022-01007 -- 692 BAY ESPLANADE](#)

**Owner(s):** Sunset Cottages Llc  
610 Mandalay Ave  
Clearwater, FL 337671632  
PHONE: No phone, Fax: No fax, Email: No email

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

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

**Location:** northwest corner of Bay Esplanade and Somerset Street.

**Atlas Page:** 258A

**Zoning District:** T - Tourist

**Request:** The Development Review Committee is reviewing a proposed three-unit resort attached dwelling use in the Tourist (T) District and Old Florida Character District of Beach by Design for the property located at 692 Bay Esplanade. The project is 35 feet in height , includes a minimum of five off-street parking spaces and requests allowable flexibility for use and the Design Guidelines of Beach by Design (CDC Section 2-802.R; Beach by Design Section II.A).

**Proposed Use:** Resort Attached Dwellings

**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
Planning Review	Comments	02/08/2022	Parry
Determination of Completeness	Complete	02/08/2022	Parry
Stormwater Review	Comments	02/14/2022	Vo
Traffic Eng Review	No Comments	02/14/2022	Larremore
Parks and Rec Review	No Comments	02/14/2022	Kader
Fire Review	Comments	02/14/2022	Hatten
Engineering Review	Comments	02/16/2022	Ojeda
Environmental Review	Comments	02/16/2022	Kessler
Public Utilities Review	Comments	02/16/2022	Ojeda
Land Resource Review	No Comments	02/22/2022	Thomen

The DRC reviewed this application with the following comments:

## Plan Room Issues:

### ENGINEERING - General Notes

Set to DRAFT on 2/16/2022 4:27:25 PM

Issue created by David Ojeda on 2/16/2022 4:27:25 PM  
david.ojeda@myclearwater.com - 727-562-4743

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) will be forthcoming upon submittal of a Building Permit Application.
3. Work on City's rights-of-way shall require a permit which shall include a certified MOT plan.
4. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.
5. The right of way shall be restored to the satisfaction of the city of Clearwater prior to the issuance of a certificate of occupancy.



# CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

## ENGINEERING - Prior to Development Order

Set to DRAFT on 2/16/2022 4:27:36 PM

Issue created by David Ojeda on 2/16/2022 4:27:36 PM  
david.ojeda@myclearwater.com - 727-562-4743

1. Please provide and show on plans a 10-foot easement over water mains (meter to r-o-w) and fire lines for access and maintenance by the Utility and/or Fire departments.

## ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 2/16/2022 4:37:53 PM

Issue created by Sarah Kessler on 2/16/2022 4:37:53 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.

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

## FIRE - Prior to DRC

Set to DRAFT on 2/14/2022 11:20:05 AM

Issue created by Keith Hatten on 2/14/2022 11:20:05 AM  
Issue is attached to Plans on sheet A100  
keith.hatten@myclearwater.com - 727-224-7368

Exits from stair enclosure shall discharge directly to exterior and lead to a public way without traveling through garages. NFPA 101 Chp 7

## FIRE - Prior to DRC

Set to DRAFT on 2/14/2022 11:23:04 AM

Issue created by Keith Hatten on 2/14/2022 11:23:04 AM  
Issue is attached to Plans on sheet C3.1  
keith.hatten@myclearwater.com - 727-224-7368

These units are defined as "Hotel Occupancy" per NFPA 101. New hotels shall be protected throughout by a supervised automatic fire sprinkler system.

Please show fire mains, FDC and supporting fire hydrant.

## PLANNING - BBD Design Guidelines Generally

Set to DRAFT on 2/8/2022 1:39:09 PM

Issue created by Mark Parry on 2/8/2022 1:39:09 PM  
Issue is attached to page 6 in NS02-R1A Proj Narr RTF.pdf  
mark.parry@myclearwater.com - 727-562-4741

The several responses call out three different buildings. The drawings appear to depict a single building. If there are three separate buildings, then they would not be resort "attached" dwellings but rather three detached dwellings. Detached dwellings are not a listed permitted use in the T district.

