



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## ACTION AGENDA DEVELOPMENT REVIEW COMMITTEE

Thursday, April 7, 2022

### 8:30 AM - Staff Review

### 9:00 AM

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<b>Case number:</b>	<a href="#">FLD2022-01003 -- 800 PENNSYLVANIA AVE</a>
<b>Owner(s):</b>	Special Angels Investments Inc 7030 Pin Cherry Ln Port Richey, FL 34668 PHONE: No phone, Fax: No fax, Email: No email
<b>Applicant:</b>	Frank Cornier 608 N Garden Avenue Clearwater, FL 33755 PHONE: No phone, Fax: No fax, Email: Fcornier@cnhs1.Org
<b>Representative:</b>	Frank Cornier Clearwater Neighborhood Housing Services, Inc. 608 N Garden Avenue Clearwater, FL 33755 PHONE: No phone, Fax: No fax, Email: Fcornier@cnhs1.Org
<b>Location:</b>	NW corner of Pennsylvania Avenue and Seminole Street
<b>Atlas Page:</b>	278A
<b>Zoning District:</b>	MDR - Medium Density Residential
<b>Request:</b>	The Community Development Board is reviewing a proposed detached dwelling use in the Medium Density Residential (MDR) District for the property located at 800 Pennsylvania Avenue. The project includes a height of 15 feet, provides a minimum of 2 off-street parking spaces and requests allowable flexibility for setbacks and a six foot fence in the front (CDC Sections 2-304.G. and 3-804.A.1.). Subject to change upon response to comments and resubmittal for Community Development Board.
<b>Proposed Use:</b>	Detached Dwellings
<b>Neighborhood Association(s):</b>	Board of County Commissioners Clearwater Neighborhood Coalition
<b>Presenter:</b>	Ellen Crandall, Development Review Planning Manager



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TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	03/21/2022	Crandall
Engineering Review	Comments	03/22/2022	Ojeda
Stormwater Review	Comments	03/22/2022	Vo
Public Utilities Review	No Comments	03/22/2022	Ojeda
Environmental Review	Comments	03/23/2022	Kessler
Traffic Eng Review	Comments	03/23/2022	Lees
Land Resource Review	Comments	03/30/2022	Quinzi
Fire Review	No Comments	03/31/2022	Hatten
Route to Meeting	Ready for DRC	04/04/2022	Crandall
Development Review Committee	Sufficient for CDB	04/04/2022	Crandall
Solid Waste Review	No Response	04/04/2022	Crandall
Parks and Rec Review	No Comments	04/04/2022	Crandall
Planning Review	Comments	04/04/2022	Crandall

The DRC reviewed this application with the following comments:

## Plan Room Issues:



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TELEPHONE (727) 562-4567

## ENGINEERING - General Notes

Set to OPEN on 3/22/2022 7:35:43 AM

Issue created by David Ojeda on 3/22/2022 7:35:43 AM  
david.ojeda@myclearwater.com - 727-562-4743

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) 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).

Ellen Crandall on 4/4/2022 3:03:40 PM - OPEN

## ENVIRONMENTAL - Prior to Building Permit

Set to OPEN on 3/23/2022 1:15:05 PM

Issue created by Sarah Kessler on 3/23/2022 1:15:05 PM  
sarah.kessler@myclearwater.com - 727-562-4897

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

Ellen Crandall on 4/4/2022 3:03:40 PM - OPEN

## LAND RESOURCE - Prior To Building Permit

Set to OPEN on 3/30/2022 3:14:09 PM

Issue created by Michael Quinzi on 3/30/2022 3:14:09 PM  
michael.quinzi@myclearwater.com - 727-562-4558

All trees rated below 3.0 should be slated for removal, unless proposing to implement treatment by an ISA certified arborist to upgrade trees to 3.0 condition rating.

Ellen Crandall on 4/4/2022 3:03:40 PM - OPEN

## LAND RESOURCE - Prior To Building Permit

Set to OPEN on 3/30/2022 3:16:31 PM

Issue created by Michael Quinzi on 3/30/2022 3:16:31 PM  
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 BCP.

Ellen Crandall on 4/4/2022 3:03:40 PM - OPEN



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TELEPHONE (727) 562-4567

## PLANNING - Prior to CDB

Set to OPEN on 3/30/2022 3:35:42 PM

Issue created by Ellen Crandall on 3/30/2022 3:35:42 PM  
ellen.crandall@myclearwater.com - 727-562-4836

1. Prior to CDB. Side Setback impacts. The site plan shows a bump out on the east side, labeled back exit. This appears to encroach within the five foot side setback. This bump out is not shown on the floor plan, so I believe this is a roof projection and not a building projection. Code section 3-908.A. 2 details the allowable projections of a roof overhang may be 40 percent of the setback (which is 2 feet). Add the dimension of the roof overhang to ensure compliance with the allowed projections or include a side setback as part of the flexibility request. Further there is landing at the rear exit. Walkways 42 inches wide or less are exempt from side setbacks. Add a dimension for the landing and walkway.

Ellen Crandall on 4/4/2022 3:03:40 PM - OPEN

## PLANNING - Prior to CDB

Set to OPEN on 3/30/2022 3:35:54 PM

Issue created by Ellen Crandall on 3/30/2022 3:35:54 PM  
ellen.crandall@myclearwater.com - 727-562-4836

2. Prior to CDB please add north arrow on the site plan.

Ellen Crandall on 4/4/2022 3:03:40 PM - OPEN

## PLANNING - Prior to CDB

Set to OPEN on 3/30/2022 3:38:11 PM

Issue created by Ellen Crandall on 3/30/2022 3:38:11 PM  
ellen.crandall@myclearwater.com - 727-562-4836

3. It is the applicants responsibility to ensure the accuracy of the submittal and request. Please confirm the description. The Community Development Board is reviewing a proposed detached dwelling use in the Medium Density Residential (MDR) District for the property located at 800 Pennsylvania Avenue. The project includes a height of 15 feet, provides a minimum of 2 off-street parking spaces and requests allowable flexibility for setbacks and a six foot fence in the front (CDC Sections 2-304.G. and 3-804.A.1.). Subject to change upon response to comments and resubmittal for Community Development Board.

4. To move to the next step to the Community Development Board meeting on May 17, 2022 ten (10) complete sets (revised as needed, folded and collaged) and one electronic version (uploaded) must be submitted by April 15, 2022 by 12 noon.

Ellen Crandall on 4/4/2022 3:03:40 PM - OPEN

## STORMWATER - Prior to Building Permit

Set to OPEN on 3/11/2022 4:23:45 PM

Issue created by Phuong Vo on 3/11/2022 4:23:45 PM  
phuong.vo@myclearwater.com - 727-562-4752

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

Ellen Crandall on 4/4/2022 3:03:40 PM - OPEN



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

TELEPHONE (727) 562-4567

## TRAFFIC ENG - Sight Visibility Triangles

Set to OPEN on 3/23/2022 12:46:24 PM

Issue created by Christopher Lees on 3/23/2022 12:46:24 PM  
christopher.lees@myclearwater.com - 727-562-4775

### General comment:

Make sure sight visibly triangles are shown and adhere to Section 3-904 of the Community Development Code. No structure or landscaping may be installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle

Ellen Crandall on 4/4/2022 3:03:40 PM - OPEN

## Plan Room Conditions:

No Plan Room Conditions on this case.

## Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

**9:10 AM**

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**Case number:** [FLD2022-01004 -- 1002 JONES ST](#)

**Owner(s):** Clearwater Neighborhood Housing Inc  
608 N Garden Ave  
Clearwater, FL 33755-3826  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Frank Cornier  
608 N Garden Avenue  
Clearwater, FL 33755  
PHONE: No phone, Fax: No fax, Email: Fcornier@cnhs1.Org

**Representative:** Frank Cornier  
Clearwater Neighborhood Housing Services, Inc.  
608 N Garden Avenue  
Clearwater, FL 33755  
PHONE: No phone, Fax: No fax, Email: Fcornier@cnhs1.Org

**Location:** NE corner of Pennsylvania Avenue and Jones Street

**Atlas Page:** 278A

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

**Request:** The Community Development Board is reviewing a proposed detached dwelling use in the Medium Density Residential (MDR) District for the property located at 1002 Jones Street. The project includes a height of 15 feet, provides a minimum of 2 off-street parking spaces and requests allowable flexibility for setbacks and a six foot fence in the front (CDC Sections 2-304.G. and 3-804.A.1.). Subject to change upon response to comments and resubmittal for Community Development Board.

**Proposed Use:** Detached Dwellings

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

**Presenter:** Ellen Crandall, Development Review Planning Manager



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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	03/21/2022	Crandall
Engineering Review	Comments	03/22/2022	Ojeda
Stormwater Review	Comments	03/22/2022	Vo
Public Utilities Review	No Comments	03/22/2022	Ojeda
Environmental Review	Comments	03/23/2022	Kessler
Traffic Eng Review	Comments	03/23/2022	Lees
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Parks and Rec Review	No Response	04/04/2022	Crandall
Planning Review	Comments	04/04/2022	Crandall

The DRC reviewed this application with the following comments:

## Plan Room Issues:





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TELEPHONE (727) 562-4567

## ENGINEERING - General Notes

Set to OPEN on 3/22/2022 7:49:48 AM

Issue created by David Ojeda on 3/22/2022 7:49:48 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. Bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including A.D.A. (Per Sec.47.181).