## PLANNING - Criteria E.2, 3 and 4

Set to DRAFT on 2/8/2022 1:39:46 PM

Issue created by Mark Parry on 2/8/2022 1:39:46 PM  
Issue is attached to page 9 in NS02-R1A Proj Narr RTF.pdf  
mark.parry@myclearwater.com - 727-562-4741

These criteria are applicable to the project. Criterion E.1 is specific to non-residential but each subsequent subsection (E.2, E.3 and E.4) are separate and independent from E.1. Please provide clarification as to how the proposal meets E.2, 3 and 4. It is unclear how this criterion is met with the proposal. Clear and defined entrances are not evident on the elevations



# 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 - Criterion C.2

Set to DRAFT on 2/8/2022 1:39:18 PM

Issue created by Mark Parry on 2/8/2022 1:39:18 PM  
Issue is attached to page 6 in NS02-R1A Proj Narr RTF.pdf  
mark.parry@myclearwater.com - 727-562-4741

This criterion requires that any building length greater than 100 feet provide an offset of at least five feet where the north building façade appears to be 132 feet in length without an offset. Please provide additional clarification. Please correct.

## PLANNING - Criterion C.3

Set to DRAFT on 2/8/2022 1:39:26 PM

Issue created by Mark Parry on 2/8/2022 1:39:26 PM  
Issue is attached to page 6 in NS02-R1A Proj Narr RTF.pdf  
mark.parry@myclearwater.com - 727-562-4741

The narrative provides that all elevations include exactly 61 percent of each façade elevations is covered with windows or architectural decoration. Please double check this; it appears like too much of a coincidence plus, just as a glance, the east and west elevations appear to not meet the 60 percent.

## PLANNING - Criterion F

Set to DRAFT on 2/8/2022 1:40:20 PM

Issue created by Mark Parry on 2/8/2022 1:40:20 PM  
Issue is attached to page 9 in NS02-R1A Proj Narr RTF.pdf  
mark.parry@myclearwater.com - 727-562-4741

It's unclear how the proposal meets this provision. The ground level appears to be a generally open/visible parking garage. Please revise the elevations.

## PLANNING - Criterion G

Set to DRAFT on 2/8/2022 1:40:28 PM

Issue created by Mark Parry on 2/8/2022 1:40:28 PM  
Issue is attached to page 9 in NS02-R1A Proj Narr RTF.pdf  
mark.parry@myclearwater.com - 727-562-4741

Please reference 3-1807.B.2 which covers signs in the T district. Or, conversely, it might be fair to provide that a sign package has not been included with the submittal. Any proposed signage will be required to meet the requirements of this section of Beach by Design and any applicable portions of the Community Development Code.

## PLANNING - Disclaimer

Set to DRAFT on 2/8/2022 1:42:13 PM

Issue created by Mark Parry on 2/8/2022 1:42:13 PM  
Issue is attached to page 1 in FLS & FLD Application.pdf  
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.

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 response to DRC comments will be required to be submitted by noon March 21, 2022 (18 days). 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 - Excessive Parking

Set to DRAFT on 2/16/2022 3:56:03 PM

Issue created by Mark Parry on 2/16/2022 3:56:03 PM  
Issue is attached to Plans on sheet C3.1  
mark.parry@myclearwater.com - 727-562-4741

Please clarify why 3.67 spaces per unit are proposed when the Code requires 1.5 spaces per unit.



# CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

## PLANNING - Full Kitchen

Set to DRAFT on 2/16/2022 3:55:24 PM

Issue created by Mark Parry on 2/16/2022 3:55:24 PM

Issue is attached to Plans on sheet A101.1

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

Please clarify and confirm that each unit will include one full kitchen; include details.

## PLANNING - Gates

Set to DRAFT on 2/8/2022 1:37:39 PM

Issue created by Mark Parry on 2/8/2022 1:37:39 PM

Issue is attached to Plans on sheet C3.1

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

Clarify if the parking component will be gated.

## PLANNING - Gen. App Criteria 1 and 5

Set to DRAFT on 2/8/2022 1:41:54 PM

Issue created by Mark Parry on 2/8/2022 1:41:54 PM

Issue is attached to page 1 in NS02-R2A Crit Resp RTF.pdf

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

Please provide clarify how the proposal is in harmony with the character of the area. You probably want to discuss the scale and scope of surrounding properties. It's probably a good idea to cross reference with the desired character of area per the Old Florida district.

## PLANNING - Mechanical Equipment

Set to DRAFT on 2/8/2022 1:38:22 PM

Issue created by Mark Parry on 2/8/2022 1:38:22 PM

Issue is attached to Plans on sheet C3.1

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

Please clearly depict on the site plans and/or elevations and/or floor plans, as appropriate, the exact location of all all mechanical equipment and associated, required screening as well as a clarification of the screening methodology.

## PLANNING - Number of Proposed Jobs

Set to DRAFT on 2/8/2022 1:37:06 PM

Issue created by Mark Parry on 2/8/2022 1:37:06 PM

Issue is attached to page 1 in NS02-R2A Crit Resp RTF.pdf

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

Clarify how many jobs are expected to be created with the proposal.

## PLANNING - Parapet Wall Height

Set to DRAFT on 2/10/2022 12:40:10 PM

Issue created by Mark Parry on 2/10/2022 12:40:10 PM

Issue is attached to Plans on sheet A200

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

Parapet walls are permitted an additional 42 inches above the otherwise permitted height.

Please show the height of the parapet walls.

## PLANNING - Parking Dimensions

Set to DRAFT on 2/22/2022 11:19:36 AM

Issue created by Mark Parry on 2/22/2022 11:19:36 AM

Issue is attached to Plans on sheet A100

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

Please clarify and show all items intended to be stored within the garages including but not limited to solid waste bins, mechanical equipment shelving, etc. Please bear in mind that parking spaces are nine feet by 18 feet exclusive of any obstructions.

## PLANNING - Parking Discrepancy

Set to DRAFT on 2/22/2022 11:19:28 AM

Issue created by Mark Parry on 2/22/2022 11:19:28 AM

Issue is attached to Plans on sheet A100

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

Sheet A100 shows 12 spaces and Sheet C3.1 shows 11. Please clarify and correct as needed.



# CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

## PLANNING - Renderings

Set to DRAFT on 2/8/2022 1:38:07 PM

Issue created by Mark Parry on 2/8/2022 1:38:07 PM

Issue is attached to Plans on sheet R1.0

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

Neither of the renderings are labeled regarding the direction (north, south, east or west).

Please revise.

## PLANNING - Rooftop Occupancy

Set to DRAFT on 2/10/2022 12:42:10 PM

Issue created by Mark Parry on 2/10/2022 12:42:10 PM

Issue is attached to Plans on sheet A100.3

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

Please clarify of the intent is to occupy the roof deck. If so, please be aware that any item or structure placed on roof to accommodate such occupancy will count as part of the height of the building and, given a proposed height of 35 feet which is also the maximum permitted height, will not be permitted.

## PLANNING - Sidewalks and Driveways

Set to DRAFT on 2/8/2022 1:37:32 PM

Issue created by Mark Parry on 2/8/2022 1:37:32 PM

Issue is attached to Plans on sheet C3.1

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

Clarify that brick pavers, stamped paving or some other like technique will be used where the sidewalk crosses driveways.

## PLANNING - Sight Triangle

Set to DRAFT on 2/8/2022 1:38:29 PM

Issue created by Mark Parry on 2/8/2022 1:38:29 PM

Issue is attached to Plans on sheet C3.1

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

Please provide a sight visibility triangle at the intersection of Somerset Street and Bay Esplanade.

## PLANNING - Site Data Table – Height

Set to DRAFT on 2/8/2022 1:37:55 PM

Issue created by Mark Parry on 2/8/2022 1:37:55 PM

Issue is attached to Plans on sheet C1.1

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

The permitted height is listed as 65 feet where it is, for this property 35 feet. Please revise.

## PLANNING - Solid Waste

Set to DRAFT on 2/8/2022 1:37:25 PM

Issue created by Mark Parry on 2/8/2022 1:37:25 PM

Issue is attached to Plans on sheet C3.1

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

Clarify how solid waste will be accommodated. A mention of it is made in the narrative however nothing is shown on the floor plan which shows how bins will be stored. Keep in mind that parking spaces and solid waste spaces are mutually exclusive.

## PLANNING - Specific Use Criterion 2

Set to DRAFT on 2/8/2022 1:40:50 PM

Issue created by Mark Parry on 2/8/2022 1:40:50 PM

Issue is attached to page 12 in NS02-R1A Proj Narr RTF.pdf

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

The response just notes that the parking component is located within the building footprint however, the criterion (as well as Beach by Design) provides that not only shall the parking be located within the footprint of the building but is also designed and constructed to create a street level façade comparable to the architectural character and finishes of a residential building without parking on the ground level. The ground level appears to be a generally open parking garage. Please revise the elevations accordingly as well as the narrative.