Ellen Crandall on 4/4/2022 3:06:05 PM - OPEN

## ENGINEERING - Prior to Building Permit

Set to OPEN on 3/22/2022 7:50:10 AM

Issue created by David Ojeda on 3/22/2022 7:50:10 AM  
david.ojeda@myclearwater.com - 727-562-4743

1. There is a 10-foot easement (5-foot on property) along the eastern parcel line not shown on plans please revise, per Section 3-1909 no structures shall fall within said easement(s).

Ellen Crandall on 4/4/2022 3:06:05 PM - OPEN

## ENVIRONMENTAL - Prior to Building Permit

Set to OPEN on 3/23/2022 1:17:07 PM

Issue created by Sarah Kessler on 3/23/2022 1:17:07 PM  
sarah.kessler@myclearwater.com - 727-562-4897

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

Ellen Crandall on 4/4/2022 3:06:05 PM - OPEN

## LAND RESOURCE - Prior To Building Permit

Set to OPEN on 3/30/2022 3:33:50 PM

Issue created by Michael Quinzi on 3/30/2022 3:33:50 PM  
michael.quinzi@myclearwater.com - 727-562-4558

Remove any trees on the site that are on the Florida Exotic Plant Pest Council most recent list. NOTE the trees in the north east corner are Camphor trees and are category 1 invasive trees.

All trees rated below 3.0 should be slated for removal, unless proposing to implement treatment by an ISA certified Arborist to upgrade trees to 3.0 condition rating.

Ellen Crandall on 4/4/2022 3:06:05 PM - OPEN

## LAND RESOURCE - Prior To Building Permit

Set to OPEN on 3/30/2022 3:43:29 PM

Issue created by Michael Quinzi on 3/30/2022 3:43:29 PM  
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 BCP.

NOTE include trees on the adjacent property to the north.

Ellen Crandall on 4/4/2022 3:06:05 PM - OPEN





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

TELEPHONE (727) 562-4567

## PLANNING - Prior to CDB

Set to OPEN on 3/30/2022 3:39:24 PM

Issue created by Ellen Crandall on 3/30/2022 3:39:24 PM  
ellen.crandall@myclearwater.com - 727-562-4836

1. Clarify if the existing curb cut to the north is to be removed.
2. Clarify if the right of way trees are to be retained and how the required sidewalk will be provided while preserving the trees.
3. Prior to CDB. Side Setback impacts. The site plan shows a bump out on the east side, labeled back exit. This appears to encroach within the five foot side setback. This bump out is not shown on the floor plan, so I believe this is a roof projection and not a building projection. Code section 3-908.A. 2 details the allowable projections of a roof overhang may be 40 percent of the setback (which is 2 feet). Add the dimension of the roof overhang to ensure compliance with the allowed projections or include a side setback as part of the flexibility request. Further there is landing at the rear exit. Walkways 42 inches wide or less are exempt from side setbacks. Add a dimension for the landing and walkway.
4. Prior to CDB please add north arrow on the site plan.

Ellen Crandall on 4/4/2022 3:06:05 PM - OPEN

## PLANNING - Prior to CDB

Set to OPEN on 3/30/2022 3:40:03 PM

Issue created by Ellen Crandall on 3/30/2022 3:40:03 PM  
ellen.crandall@myclearwater.com - 727-562-4836

3. It is the applicants responsibility to ensure the accuracy of the submittal and request. Please confirm the description.

The Community Development Board is reviewing a proposed detached dwelling use in the Medium Density Residential (MDR) District for the property located at 1002 Jones Street. The project includes a height of 15 feet, provides a minimum of 2 off-street parking spaces and requests allowable flexibility for setbacks and a six foot fence in the front (CDC Sections 2-304.G. and 3-804.A.1.). Subject to change upon response to comments and resubmittal for Community Development Board.

4. To move to the next step to the Community Development Board meeting on May 17, 2022 ten (10) complete sets (revised as needed, folded and collaged) and one electronic version (uploaded) must be submitted by April 15, 2022 by 12 noon.

Ellen Crandall on 4/4/2022 3:06:05 PM - OPEN

## STORMWATER - Prior to Building Permit

Set to OPEN on 3/11/2022 4:33:59 PM

Issue created by Phuong Vo on 3/11/2022 4:33:59 PM  
phuong.vo@myclearwater.com - 727-562-4752

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

Ellen Crandall on 4/4/2022 3:06:05 PM - OPEN



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

TELEPHONE (727) 562-4567

## TRAFFIC ENG - Sight Visibility Triangles

Set to OPEN on 3/23/2022 12:48:30 PM

Issue created by Christopher Lees on 3/23/2022 12:48:30 PM  
christopher.lees@myclearwater.com - 727-562-4775

### General comment:

Make sure sight visibility triangles are shown and adhere to Section 3-904 of the Community Development Code. No structure or landscaping may be installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle

Ellen Crandall on 4/4/2022 3:06:05 PM - OPEN

## Plan Room Conditions:

No Plan Room Conditions on this case.

## Plan Room Notes:

No Plan Room Notes on this case.



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

TELEPHONE (727) 562-4567

**9:20 AM**

**Case number:** [FLD2022-01005 -- 900 LA SALLE ST](#)

**Owner(s):** Clearwater Neighborhood Housing Svc Inc  
608 N Garden Ave  
Clearwater, FL 33755-3826  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Frank Cornier  
608 N Garden Avenue  
Clearwater, FL 33755  
PHONE: No phone, Fax: No fax, Email: Fcornier@cnhs1.Org

**Representative:** Frank Cornier  
Clearwater Neighborhood Housing Services, Inc.  
608 N Garden Avenue  
Clearwater, FL 33755  
PHONE: No phone, Fax: No fax, Email: Fcornier@cnhs1.Org

**Location:** NE Corner of Roosevelt and La Salle

**Atlas Page:** 269A

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

**Request:** The Community Development Board is reviewing a proposed detached dwelling use in the Medium Density Residential (MDR) District for the property located at 900 LaSalle Street. The project includes a height of 15 feet, provides a minimum of 2 off-street parking spaces and requests allowable flexibility for setbacks and a six foot fence in the front (CDC Sections 2-304.G. and 3-804.A.1.). Subject to change upon response to comments and resubmittal for Community Development Board.

**Proposed Use:** Detached Dwellings

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

**Presenter:** Ellen Crandall, Development Review Planning Manager



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## Workflow:

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Parks and Rec Review	No Response	04/04/2022	Crandall
Planning Review	Comments	04/04/2022	Crandall

The DRC reviewed this application with the following comments:

## Plan Room Issues:



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TELEPHONE (727) 562-4567

## ENGINEERING - General Notes

Set to OPEN on 3/22/2022 8:00:44 AM

Issue created by David Ojeda on 3/22/2022 8:00:44 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.

Ellen Crandall on 4/4/2022 3:05:12 PM - OPEN

## ENGINEERING - Prior to Building Permit

Set to OPEN on 3/22/2022 8:00:56 AM

Issue created by David Ojeda on 3/22/2022 8:00:56 AM  
david.ojeda@myclearwater.com - 727-562-4743

1. There are potable and sewer lines along the west and south parcel lines, please revise site plan to show said utilities and provide easement if confirmed inside the property.
2. Install new Sidewalk along Jones St. per City and ADA standards.

Ellen Crandall on 4/4/2022 3:05:12 PM - OPEN

## ENVIRONMENTAL - Prior to Building Permit

Set to OPEN on 3/23/2022 1:18:59 PM

Issue created by Sarah Kessler on 3/23/2022 1:18:59 PM  
sarah.kessler@myclearwater.com - 727-562-4897

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

Ellen Crandall on 4/4/2022 3:05:12 PM - OPEN

## LAND RESOURCE - Prior To Building Permit

Set to OPEN on 3/30/2022 3:55:09 PM

Issue created by Michael Quinzi on 3/30/2022 3:55:09 PM  
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 BCP.

The cluster of trees in the center of the property includes 2 very healthy Live Oaks to be preserved that share a root system with other trees that may need to be removed, special care must be taken to prevent any damaging impact.

NOTE include trees on the adjacent property to the north.

Ellen Crandall on 4/4/2022 3:05:12 PM - OPEN



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TELEPHONE (727) 562-4567

## PLANNING - Prior to CDB

Set to OPEN on 3/30/2022 3:41:01 PM

Issue created by Ellen Crandall on 3/30/2022 3:41:01 PM  
ellen.crandall@myclearwater.com - 727-562-4836

5. Prior to CDB. Side Setback impacts. The site plan shows a bump out on the east side, labeled back exit. This appears to encroach within the five foot side setback. This bump out is not shown on the floor plan, so I believe this is a roof projection and not a building projection. Code section 3-908.A. 2 details the allowable projections of a roof overhang may be 40 percent of the setback (which is 2 feet). Add the dimension of the roof overhang to ensure compliance with the allowed projections or include a side setback as part of the flexibility request. Further there is landing at the rear exit. Walkways 42 inches wide or less are exempt from side setbacks. Add a dimension for the landing and walkway.
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ellen.crandall@myclearwater.com - 727-562-4836

7. It is the applicants responsibility to ensure the accuracy of the submittal and request. Please confirm the description. The Community Development Board is reviewing a proposed detached dwelling use in the Medium Density Residential (MDR) District for the property located at 900 LaSalle Street. The project includes a height of 15 feet, provides a minimum of 2 off-street parking spaces and requests allowable flexibility for setbacks and a six foot fence in the front (CDC Sections 2-304.G. and 3-804.A.1.). Subject to change upon response to comments and resubmittal for Community Development Board.
8. To move to the next step to the Community Development Board meeting on May 17, 2022 ten (10) complete sets (revised as needed, folded and collaged) and one electronic version (uploaded) must be submitted by April 15, 2022 by 12 noon.