# 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 - Specific Use Criterion 6

Set to DRAFT on 2/8/2022 1:40:58 PM

Issue created by Mark Parry on 2/8/2022 1:40:58 PM

Issue is attached to page 12 in NS02-R1A Proj Narr RTF.pdf

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

No mention of signage was made in the response to this criterion. I imagine that the response might be something along the lines of that there are no proposed accessory uses which will include any signage. The only proposed signage will include the address pursuant to CDC Section 3-1805.K and possibly an identification sign pursuant to CDC Section 3-1807.B.2. Please revise accordingly.

## PUBLIC UTILITIES - Prior to Building Permit

Set to DRAFT on 2/16/2022 4:30:14 PM

Issue created by David Ojeda on 2/16/2022 4:30:14 PM

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

Prior to building permit:

1. Call out sizes, connections points and any utility apparatuses (water mains, Fire hydrants, sewer main, laterals and service lines, meters, etc.) on project's area.
2. Reclaimed water service is available.

## STORMWATER - Prior to Building Permit:

Set to DRAFT on 2/14/2022 11:37:00 AM

Issue created by Phuong Vo on 2/14/2022 11:37:00 AM

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

- Submit a comprehensive plan and drainage report with supporting geotechnical data demonstrating that the proposed project meets City of Clearwater Drainage Criteria, which requires amongst other things that ponds have a minimum 6" of freeboard.

## Plan Room Conditions:

No Plan Room Conditions on this case.

## Plan Room Notes:

No Plan Room Notes on this case.





# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

**1:40 PM**

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**Case number:** [FLD2022-02006 -- 2185 SUNSET POINT RD](#)

**Owner(s):** Sunset Car Wash Llc  
Po Box 1098  
Dunedin, FL 34697-1098  
PHONE: No phone, Fax: No fax, Email: No email

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

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

**Location:** Located on the south side of Sunset Point Road approximately 600 feet west of North Belcher Road

**Atlas Page:** 262B

**Zoning District:** C - Commercial

**Request:** The Community Development Board is reviewing a proposed rebuild of a limited vehicle service use in the Commercial (C) District for the property located at 2185 Sunset Point Road. The project includes a height of 35 feet, provides a minimum of 16 off-street parking spaces and requests allowable flexibility for use, height, and setbacks (CDC Sections 2-704.F) Subject to change based on CDB resubmittal.

**Proposed Use:** Vehicle Service, Limited

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

**Presenter:** Ellen Crandall, Development Review 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
Determination of Completeness	Complete	02/08/2022	Crandall
Fire Review	No Comments	02/14/2022	Hatten
Stormwater Review	No Comments	02/14/2022	Vo
Parks and Rec Review	No Comments	02/14/2022	Kader
Environmental Review	Comments	02/16/2022	Kessler
Traffic Eng Review	No Comments	02/17/2022	Larremore
Engineering Review	Comments	02/17/2022	Ojeda
Public Utilities Review	Comments	02/17/2022	Ojeda
Land Resource Review	No Comments	02/22/2022	Thomen

The DRC reviewed this application with the following comments:

## Plan Room Issues:

### ENGINEERING - General Notes

Set to DRAFT on 2/17/2022 8:41:30 AM

Issue created by David Ojeda on 2/17/2022 8:41:30 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) will be forthcoming upon submittal of a Building Permit Application.
3. Work on rights-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.

### ENGINEERING - Prior to Development Order

Set to DRAFT on 2/17/2022 8:41:47 AM

Issue created by David Ojeda on 2/17/2022 8:41:47 AM  
david.ojeda@myclearwater.com - 727-562-4743

1. Per Section 3-806 & 3-1909. No fence, walls or permanent structures may be located within any easement, please revise.



# CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

## ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 2/16/2022 4:55:18 PM

Issue created by Sarah Kessler on 2/16/2022 4:55:18 PM  
sarah.kessler@myclearwater.com - 727-562-4897

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

## PLANNING - Next Steps

Set to DRAFT on 2/17/2022 7:34:26 AM

Issue created by Ellen Crandall on 2/17/2022 7:34:26 AM  
ellen.crandall@myclearwater.com - 727-562-4836

13. Next Step: To stay on track for a Community Development Board hearing on April 19, 2022 resubmit electronically updating any and all plans and documents, responding and resolving all issues and provide 10 complete hardcopies, collated and organized. The electronic and hardcopies must match exactly. Resubmit by 12 noon March 11, 2022. 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 Ellen Crandall and include the case number and address. Substantial redesign or unresolved issues will prevent the project from moving forward to the CBD.

14. Confirm and acknowledge the request as described: The Community Development Board is reviewing a proposed rebuild of a limited vehicle service use in the Commercial (C) District for the property located at 2185 Sunset Point Road. The project includes a height of 35 feet, provides a minimum of 16 off-street parking spaces and requests allowable flexibility for use, height, and setbacks (CDC Sections 2-704.F).

## PLANNING - Prior to CDB

Set to DRAFT on 2/17/2022 7:30:47 AM

Issue created by Ellen Crandall on 2/17/2022 7:30:47 AM  
ellen.crandall@myclearwater.com - 727-562-4836

3. Provide and detail all deviations from the requirements and criteria of limited vehicle service that require this request to be processed as a Comprehensive Infill Redevelopment Program including but not limited to, abutting residential (CDC Section 2-704.I.8.), bays facing the public right of way (CDC Section 2-704.I.5.) a height of 35 feet (Per table 2-704 limited vehicle service has a max height of 25 feet), etc. Then provide detailed response as to how these deviations are justified.

## PLANNING - Prior to CDB

Set to DRAFT on 2/17/2022 7:28:26 AM

Issue created by Ellen Crandall on 2/17/2022 7:28:26 AM  
Issue is attached to Plans on sheet C-1  
ellen.crandall@myclearwater.com - 727-562-4836

1. Correct Sheet C-1 which lists the proposed height as 30 feet where it is shown as approximately 35 feet on the elevations.

## PLANNING - Prior to CDB

Set to DRAFT on 2/17/2022 7:29:14 AM

Issue created by Ellen Crandall on 2/17/2022 7:29:14 AM  
Issue is attached to Plans on sheet A4A  
ellen.crandall@myclearwater.com - 727-562-4836

2. Height is shown as 34' 11" to the highest point when it should be measured to the midpoint of a pitched roof. Clarify the height.



# CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

## PLANNING - Prior to CDB

Set to DRAFT on 2/17/2022 7:31:21 AM

Issue created by Ellen Crandall on 2/17/2022 7:31:21 AM

Issue is attached to Plans on sheet C-04

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

4. Provide substantial wall and buffering for the portion of the property abutting residential. A pier and lintel masonry wall is strongly recommended due to the existing trees. Show the piers on the tree preservation plan.

## PLANNING - Prior to CDB

Set to DRAFT on 2/17/2022 7:31:43 AM

Issue created by Ellen Crandall on 2/17/2022 7:31:43 AM

Issue is attached to Plans on sheet C-04

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

5. this is a substantial demo and reconstruction. Re-orient the bay to be perpendicular (facing east/west and not facing Sunset Point). Staff recommendation will be a denial for a car wash with a bay facing Sunset Point Road.

## PLANNING - Prior to CDB

Set to DRAFT on 2/17/2022 7:32:13 AM

Issue created by Ellen Crandall on 2/17/2022 7:32:13 AM

Issue is attached to Plans on sheet A4A

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

6. Please remove signage for CDB resubmittal.

## PLANNING - Prior to CDB

Set to DRAFT on 2/17/2022 7:32:31 AM

Issue created by Ellen Crandall on 2/17/2022 7:32:31 AM

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

7. Clarify if any oil changing, installation of accessories or audio equipment is proposed.

## PLANNING - Prior to CDB

Set to DRAFT on 2/17/2022 7:33:22 AM

Issue created by Ellen Crandall on 2/17/2022 7:33:22 AM

Issue is attached to Plans on sheet C-04

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

8. Clearly show any mechanical equipment and how it will be screened.

9. There appears to be mechanical equipment in the landscape island by the ADA parking stall which is forward of the building. Revise and relocate any and all mechanical equipment to be to the side or rear and screened from view.

10. Clarify if utilities including individual distribution lines, will be installed underground unless such undergrounding is not practicable.