Ellen Crandall on 4/4/2022 3:05:12 PM - OPEN

## STORMWATER - Prior to Building Permit

Set to OPEN on 3/11/2022 4:36:05 PM

Issue created by Phuong Vo on 3/11/2022 4:36:05 PM  
phuong.vo@myclearwater.com - 727-562-4752

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

Ellen Crandall on 4/4/2022 3:05:12 PM - OPEN

## TRAFFIC ENG - Sight Visibility Triangles

Set to OPEN on 3/23/2022 12:49:53 PM

Issue created by Christopher Lees on 3/23/2022 12:49:53 PM  
christopher.lees@myclearwater.com - 727-562-4775

General comment:  
Make sure sight visibility triangles are shown and adhere to Section 3-904 of the Community Development Code. No structure or landscaping may be installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle

Ellen Crandall on 4/4/2022 3:05:12 PM - OPEN

## Plan Room Conditions:

No Plan Room Conditions on this case.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## Plan Room Notes:

No Plan Room Notes on this case.





# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

**9:30 AM**

---

**Case number:** [FLS2022-01006 -- 25856 US HIGHWAY 19 N](#)

**Owner(s):** Alimonos, Arthur Tre  
2805 Newbern Way  
Clearwater, FL 337614949  
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:** .85-acre property is a standard interior lot located on the west side of US Highway 19 North frontage road approximately 880 feet north of Dimmitt Drive

**Atlas Page:** 232B

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

**Request:** The Development Review Committee (DRC) is reviewing a request for a proposed 89,983 square foot self-storage with 2,390 square feet non-storage use (FAR of 2.5) development in the US 19 District and Regional Center subdistrict for the property located at 25856 US 19 Highway North. The proposal includes a building height of 67 feet (from grade), a minimum of 15 off-street parking spaces, and requests flexibility for use (CDC Section B-303. Table 2)

**Proposed Use:** Self-Storage Warehouse

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

**Presenter:** Ellen Crandall, Development Review Planning Manager



# CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	03/07/2022	Crandall
Fire Review	Comments	03/14/2022	Hatten
Parks and Rec Review	No Comments	03/14/2022	Kader
Traffic Eng Review	No Comments	03/16/2022	Lees
Public Utilities Review	Comments	03/21/2022	Ojeda
Engineering Review	Comments	03/21/2022	Ojeda
Stormwater Review	Comments	03/22/2022	Vo
Environmental Review	Comments	03/23/2022	Kessler
Planning Review	Comments	04/04/2022	Crandall
Land Resource Review	Comments	04/04/2022	Crandall
Solid Waste Review	No Response	04/04/2022	Crandall
Route to Meeting	Ready for DRC	04/04/2022	Crandall

The DRC reviewed this application with the following comments:

## Plan Room Issues:



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## ENGINEERING - General Notes

Set to OPEN on 3/21/2022 12:23:07 PM

Issue created by David Ojeda on 3/21/2022 12:23:07 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.
4. Work on rights-of-way shall require a permit with the appropriate entity.
5. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.

Ellen Crandall on 4/4/2022 3:18:30 PM - OPEN

## ENGINEERING - Prior to Development Order

Set to OPEN on 3/21/2022 12:33:10 PM

Issue created by David Ojeda on 3/21/2022 12:33:10 PM  
david.ojeda@myclearwater.com - 727-562-4743

1. There's a utility/drainage easement adjacent to the west property line not shown on plans please revise, per Section 3-1909 no structures shall fall within said easement(s).

Ellen Crandall on 4/4/2022 3:18:30 PM - OPEN

## ENVIRONMENTAL - Prior to Building Permit

Set to OPEN on 3/23/2022 11:20:51 AM

Issue created by Sarah Kessler on 3/23/2022 11:20:51 AM  
sarah.kessler@myclearwater.com - 727-562-4897

Prior to issuance of Building Permit:  
Provide erosion control measures on plan sheet, and provide notes detailing erosion control methods.

Ellen Crandall on 4/4/2022 3:18:30 PM - OPEN

## FIRE - Prior to Development Order

Set to OPEN on 3/14/2022 2:13:12 PM

Issue created by Keith Hatten on 3/14/2022 2:13:12 PM  
Issue is attached to Plans on sheet A1.1  
keith.hatten@myclearwater.com - 727-224-7368

NFPA 24 does not allow for underground fire mains to extend more than 10ft into a building.  
Suggest relocating fire pump room or plan for running fire main and FDC line overhead to fire pump.

Ellen Crandall on 4/4/2022 3:18:30 PM - OPEN

## FIRE - Prior to Development Order

Set to OPEN on 3/14/2022 2:14:56 PM

Issue created by Keith Hatten on 3/14/2022 2:14:56 PM  
Issue is attached to Plans on sheet C4.0  
keith.hatten@myclearwater.com - 727-224-7368

Please show location of fire main, FDC, new supporting fire hydrant, DDCVA, and PIV

Ellen Crandall on 4/4/2022 3:18:30 PM - OPEN



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## **FIRE - Prior to Development Order**

Set to OPEN on 3/14/2022 2:16:29 PM

Issue created by Keith Hatten on 3/14/2022 2:16:29 PM

Issue is attached to Plans on sheet A1.1

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

This building is required to be sprinkler protected and have a Class I automatic wet standpipe in both stairwells. Please acknowledge.

Ellen Crandall on 4/4/2022 3:18:30 PM - OPEN

## **LAND RESOURCE - Landscape plan**

Set to OPEN on 3/23/2022 4:46:07 PM

Issue created by Michael Quinzi on 3/23/2022 4:46:07 PM

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

Clarify which landscape plan governs L1.0 or LP-1

Ellen Crandall on 4/4/2022 3:18:30 PM - OPEN

## **LAND RESOURCE - Tree Preservation**

Set to OPEN on 3/23/2022 3:14:46 PM

Issue created by Michael Quinzi on 3/23/2022 3:14:46 PM

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

X out trees to be removed on preservation plan.

Trees # 6, 7 and 12 are rated below 3 and do not require mitigation.

Ellen Crandall on 4/4/2022 3:18:30 PM - OPEN

## **PLANNING - Fill front landscape buffer - Prior to DO**

Set to OPEN on 3/1/2022 3:17:19 PM

Issue created by Ellen Crandall on 3/1/2022 3:17:19 PM

Issue is attached to Plans on sheet L1.0

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

The landscape plan does not appear to provide a buffer which fills the entire 15 foot buffer.

There appears to be approximately 10 feet of the buffer, closest to US 19 frontage road, which is not landscaped. Clarify and revise

Ellen Crandall on 4/4/2022 3:18:30 PM - OPEN

## **PLANNING - Prior to DO - Bike Parking**

Set to OPEN on 3/10/2022 1:28:58 PM

Issue created by Ellen Crandall on 3/10/2022 1:28:58 PM

Issue is attached to Plans on sheet C1.0

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

1. The bike parking for the parking reduction is in addition to the otherwise required bike parking under Site Design Standards b-504.C. where one bike parking is required for every 10 required off-street parking. As 15 off-street is required one additional bike parking is required. Provide a minimum of seven bike parking to meet site requirements and the parking reduction.

Ellen Crandall on 4/4/2022 3:18:30 PM - OPEN

## **PLANNING - Prior to DO - Bioswales**

Set to OPEN on 3/10/2022 1:32:04 PM

Issue created by Ellen Crandall on 3/10/2022 1:32:04 PM

Issue is attached to Plans on sheet L1.0

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

9. Clarify that the landscape islands will be bio swales as per Division 5, B-504.A.2.

Ellen Crandall on 4/4/2022 3:18:30 PM - OPEN



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

## **PLANNING - Prior to DO - Continue Ped. Walkway**

Set to OPEN on 3/10/2022 1:30:33 PM

Issue created by Ellen Crandall on 3/10/2022 1:30:33 PM

Issue is attached to Plans on sheet C1.0

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

4. Continue the required 10 foot wide pedestrian walkway along the retail portion that is 260 square feet at the south side of the building.

Ellen Crandall on 4/4/2022 3:18:30 PM - OPEN

## **PLANNING - Prior to DO - Facade Bay Width - Resign or Flex**

Set to OPEN on 3/10/2022 1:35:47 PM

Issue created by Ellen Crandall on 3/10/2022 1:35:47 PM

Issue is attached to Plans on sheet A3.0

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

17. There are façade bays less than 15 feet which is not consistent with Division 6, building design standards B-602.C. revise façade bays to be between 15 and 40 feet or request applicable flexibility which will require the project to be re-noticed and return to DRC.

Ellen Crandall on 4/4/2022 3:18:30 PM - OPEN

## **PLANNING - Prior to DO - Landscape conflicts**

Set to OPEN on 3/10/2022 1:31:19 PM

Issue created by Ellen Crandall on 3/10/2022 1:31:19 PM

Issue is attached to Plans on sheet L1.0

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

5. Revise the landscape plan to remove tree planting conflicts such as the shade tree planted on top of the bike parking on the north property line.
6. Provide exact species name (not oak tree or accent trees)

Ellen Crandall on 4/4/2022 3:18:30 PM - OPEN

## **PLANNING - Prior to DO - Mechanical screening location, height**

Set to OPEN on 3/10/2022 1:34:54 PM

Issue created by Ellen Crandall on 3/10/2022 1:34:54 PM

Issue is attached to Plans on sheet A3.0

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

15. Clarify the location and screening of mechanical equipment as per division 6. Building design standards B- 606.b.
16. Clarify if the mechanical equipment screening of cementitious wood siding has a height greater than 66' 5" (the top of the parapet wall). Per the definition of height parapet walls may extend 42 inches above a flat roof, while the proposed parapet wall extends 45 inches and as such is included in the measurement of height ( 66'5", rounded to 67 feet). Mechanical equipment enclosures is permitted additional height. Please clarify what it is proposed at.

Ellen Crandall on 4/4/2022 3:18:30 PM - OPEN

## **PLANNING - Prior to DO - PSTA**

Set to OPEN on 3/10/2022 1:32:54 PM

Issue created by Ellen Crandall on 3/10/2022 1:32:54 PM

Issue is attached to page 1 in Narrative Responses Resubmital .pdf

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

12. Provide a response to reservation for transit facilities Division 5 – B-503.E.

Ellen Crandall on 4/4/2022 3:18:30 PM - OPEN



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## **PLANNING - Prior to DO - Screen parking**

Set to OPEN on 3/10/2022 1:32:25 PM

Issue created by Ellen Crandall on 3/10/2022 1:32:25 PM

Issue is attached to Plans on sheet L1.0

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

10. Surface parking located along public sidewalks shall be screened from view by a low 24-36 inches opaque hedge of wall. Clearly call this out on the landscape plan.

Ellen Crandall on 4/4/2022 3:18:30 PM - OPEN

## **PLANNING - Prior to DO - Screen structural parking**

Set to OPEN on 3/10/2022 1:33:39 PM

Issue created by Ellen Crandall on 3/10/2022 1:33:39 PM

Issue is attached to Plans on sheet A3.0

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

13. The structures parking to the side or rear needs additional architectural treatment or landscaping to meet B-404.D. 4. As the open sides will be highly visible. Provide screening. Also to meet Building design standards B-602.D.3.

Ellen Crandall on 4/4/2022 3:18:30 PM - OPEN

## **PLANNING - Prior to DO - Update Application**

Set to OPEN on 3/10/2022 1:29:37 PM

Issue created by Ellen Crandall on 3/10/2022 1:29:37 PM

Issue is attached to page 2 in CPI FLS App Signed.pdf

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

2. update application to state that 15 parking spaces are required and 15 are being provided.

Ellen Crandall on 4/4/2022 3:18:30 PM - OPEN

## **PLANNING - Prior to DO - Upper floor articulation**

Set to OPEN on 3/10/2022 1:34:19 PM

Issue created by Ellen Crandall on 3/10/2022 1:34:19 PM

Issue is attached to Plans on sheet A3.0

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

14. Clarify the upper floor façade articulation which shall be generally between 80 and 120 feet as per Division 6. Building Design Standards B-602.E.

Ellen Crandall on 4/4/2022 3:18:30 PM - OPEN

## **PLANNING - Walkway in side setback**

Set to OPEN on 3/1/2022 2:58:20 PM

Issue created by Ellen Crandall on 3/1/2022 2:58:20 PM

Issue is attached to Plans on sheet C1.0

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

Only walkways a width of 42 inches or less (or as otherwise required by the Florida Building Code) are exempt from side setbacks.

Revise the walkways to be 42 inches or less.

Ellen Crandall on 4/4/2022 3:18:30 PM - OPEN





# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## **PUBLIC UTILITIES - Prior to Building Permit**

Set to OPEN on 3/21/2022 2:04:03 PM

Issue created by David Ojeda on 3/21/2022 2:04:03 PM  
david.ojeda@myclearwater.com - 727-562-4743

1. Contractor is responsible for all permitting (FDOT, County, City and any other entities), dewatering and restoration necessary to connect to City's potable water mains (for meters, hydrants, Fire detector assemblies, etc.) and will coordinate with Public Utilities for City staff to perform the tap(s).
2. All impact fees are due before purchase of meters and taps from Clearwater Customer Service.
3. All City service lines to be PVC, Fire hydrants and DDC lines to be ductile iron.

Ellen Crandall on 4/4/2022 3:18:30 PM - OPEN

## **STORMWATER - Prior to Building Permit**

Set to OPEN on 3/22/2022 11:33:07 AM

Issue created by Phuong Vo on 3/22/2022 11:33:07 AM  
phuong.vo@myclearwater.com - 727-562-4752

Provide a comprehensive drainage narrative with supporting drainage calculations and geotechnical report demonstrating that the redevelopment criteria and underground chambers requirements of City of Clearwater Drainage Criteria Manual are met.

Ellen Crandall on 4/4/2022 3:18:30 PM - OPEN

## **Plan Room Conditions:**

No Plan Room Conditions on this case.

## **Plan Room Notes:**

No Plan Room Notes on this case.





# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

**10:00 AM**

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**Case number:** [FLD2015-05016A -- 405 CORONADO DR](#)

**Owner(s):** A P Beach Properties Llc  
405 Coronado Dr  
Clearwater, FL 33767-2506  
PHONE: (727) 441-8966, Fax: No fax, Email: No email

**Applicant:** Brian Aungst  
625 Court Street  
Clearwater, FL 33756  
PHONE: (727) 441-8966, Fax: No fax, Email: Bja@macfar.Com

**Representative:** Brian Aungst  
Mac Farlane Ferguson & McMullen, P.A.  
625 Court Street  
Clearwater, FL 33756  
PHONE: (727) 441-8966, Fax: No fax, Email: Bja@macfar.Com

**Location:** 401/405/415/419 Coronado Drive and 406/410/420 Hamden Drive; bound by Coronado Drive (west), Hamden Drive (east), and Fifth Street (north).

**Atlas Page:** 276A

**Zoning District:** Tourist

**Request:** The Community Development Board (CDB) is reviewing an amendment to an approved Level Two Flexible Development application (FLD2015-05016) for the construction of a 166-unit hotel utilizing 66 permitted hotel units and an additional 100 units allocated from the Hotel Density Reserve through Beach by Design as currently approved through HDA2013-08006 (as amended by HDA2013-08006A) within the Tourist (T) District for the property located at 401/405/415/419 Coronado Drive and 406/410/420 Hamden Drive. The project will be 100 feet in height, proposes a minimum of 199 off-street parking spaces. The project requests allowable flexibility from height, setback requirements and the Design Guidelines of Beach by Design and a two-year Development Order (Community Development Code Sections 2-803.K and 4-407).

**Proposed Use:** Overnight Accomodations

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

**Presenter:** Mark Parry, Senior Planner



# CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Digital Plan Review	Convert To Paper	03/09/2022	Crandall
Digital Plan Review	Convert To Paper	03/09/2022	Crandall
Plan Room Project Maintenance	Convert to Paper	03/09/2022	Crandall
TO REMOVE THE PROJECT FROM THE PLAN ROOM			
Determination of Completeness	Complete	03/22/2022	Crandall
Engineering Review	Comments	03/23/2022	Ojeda
Environmental Review	No Comments	03/23/2022	Kessler
Traffic Eng Review	No Comments	03/23/2022	Lees
Public Utilities Review	Comments	03/23/2022	Ojeda
Land Resource Review	No Comments	03/24/2022	Thomen
Stormwater Review	Comments	03/29/2022	Vo
Planning Review	Comments	04/04/2022	Crandall
Solid Waste Review	No Response	04/04/2022	Crandall
Parks and Rec Review	No Response	04/04/2022	Crandall
Fire Review	No Response	04/04/2022	Crandall
Route to Meeting	Ready for DRC	04/04/2022	Crandall
Development Review Committee	Sufficient for CDB	04/04/2022	Crandall

The DRC reviewed this application with the following comments:



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## Engineering Review

### General Notes:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) 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

## Planning Review

### 1. Site

Sheet C-1: The setback directions as listed as incorrect; north is a front and south is a side. I also think that the proposed front (north) setback is 22 feet as shown on Sheet C-03 where it's listed as 15 feet on Sheet C-1. Please clarify/correct.

### 2. Architecturals

Sheet A1\_2: The total square footage under the hotel column should add up to 113,435 SF rather than the shown 93,215 SF unless I've missed something.

3. Accessory: The project lists 4,500 SF of accessory area. Clarify/show on the floor plans where this area is located. Also clarify what amenities are proposed.