## PLANNING - Prior to CDB

Set to DRAFT on 2/17/2022 7:34:04 AM

Issue created by Ellen Crandall on 2/17/2022 7:34:04 AM

Issue is attached to Plans on sheet C-03

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

11. Provide details of the dumpster enclosure. Must match building.

## PUBLIC UTILITIES - Prior to Building Permit

Set to DRAFT on 2/17/2022 8:44:11 AM

Issue created by David Ojeda on 2/17/2022 8:44:11 AM

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

- Clearly indicate on plans that gravity sanitary sewer system will be private.

- Coordination and approval by Industrial pretreatment (Corey O'Neil, 7275624994 Ext. 2, corey.oneil@myclearwater.com) will be required prior to the issuance of any building permits.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## Plan Room Conditions:

No Plan Room Conditions on this case.

## Plan Room Notes:

No Plan Room Notes on this case.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

**2:10 PM**

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**Case number:** [LUP2022-01001 -- 1640 GULF TO BAY BLVD](#)

**Owner(s):** C P H Boacw Llc  
4488 W Boy Scout Blvd Ste 250  
Tampa, FL 33607-7210  
PHONE: (727) 524-1818, Fax: No fax, Email: No email

**Applicant:** Neil Valk  
610 Kentuckey Ave  
Cyrstal Beach, FL 34681  
PHONE: (727) 698-1855, Fax: No fax, Email: Neilvalk@gmail.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:** 2.26 acres located on the northeast corner of Gulf to Bay Boulevard and S.  
Keystone Drive.

**Atlas Page:** 288B

**Zoning District:** Commercial

**Request:** This case involves a proposed Future Land Use Map amendment for a 0.74 acre  
portion of property from Residential/Office General (R/OG) to Commercial General  
(CG).

**Proposed Use:** Vehicle Service

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

**Presenter:** Kyle Brotherton, Senior Planner



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT  
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	02/02/2022	Brotherton
Engineering Review	No Comments	02/14/2022	Ojeda
Stormwater Review	No Comments	02/14/2022	Vo
Parks and Rec Review	No Comments	02/14/2022	Kader
Planning Review	No Comments	02/15/2022	Brotherton
Environmental Review	No Comments	02/16/2022	Kessler
Traffic Eng Review	No Comments	02/17/2022	Larremore
Public Utilities Review	No Comments	02/17/2022	Ojeda
Fire Review	No Response	02/25/2022	Brotherton
Land Resource Review	No Response	02/25/2022	Brotherton
Solid Waste Review	No Response	02/25/2022	Brotherton
Route to Meeting	Ready for DRC	02/25/2022	Brotherton

The DRC reviewed this application with the following comments:

### Plan Room Issues:

No Plan Room Issues on this case.

### Plan Room Conditions:

No Plan Room Conditions on this case.

### Plan Room Notes:

No Plan Room Notes on this case.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

---

**Case number:** [REZ2022-01001 -- 1640 GULF TO BAY BLVD](#)

**Owner(s):** C P H Boacw Llc  
4488 W Boy Scout Blvd Ste 250  
Tampa, FL 33607-7210  
PHONE: (727) 698-1855, Fax: No fax, Email: No email

**Applicant:** C P H Boacw Llc  
4488 W Boy Scout Blvd Ste 250  
Tampa, FL 33607-7210  
PHONE: (727) 698-1855, Fax: No fax, Email: Neilvalk@gmail.Com

**Representative:** Robert Pergolizzi  
Gulf Coast Consurling, Inc.  
13825 Icot Blvd. Suite 605  
Clearwater, FL 33760  
PHONE: (727) 524-1818, Fax: (727) 524-6090, Email:  
Pergo@gulfcoastconsultinginc.Com

**Location:** 2.26 acres located on the northeast corner of Gulf to Bay Boulevard and S.  
Keystone Drive.

**Atlas Page:** 288B

**Zoning District:** Commercial

**Request:** This case involves a proposed Zoning Atlas amendment to amend a 0.74 acre  
portion of property from the Office (O) District to the Commercial (D) District.

**Proposed Use:** Vehicle Service

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

**Presenter:** Kyle Brotherton, Senior Planner





# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	02/02/2022	Brotherton
Stormwater Review	No Comments	02/14/2022	Vo
Engineering Review	No Comments	02/14/2022	Ojeda
Parks and Rec Review	No Comments	02/14/2022	Kader
Traffic Eng Review	No Comments	02/14/2022	Larremore
Planning Review	No Comments	02/15/2022	Brotherton
Environmental Review	No Comments	02/16/2022	Kessler
Public Utilities Review	No Comments	02/17/2022	Ojeda
Solid Waste Review	No Response	02/25/2022	Brotherton
Fire Review	No Response	02/25/2022	Brotherton
Route to Meeting	Ready for DRC	02/25/2022	Brotherton
Land Resource Review	No Response	02/25/2022	Brotherton

The DRC reviewed this application with the following comments:

### Plan Room Issues:

No Plan Room Issues on this case.