4. Sheet A1\_0: The setback directions as listed as incorrect; north is a front and south is a side.

5. Solid waste: Clarify where and how solid waste will be accommodated.

### 6. Specific Use Criteria Comments

Criterion 10: You can go ahead and include the date of approval of the HDA (February 3, 2022)

### 7. Beach by Design Comments

Criterion I: It's noted that a water feature is proposed along Hamden at the intersection of Bayside. Sounds great – where's Bayside? And can you provide a concept of what this feature may look like and exactly where it might go?

### 8. Disclaimer

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

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

In order to be reviewed by the CDB on May 17, 2022, 10 complete sets (revised as needed, folded and collated) and one electronic version (uploaded) must be submitted no later than noon April 15, 2022 (tentative depending on COVID-19 directives).

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

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

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

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



# CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

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.

## Stormwater Review

Prior to CDB:

There is an existing 15" RCP outfall from the subject site connecting to the City's system at NE corner of Hamden and 5th St. Please acknowledge that this same connection will be used for the proposed pond outfall to minimize impacting the City's infrastructures.

Prior to Building Permit:

Provide a comprehensive drainage narrative with supporting drainage calculations and geotechnical report demonstrating the project meets the City of Clearwater Drainage Criteria Manual.

## Utility Review

Prior to building permit:

1. Call out sizes, connections points and any utility apparatuses (individual or master meters, water mains, Fire hydrants sewer main and laterals etc.) on project's area. Water meters, fire hydrants & fire detector assemblies are to have uninstructed clearance from and not be located behind any fence

## Plan Room Issues:

No Plan Room Issues on this case.

## Plan Room Conditions:

No Plan Room Conditions on this case.

## Plan Room Notes:

No Plan Room Notes on this case.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

**10:20 AM**

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**Case number:** [FLD2021-12023 -- 605 PALM BLUFF ST](#)

**Owner(s):** Palm Bluff Development Group LLC  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Robert Pergolizzi  
13825 Icot Blvd., Suite 605  
Clearwater, FL 33760  
PHONE: (727) 644-2695, Fax: (727) 524-6090, Email:  
Pergo@gulfcoastconsultinginc.Com

**Representative:** Robert Pergolizzi  
Gulf Coast Consulting  
13825 Icot Blvd., Suite 605  
Clearwater, FL 33760  
PHONE: (727) 644-2695, Fax: (727) 524-6090, Email:  
Pergo@gulfcoastconsultinginc.Com

**Location:** Bound by Palm Bluff Street (north), Blanch B. Littlejohn Trail (east), Cedar Street (south) and North Garden Avenue (west)

**Atlas Page:** 268B

**Zoning District:** D - Downtown

**Request:** The Community Development Board (CDB) is reviewing a proposed mixed-use project with 60 attached dwelling units (to include three units allocated from the Public Amenities Incentive Pool) in the Downtown (D) District and the Old Bay Character District for the properties located at 1001, 1003 and 1005 North Garden Avenue; 606 Cedar Street; and 1006 Blanche B. Littlejohn Trail and 24 attached dwelling units and 5,000 square feet non-residential development in the Commercial (C) District for the properties located at 1008, 1010, 1012, 1020, 1026, 1032, Blanche B. Littlejohn Trail; 1010 Railroad Avenue and 605, 607, 611, 615, 623 and 631 Palm Bluff Street. The proposal includes a building height of 45 feet in the D District, 55 feet in the C District, a minimum of 106 off-street parking spaces with the following requests:

D District: requests three dwelling units to be allocated from the Public Amenities Incentive Pool, allowable flexibility from setback requirements, building entry location and treatment, Finished Floor Elevations and location of parking (Clearwater Downtown Redevelopment Plan, Sections C-301.A.2, C-803.B.1, C-803.D.2, C-803.D.3 and C-803.E.2).

C District: requests allowable flexibility from setback requirements, height and landscaping. (Community Development Code Section 2-704.F and 3-1202.G).

**Proposed Use:** Mixed Use

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

**Presenter:** Mark Parry, Senior Planner



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	01/10/2022	Crandall
Parks and Rec Review	Comments	01/14/2022	Kader
This project will need to pay Recreation Open Space Impact Fees no later than the date the building permit is issued. These fees can be substantial therefore please contact Art Kader at 727-562-4824 or art.kader@myclearwater.com for more information on the type and amount of fees potentially owed to the city.			
Traffic Eng Review	No Comments	01/18/2022	Larremore
Engineering Review	Comments	01/18/2022	Ojeda
Environmental Review	Comments	01/19/2022	Kessler
Stormwater Review	Comments	01/19/2022	Vo
Public Utilities Review	Comments	01/19/2022	Ojeda
Land Resource Review	Comments	01/24/2022	Quinzi
Fire Review	Comments	01/24/2022	Hatten
Route to Meeting	Ready for DRC	02/25/2022	Crandall
Planning Review	Comments	02/25/2022	Crandall
Solid Waste Review	No Comments	02/25/2022	Crandall
Development Review Committee	Plans Received	03/11/2022	Crandall

The DRC reviewed this application with the following comments:

## Plan Room Issues:





# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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TELEPHONE (727) 562-4567

## **FIRE - Prior to CDB**

Set to INREVIEW on 2/28/2022 1:52:03 PM

Issue created by Keith Hatten on 1/24/2022 12:55:00 PM

Issue is attached to Plans on sheet A1.01

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

Ensure all stairs and corridors meet the requirements of NFPA 101 Chapters 30 and 7 for separation and protection.

## **FIRE - Prior to CDB**

Set to NOTACCEPTED on 3/15/2022 9:33:45 AM

Issue created by Keith Hatten on 1/24/2022 12:40:14 PM

Issue is attached to Plans on sheet A1.00

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

This is an Apartment Occupancy as defined by NFPA 101 and will require full sprinkler protection throughout. This building will also require a fire pump and automatic wet Class I standpipe system in all stairwell. Please acknowledge.

The fire sprinkler system will require a remote FDC along with a supporting fire hydrant with 50' of the FDC. Please show proposed FDC and hydrant on plan.

Keith Hatten on 3/15/2022 9:33:45 AM - NOTACCEPTED

*Please show location of proposed fire pump room.*

*Provide a Utility Plan showing fire mains, FDC, DDCVA, and where fire mains are to enter the building.*

## **LAND RESOURCE - Inches Spreadsheet - prior to CDB**

Set to NOTACCEPTED on 3/30/2022 10:27:51 AM

Issue created by Michael Quinzi on 1/21/2022 9:33:41 AM

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

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

Michael Quinzi on 3/30/2022 10:27:51 AM - NOTACCEPTED

*Spreadsheet is incomplete. Include the total proposed replacement tree inches (caliper size) and the deficit that must be paid to the Tree Fund at a rate of 48 dollars and inch.*

## **PLANNING - 3-1402. Parking**

Set to NOTACCEPTED on 3/1/2022 10:47:00 AM

Issue created by Mark Parry on 1/20/2022 9:38:04 AM

Issue is attached to Plans on sheet 3

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

Please provide typical parking space and aisle dimensions.

Mark Parry on 3/1/2022 10:47:00 AM - NOTACCEPTED

*Please provide aisle dimensions. These will be placed at each drive aisle entrance to the site as well as a couple internal to the garage component. I'm specifically looking at a few areas where there are columns shown such as between parking spaces 20 and 83 and 31 and 77.*



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TELEPHONE (727) 562-4567

## PLANNING - C-409.D.2.b. FFE

Set to NOTACCEPTED on 3/1/2022 11:22:00 AM

Issue created by Mark Parry on 1/20/2022 9:39:40 AM

Issue is attached to Plans on sheet A1.00

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

C-409.D.2.b. FFE. Ground floor residential units along front setbacks shall be elevated 18 inches minimum, 36 inches maximum above the grade of adjacent sidewalks.  
Elevation/grading plan not provided.

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

THIS SECTION MAY NOT BE REQUIRED DEPENDING ON APPLICANT RESPONSE AND THE PROVISION OF GRADING.

Mark Parry on 3/1/2022 11:22:00 AM - NOTACCEPTED

*The FFE and adjacent grading is required. It's understood that the intent is to request permitted flexibility from the provision but I still have to know what the request is.*

## PLANNING - C-409.D.4. Awnings.

Set to NOTACCEPTED on 3/1/2022 11:36:39 AM

Issue created by Mark Parry on 1/20/2022 9:40:23 AM

Issue is attached to Plans on sheet A1.00

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

C-409.D.4. Awnings. Canopies or other forms of weather protection shall be provided at front building entries to shared ground floor lobby space and shall meet the standards in Appendix C, Division 6.

Additional details are needed to show compliance with this provision.

Mark Parry on 3/1/2022 11:36:39 AM - NOTACCEPTED

*The response to comments provides that awnings are provided at the southeast corner of the building but that's not evident on the site, landscape or architectural plans or elevations. Please clarify.*

## PLANNING - C-503.C.1. Pedestrian walkways

Set to NOTACCEPTED on 3/1/2022 11:47:22 AM

Issue created by Mark Parry on 1/20/2022 9:41:01 AM

Issue is attached to Plans on sheet 3

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

C-503.C.1. Pedestrian walkways provided to parking lots and parking structures behind or to the side of buildings, connect destinations on adjacent properties, connect front building entries to adjacent sidewalks, and allow pedestrian circulation through parking lots to create a continuous pedestrian network.