### Plan Room Conditions:

No Plan Room Conditions on this case.

### Plan Room Notes:

No Plan Room Notes on this case.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

**2:15 PM**

---

**Case number:** [LUP2022-02002 -- 609 BLANCHE B LITTLEJOHN TRL](#)

**Owner(s):** City Of Clearwater  
Po Box 4748  
Clearwater, 33758  
PHONE: (727) 562-4040, Fax: No fax, Email: No email

**Applicant:** Jon Jennings  
600 Cleveland Street  
Clearwater, FL 33755  
PHONE: (727) 562-4040, Fax: No fax, Email: No email

**Representative:** Jon Jennings  
600 Cleveland Street  
Clearwater, FL 33755  
PHONE: (727) 562-4040, Fax: No fax, Email: No email

**Location:** 0.275 acres located on the east side of Blanche B Littlejohn Trail approximately 115 feet south of Eldridge Street.

**Atlas Page:** 277B

**Zoning District:** Institutional

**Request:** This case involves a request to amend the Future Land Use Map from Institutional (I) to Residential Urban (RU).

**Proposed Use:** Detached Dwellings

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

**Presenter:** Dylan Prins, Long Range 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	02/02/2022	Prins
Engineering Review	No Comments	02/14/2022	Ojeda
Traffic Eng Review	No Comments	02/14/2022	Larremore
Stormwater Review	No Comments	02/14/2022	Vo
Parks and Rec Review	No Comments	02/14/2022	Kader
Environmental Review	No Comments	02/16/2022	Kessler
Planning Review	No Comments	02/17/2022	Prins
Public Utilities Review	No Comments	02/17/2022	Ojeda
Fire Review	No Response	02/24/2022	Prins
Land Resource Review	No Response	02/24/2022	Prins
Harbor Master Review	No Response	02/24/2022	Prins
Solid Waste Review	No Response	02/24/2022	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.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

---

**Case number:** [REZ2022-02002 -- 609 BLANCHE B LITTLEJOHN TRL](#)

**Owner(s):** City Of Clearwater  
Po Box 4748  
Clearwater, 33758  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Jon Jennings  
600 Cleveland Street  
Clearwater, FL 33755  
PHONE: (727) 562-4040, Fax: No fax, Email: No email

**Representative:** Jon Jennings  
600 Cleveland Street  
Clearwater, FL 33755  
PHONE: (727) 562-4040, Fax: No fax, Email: No email

**Location:** 0.275 acres located on the east side of Blanche B Littlejohn Trail approximately 115 feet south of Eldridge Street.

**Atlas Page:** 277B

**Zoning District:** Institutional

**Request:** This case involves a request to amend the Zoning Atlas from the Institutional (I) District to the Low Medium Density Residential District.

**Proposed Use:** Attached Dwellings

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

**Presenter:** Dylan Prins, Long Range Planner

**Workflow:**

<b>Review Name</b>	<b>Task Status</b>	<b>Status Date</b>	<b>Last Name</b>
<b>Determination of Completeness</b>	Complete	02/02/2022	Prins
<b>Stormwater Review</b>	No Comments	02/14/2022	Vo
<b>Engineering Review</b>	No Comments	02/14/2022	Ojeda
<b>Parks and Rec Review</b>	No Comments	02/14/2022	Kader
<b>Traffic Eng Review</b>	No Comments	02/14/2022	Larremore
<b>Environmental Review</b>	No Comments	02/16/2022	Kessler
<b>Public Utilities Review</b>	No Comments	02/17/2022	Ojeda
<b>Planning Review</b>	No Comments	02/17/2022	Prins
<b>Land Resource Review</b>	No Response	02/24/2022	Prins
<b>Harbor Master Review</b>	No Response	02/24/2022	Prins
<b>Solid Waste Review</b>	No Response	02/24/2022	Prins
<b>Fire Review</b>	No Response	02/24/2022	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.