Additional details required. Clarify how the ground floor units are accessed. Provide dimensions, clarify if access is gated and if so, clarify gating/fencing materials and other detailing. It appears that a public sidewalk will continue north along BBLJ on the subject site. Clarify if an easement is proposed or how that will work as far as ownership and maintenance.

Mark Parry on 3/1/2022 11:47:22 AM - NOTACCEPTED

*You didn't clarify how the sidewalk issue will be worked out along the east.*



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TELEPHONE (727) 562-4567

## PLANNING - C-503.E. Trail Connection.

Set to NOTACCEPTED on 3/1/2022 11:51:30 AM

Issue created by Mark Parry on 1/20/2022 10:02:55 AM

Issue is attached to Plans on sheet 3

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

C-503.E. Trail Connection. Additional details for the public amenity area required.

Mark Parry on 3/1/2022 11:51:30 AM - NOTACCEPTED

*Clarify what the six rectangles are in the Public Amenity Area. If they are benches, clarify how the dumpster staging area will be accessed.*

## PLANNING - C-504.A.1. Surface parking and service areas

Set to NOTACCEPTED on 3/1/2022 11:56:13 AM

Issue created by Mark Parry on 1/20/2022 10:03:10 AM

Issue is attached to Plans on sheet 3

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

C-504.A.1. Surface parking and service areas shall be designed to meet parking design, landscape, and screening requirements in Article 3, Divisions 12 and 14.

Clarify how solid waste will be accommodated. An area under Building C is noted. Clarify how pick up will be accommodated. Clarify that this area will service the entire project.

Mark Parry on 3/1/2022 11:56:13 AM - NOTACCEPTED

*A trash staging area is noted along the east side of the site. The response to comments provides that another staging area is located on Garden per Sheets A1.00 and C-3 but I'm not seeing that one – please clarify.*

## PLANNING - C-602.5. Blank sections

Set to NOTACCEPTED on 3/1/2022 12:11:17 PM

Issue created by Mark Parry on 1/20/2022 10:05:28 AM

Issue is attached to Plans on sheet A2.00

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

C-602.5. Blank sections of ground floor building facades fronting streets, public spaces, and surface parking areas shall not exceed 20 feet in length. Elements such as windows, doors, balconies, columns, pilasters, changes in material, or other architectural details that provide visual interest shall be distributed across the facade in a manner consistent with the overall design of the building.

Blank walls in excess of 20 feet appear to be provided along the west (Garden Avenue). Note that Sheet A2.03 does not include dimensions.

Mark Parry on 3/1/2022 12:11:17 PM - NOTACCEPTED

*It's still not clear how this provision is met – the dimensions are noted but it looks like the entire façade facing Garden is pretty much blank except for the garage opening.*



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TELEPHONE (727) 562-4567

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

Set to NOTACCEPTED on 3/1/2022 1:31:58 PM

Issue created by Mark Parry on 1/20/2022 10:09:07 AM

Issue is attached to Plans on sheet A2.00

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

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

Additional details are needed to show full compliance with this provision. Clarify if the garage is fully enclosed along the west and north.

Mark Parry on 3/1/2022 1:31:58 PM - NOTACCEPTED

*Additional work is still needed to improve the north (facing Palm Bluff) and west (facing Garden) facades. Keep in mind that the commercial component is coming in as a Comp. Infill.*

## PLANNING - C-603.1.a. (Ground floor awnings, canopies, etc.)

Set to NOTACCEPTED on 3/1/2022 1:37:19 PM

Issue created by Mark Parry on 1/20/2022 10:09:56 AM

Issue is attached to Plans on sheet A2.00

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

C-603.1.a. (Ground floor awnings, canopies, etc.) Shall project 5 feet minimum, 10 feet maximum from the front facade with the exception that in no case shall such projection be closer than five feet from the curbline.

Clarify if awnings or canopies are proposed. If, please provide dimensions to show full compliance with this provision.

Mark Parry on 3/1/2022 1:37:19 PM - NOTACCEPTED

*I think that we may need a simplified elevation and/or site plan which shows these dimensions. I'm looking for distance off the building, distance to curblines and distance above grade to bottom any awning.*

## PLANNING - C-603.1.b. (Ground floor awnings, canopies, etc.)

Set to NOTACCEPTED on 3/1/2022 1:37:42 PM

Issue created by Mark Parry on 1/20/2022 10:10:06 AM

Issue is attached to Plans on sheet A2.00

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

C-603.1.b. (Ground floor awnings, canopies, etc.) Located 8 feet minimum above adjacent sidewalks and walkways.

Clarify if awnings or canopies are proposed. If, please provide dimensions to show full compliance with this provision.

Mark Parry on 3/1/2022 1:37:42 PM - NOTACCEPTED

*I think that we may need a simplified elevation and/or site plan which shows these dimensions. I'm looking for distance off the building, distance to curblines and distance above grade to bottom any awning.*



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TELEPHONE (727) 562-4567

## **PLANNING - C-603.1.c. (Ground floor awnings, canopies, etc.)**

Set to NOTACCEPTED on 3/1/2022 1:37:58 PM

Issue created by Mark Parry on 1/20/2022 10:10:14 AM

Issue is attached to Plans on sheet A2.00

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

C-603.1.c. (Ground floor awnings, canopies, etc.) Devices and structures with supports may be located up to the property line.

Clarify if awnings or canopies are proposed. If, please provide dimensions to show full compliance with this provision.

Mark Parry on 3/1/2022 1:37:58 PM - NOTACCEPTED

*I think that we may need a simplified elevation and/or site plan which shows these dimensions. I'm looking for distance off the building, distance to curblines and distance above grade to bottom any awning.*

## **PLANNING - C-603.2. Awnings, canopies**

Set to NOTACCEPTED on 3/1/2022 1:39:59 PM

Issue created by Mark Parry on 1/20/2022 10:10:23 AM

Issue is attached to Plans on sheet A2.00

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

C-603.2. Awnings, canopies, or other forms of shading devices or structures are permitted on upper stories and shall not extend further than 36 inches from the facade.

Clarify if awnings or canopies are proposed. If, please provide dimensions to show full compliance with this provision.

Mark Parry on 3/1/2022 1:39:59 PM - NOTACCEPTED

*I think that we may need a simplified elevation and/or site plan which shows these dimensions. I'm looking for distance off the building, distance to curblines and distance above grade to bottom any awning.*

## **PLANNING - C-603.3. Awnings, canopies**

Set to NOTACCEPTED on 3/1/2022 1:42:44 PM

Issue created by Mark Parry on 1/20/2022 10:10:31 AM

Issue is attached to Plans on sheet A2.00

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

C-603.3. Awnings, canopies, or other forms of shading devices or structures shall not be backlit or constructed of high-gloss material or fabric which appears to be plastic, or be clad with barrel tiles, asphalt shingles, or other standard roofing materials.

Clarify if awnings or canopies are proposed. If, please provide dimensions to show full compliance with this provision.

Mark Parry on 3/1/2022 1:42:44 PM - NOTACCEPTED

*Just clarify that the materials are consistent with this provision.*



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TELEPHONE (727) 562-4567

## PLANNING - C-603.4. Balconies

Set to NOTACCEPTED on 3/1/2022 1:42:53 PM

Issue created by Mark Parry on 1/20/2022 10:10:39 AM

Issue is attached to Plans on sheet A2.00

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

C-603.4. Balconies or other projections may encroach into front setbacks. Awnings or canopies provided for balconies shall not extend forward of the balcony.

Clarify if balconies, awnings or canopies are proposed. If, please provide dimensions to show full compliance with this provision.

Mark Parry on 3/1/2022 1:42:53 PM - NOTACCEPTED

*I think that we may need a simplified elevation and/or site plan which shows these dimensions. I'm looking for distance off the building, distance to curblines and distance above grade to bottom any awning.*

## PLANNING - C-605.B. Primary building entries

Set to NOTACCEPTED on 3/1/2022 1:44:01 PM

Issue created by Mark Parry on 1/20/2022 10:10:51 AM

Issue is attached to Plans on sheet A2.00

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

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

Additional details are needed to show full compliance with this provision.

Mark Parry on 3/1/2022 1:44:01 PM - NOTACCEPTED

*The response to comments provides that awnings are provided at the southeast corner of the building but that's not evident on the site, landscape or architectural plans or elevations. Please clarify.*

## Plan Room Conditions:

No Plan Room Conditions on this case.

## Plan Room Notes:

No Plan Room Notes on this case.





# CITY OF CLEARWATER

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POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

**11:00 AM**

---

**Case number:** [FLS2022-02010 -- 1028 SUNSET POINT RD](#)

**Owner(s):** S O S Of Tampa Bay Inc  
1899 Edgewater Dr  
Clearwater, FL 337551414  
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:** consisting of one parcel on on both sides of Sunset Point Road approximately 370 feet east of Edgewater Drive.

**Atlas Page:** 251A

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

**Request:** The Development Review Committee (DRC) is reviewing a proposed 10-unit attached dwelling development and a Preliminary Plat for an 11 lot (10-units plus one common area lot) attached dwelling development in the Medium Density Residential (MDR) District for the property located at 1028 Sunset Point Road. The proposal includes constructing 10 attached dwelling units within two buildings 30 feet in height with a total of 20 parking spaces (Community Development Code Sections 2-303.A and Article 4, Division 7, Subdivision/Plats).

**Proposed Use:** Attached Dwellings

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

**Presenter:** Mark Parry, Senior Planner





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

TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Planning Review	Comments	03/01/2022	Parry
Determination of Completeness	Complete	03/01/2022	Parry
Stormwater Review	Comments	03/11/2022	Vo
Parks and Rec Review	Comments	03/14/2022	Kader
Fire Review	Comments	03/15/2022	Hatten
Traffic Eng Review	Comments	03/16/2022	Lees
Public Utilities Review	Comments	03/21/2022	Ojeda
Engineering Review	Comments	03/21/2022	Ojeda
Environmental Review	Comments	03/23/2022	Kessler
Land Resource Review	Comments	03/30/2022	Quinzi
Harbor Master Review	No Response	04/04/2022	Winget
Solid Waste Review	No Response	04/04/2022	Winget
Route to Meeting	Ready for DRC	04/04/2022	Winget

The DRC reviewed this application with the following comments:

## Plan Room Issues:



# CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

## ENGINEERING - General Notes

Set to OPEN on 3/21/2022 2:40:06 PM

Issue created by David Ojeda on 3/21/2022 2:40:06 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.
4. Work on rights-of-way shall require a permit with the appropriate entity.
5. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN

## ENGINEERING - Prior to Building Permit

Set to OPEN on 3/21/2022 2:41:39 PM

Issue created by David Ojeda on 3/21/2022 2:41:39 PM  
david.ojeda@myclearwater.com - 727-562-4743

1. There are existing utilities (both north and south of Sunset Rd Pt) not shown on plans please revise.
2. There is an existing 16-inch potable water main (not shown on plans) bisecting the south parcel, please provide survey locates to verify its location and widen existing easement if confirmed outside.

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN

## ENVIRONMENTAL - Prior to Building Permit

Set to OPEN on 3/23/2022 11:33:09 AM

Issue created by Sarah Kessler on 3/23/2022 11:33:09 AM  
sarah.kessler@myclearwater.com - 727-562-4897

Continue to provide erosion control measures on plan sheets.

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN

## FIRE - Prior to Development Order

Set to OPEN on 3/15/2022 8:46:43 AM

Issue created by Keith Hatten on 3/15/2022 8:46:43 AM  
Issue is attached to Plans on sheet C3.1  
keith.hatten@myclearwater.com - 727-224-7368

Fire department access roads shall have minimum 30' inside radius. Plan shows inside turn past entrance gate to proposed structures with less than 30' inside radius.

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN

## FIRE - Prior to Development Order

Set to OPEN on 3/15/2022 8:44:20 AM

Issue created by Keith Hatten on 3/15/2022 8:44:20 AM  
Issue is attached to Plans on sheet C3.1  
keith.hatten@myclearwater.com - 727-224-7368

NFPA 1 Chp 18 requires minimum 20ft clear width fire department access road. Plan shows reduction to 10' at entrance.

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN



# CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

## **FIRE - Prior to Development Order**

Set to OPEN on 3/15/2022 8:57:07 AM

Issue created by Keith Hatten on 3/15/2022 8:57:07 AM

Issue is attached to Plans on sheet C3.1

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

Plan does not provide for guest parking. Please provide plan sheet and details on how fire department access roads will be clear and minimum 20ft in width at all times.

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN

## **FIRE - Prior to DRC**

Set to OPEN on 3/15/2022 8:49:27 AM

Issue created by Keith Hatten on 3/15/2022 8:49:27 AM

Issue is attached to Plans on sheet C5.1

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

Please provide a plan sheet showing location of nearest existing hydrants and new proposed hydrants for development.

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN

## **FIRE - Prior to DRC**

Set to OPEN on 3/15/2022 8:52:11 AM

Issue created by Keith Hatten on 3/15/2022 8:52:11 AM

Issue is attached to Plans on sheet C5.1

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

This occupancy type by NFPA 101 is defined as "New Apartment Occupancy" and will require fire sprinkler protection unless the structure meets the requirements of Townhomes with construction separation greater than 2hrs with structural stability between units. Please acknowledge.

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN

## **LAND RESOURCE - Prior to DO**

Set to OPEN on 3/29/2022 4:35:01 PM

Issue created by Michael Quinzi on 3/29/2022 4:35:01 PM

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

Landscape Plan

All shade trees must be a minimum of 5 feet from any impervious surface or utility's. Show the distance of the Red Maples from the sidewalk along the south side.

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN

## **LAND RESOURCE - Prior to DO**

Set to OPEN on 3/29/2022 4:14:54 PM

Issue created by Michael Quinzi on 3/29/2022 4:14:54 PM

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

Landscape plan

On the plant material schedule under specification for Alexander King Palms state that palms will have a minimum of 10 feet of clear trunk. Do not refer to plan for specifications.

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN

## **LAND RESOURCE - Prior to DO**

Set to OPEN on 3/29/2022 4:36:19 PM

Issue created by Michael Quinzi on 3/29/2022 4:36:19 PM

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

Show the retention pond on the landscape plan.

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## LAND RESOURCE - Prior To DO

Set to OPEN on 3/31/2022 12:23:30 PM

Issue created by Michael Quinzi on 3/31/2022 12:23:30 PM  
michael.quinzi@myclearwater.com - 727-562-4558

Tree Inventory-

Include The trees on the south side of Sunset Point Rd. on the Tree Inventory and Tree Preservation Plan

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN

## LAND RESOURCE - Prior to DO

Set to OPEN on 3/29/2022 4:07:45 PM

Issue created by Michael Quinzi on 3/29/2022 4:07:45 PM  
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.

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN

## PARKS AND REC - Recreation Open Space Impact Fees

Set to OPEN on 3/14/2022 10:31:40 AM

Issue created by Art Kader on 3/14/2022 10:31:40 AM  
art.kader@myclearwater.com - 727-562-4824

This project will be required to pay Open Space Recreation Impact Fees on the date building permit is obtained. Please contact Art Kader at 727-562-4824 or art.kader@myclearwater.com for additional information.

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN

## PLANNING - Disclaimer

Set to OPEN on 3/1/2022 4:39:39 PM

Issue created by Mark Parry on 3/1/2022 4:39:39 PM  
Issue is attached to page 1 in FLS 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 May 3, 2022 (20 working days pursuant to CDC Section 4-302.B). Failure to resubmit on or before this date and time will render the application denied and no further action will be taken by City Staff.

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## PLANNING - Fencing Height

Set to OPEN on 3/1/2022 4:25:11 PM

Issue created by Mark Parry on 3/1/2022 4:25:11 PM

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. Please also be aware that any fence or wall that exceeds three feet in height and is located between a principal structure and any right-of-way shall provide a three foot wide landscaped strip on the right-of-way side of the fence.

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN

## PLANNING - Fencing Material

Set to OPEN on 3/1/2022 4:25:17 PM

Issue created by Mark Parry on 3/1/2022 4:25:17 PM

Issue is attached to Plans on sheet C3.1

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

Please clarify the material of all fencing. Please be aware that fencing is ultimately reviewed and approved under separate permit.

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN

## PLANNING - Gated Access

Set to OPEN on 3/1/2022 4:24:10 PM

Issue created by Mark Parry on 3/1/2022 4:24:10 PM

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. The gate on the adjacent property is noted.

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN

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

Set to OPEN on 3/1/2022 4:27:53 PM

Issue created by Mark Parry on 3/1/2022 4:27:53 PM

Issue is attached to page 3 in FLS Application.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).

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## **PLANNING - Gen. App. Criterion 2:**

Set to OPEN on 3/1/2022 4:28:02 PM

Issue created by Mark Parry on 3/1/2022 4:28:02 PM

Issue is attached to page 3 in FLS Application.pdf

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

Please provide details as how the general look of the neighborhood and landscaping will enhance the value of the area.

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN

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

Set to OPEN on 3/1/2022 4:28:45 PM

Issue created by Mark Parry on 3/1/2022 4:28:45 PM

Issue is attached to page 3 in FLS Application.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?

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN

## **PLANNING - Mechanical Equipment**

Set to OPEN on 3/1/2022 4:25:27 PM

Issue created by Mark Parry on 3/1/2022 4:25:27 PM

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.

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN

## **PLANNING - Parking Space Dimensions**

Set to OPEN on 3/1/2022 4:23:06 PM

Issue created by Mark Parry on 3/1/2022 4:23:06 PM

Issue is attached to Plans on sheet A2.1

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.

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN

## **PLANNING - Parking Space Dimensions**

Set to OPEN on 3/1/2022 4:23:20 PM

Issue created by Mark Parry on 3/1/2022 4:23:20 PM

Issue is attached to Plans on sheet A2.2

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.

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN

## **PLANNING - Rooftop Occupancy**

Set to OPEN on 3/1/2022 4:26:50 PM

Issue created by Mark Parry on 3/1/2022 4:26:50 PM

Issue is attached to Plans on sheet A2.2

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.

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN





# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## PLANNING - Rooftop Occupancy

Set to OPEN on 3/1/2022 4:27:03 PM

Issue created by Mark Parry on 3/1/2022 4:27:03 PM

Issue is attached to Plans on sheet A2.1

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

Please clarify if 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.

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN

## PLANNING - Solid Waste

Set to OPEN on 3/1/2022 4:25:36 PM

Issue created by Mark Parry on 3/1/2022 4:25:36 PM

Issue is attached to Plans on sheet C3.1

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

Clarify how solid waste will be accommodated. Specifically, show the storage space for the barrels/bins. Keep in mind that parking space area and bin storage area are mutually exclusive.

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN

## PLANNING - Stormwater

Set to OPEN on 3/1/2022 4:23:38 PM

Issue created by Mark Parry on 3/1/2022 4:23:38 PM

Issue is attached to Plans on sheet C3.1

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

Clarify where stormwater will be accommodated.

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN

## PUBLIC UTILITIES - Prior to Building Permit

Set to OPEN on 3/21/2022 2:42:26 PM

Issue created by David Ojeda on 3/21/2022 2:42:26 PM

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

1. Call out sizes, connections points and any utility apparatuses (individual or master meters, water mains, Fire hydrants sewer main and laterals etc.) on project's area. Water meters, fire hydrants & fire detector assemblies are to have unobstructed clearance from and not be located behind any fence.

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN

## STORMWATER - Prior to Building Permit

Set to OPEN on 3/11/2022 11:12:38 AM

Issue created by Phuong Vo on 3/11/2022 11:12:38 AM

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

1) Demonstrate floodplain impact is mitigated.  
2) Provide a comprehensive drainage narrative with supporting drainage calculations and geotechnical report demonstrating the project meets the City of Clearwater Drainage Criteria Manual.

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN





# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## TRAFFIC ENG - Sight Visibility Triangles

Set to OPEN on 3/16/2022 1:42:51 PM

Issue created by Christopher Lees on 3/16/2022 1:42:51 PM

Issue is attached to Plans on sheet C3.1

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

Make sure adjacent properties sight visibility triangles are not being obstructed. No structure or landscaping may be installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle.

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN

## TRAFFIC ENG - Transportation Impact Fee

Set to OPEN on 3/16/2022 1:43:57 PM

Issue created by Christopher Lees on 3/16/2022 1:43:57 PM

Issue is attached to Plans on sheet C3.1

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

A transportation impact fee will be required.

Isabel Winget on 4/4/2022 3:28:34 PM - OPEN

## Plan Room Conditions:

No Plan Room Conditions on this case.

## Plan Room Notes:

No Plan Room Notes on this case.



# CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

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**Case number:** [PLT2022-02003 -- 1028 SUNSET POINT RD](#)

**Owner(s):** Edgewater Valor Capital Llc  
400 Cleveland Street  
Clearwater, FL 33755-1414  
PHONE: (727) 443-2869, Fax: No fax, Email: No email

**Applicant:** S O S Of Tampa Bay Inc  
400 Cleveland Street  
Clearwater, FL 33755-1414  
PHONE: (727) 443-2869, Fax: No fax, Email: No email

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

**Location:** 1028 Sunset Point Road; consisting of one parcel on on both sides of Sunset Point Road approximately 370 feet east of Edgewater Drive.

**Atlas Page:** 251A

**Zoning District:** Medium Density Residential

**Request:** The Development Review Committee (DRC) is reviewing a proposed attached dwelling development and a Preliminary Plat for a 11 lot, 10-unit (plus one common area lot) attached dwelling development in the Medium Density Residential (MDR) District for the property located at 1028 Sunset Point Road. The proposal includes constructing 10 attached dwelling units within two buildings 30 feet in height with a total of 20 parking spaces (Community Development Code Sections 2-303.A and Article 4, Division 7, Subdivision/Plats).

**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
Determination of Completeness	Complete	03/01/2022	Parry
Stormwater Review	No Comments	03/11/2022	Vo
Fire Review	No Comments	03/15/2022	Hatten
Parks and Rec Review	Comments	03/15/2022	Kader
Open Space Recreation Impact Fees are due no later than the date of obtaining building permit. These fees can be substantial therefore important to get with Art Kader at 562-4824 or art.kader@myclearwater.com for more information. No objection to plat.			
Traffic Eng Review	No Comments	03/16/2022	Lees
Engineering Review	Comments	03/21/2022	Ojeda
Public Utilities Review	No Comments	03/21/2022	Ojeda
Environmental Review	No Comments	03/23/2022	Kessler
Solid Waste Review	No Response	04/04/2022	Winget
Route to Meeting	Ready for DRC	04/04/2022	Winget
Planning Review	Comments	04/04/2022	Winget
Land Resource Review	Comments	04/04/2022	Winget



# 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

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

### Engineering Review

#### General Notes (Acknowledge):

1. Preliminary Plat review is required by the Planning and Development Department. Engineering Department (including Stormwater, Traffic, Utilities and Environmental) may have additional comments upon submittal of a Final Plat Application.

2. Preliminary plat shall show all existing easements and proposed easements

The developer should notify the City Surveyor of the intent to provide the final plat to ensure that their packet will be complete.

3. The plat fee for the final plat is set in Community Development Code Appendix A - Schedule of Fees, Rates and Charges, Section VIII. The Plat fee shall be paid prior to review by the Engineering Department.

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

### Planning Review

#### Planning Review

See comments under FLS2022-02010 and update as needed.

### Plan Room Issues:

No Plan Room Issues on this case.

### Plan Room Conditions:

No Plan Room Conditions on this case.

### Plan Room Notes:

No Plan Room Notes on this case.



# CITY OF CLEARWATER

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POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

**11:30 AM**

**Case number:** [FLS2022-02014 -- 601 BLANCHE B LITTLEJOHN TRL](#)

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

**Applicant:** Ken Rush  
13355 49th St  
Clearwater, FL 33762  
PHONE: (727) 776-2965, Fax: No fax, Email: Krush@habitatpwp.Org

**Representative:** Ken Rush  
Habitat For Humanity  
13355 49th St  
Clearwater, FL 33762  
PHONE: (727) 776-2965, Fax: No fax, Email: Krush@habitatpwp.Org

**Location:** The 0.172-acre subject property is located at the northeast corner of Blanche B. Littlejohn Trail and Maple Street.

**Atlas Page:** 277B

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

**Request:** The Development Review Committee (DRC) is reviewing a front setback reduction for a proposed detached dwelling in the Low Low Medium Density Residential (LMDR) District for the property located at 601 Blanche B. Littlejohn Trail. The building is 17 feet in height, provides two-off street parking spaces, and requests allowable flexibility from setback requirements in Community Development Code Section 2-203.C.

**Proposed Use:** Detached Dwellings

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

**Presenter:** Mark Parry, Senior Planner



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

TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	03/16/2022	Crandall
Traffic Eng Review	No Comments	03/19/2022	Lees
Engineering Review	Comments	03/21/2022	Ojeda
Stormwater Review	Comments	03/22/2022	Vo
Environmental Review	Comments	03/23/2022	Kessler
Public Utilities Review	No Comments	03/23/2022	Ojeda
Land Resource Review	No Comments	03/24/2022	Thomen
Solid Waste Review	No Response	04/04/2022	Crandall
Route to Meeting	Ready for DRC	04/04/2022	Crandall
Parks and Rec Review	No Response	04/04/2022	Crandall
Planning Review	Comments	04/04/2022	Crandall

The DRC reviewed this application with the following comments:

## Plan Room Issues:

### ENGINEERING - General Notes

Set to OPEN on 3/21/2022 3:41:54 PM

Issue created by David Ojeda on 3/21/2022 3:41:54 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 rights-of-way shall require a permit with the appropriate entity.
5. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.

Ellen Crandall on 4/4/2022 3:26:38 PM - OPEN



# CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

## ENVIRONMENTAL - Prior to Building Permit

Set to OPEN on 3/23/2022 11:42:10 AM

Issue created by Sarah Kessler on 3/23/2022 11:42:10 AM  
sarah.kessler@myclearwater.com - 727-562-4897

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

Ellen Crandall on 4/4/2022 3:26:38 PM - OPEN

## PLANNING - Disclaimer

Set to OPEN on 3/24/2022 9:29:34 AM

Issue created by Mark Parry on 3/24/2022 9:29:34 AM  
Issue is attached to Plans on sheet 2B & 2C  
mark.parry@myclearwater.com - 727-562-4741

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

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

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

Pursuant to CDC Article 4 Division 3 a complete response to DRC comments will be required to be electronically submitted by noon April 27, 2022 (20 working days pursuant to CDC Section 4-302.B). Failure to resubmit on or before this date and time will render the application denied and no further action will be taken by City Staff.

Ellen Crandall on 4/4/2022 3:26:38 PM - OPEN

## PLANNING - Fencing/Walls

Set to OPEN on 3/24/2022 9:29:05 AM

Issue created by Mark Parry on 3/24/2022 9:29:05 AM  
Issue is attached to Plans on sheet 2B & 2C  
mark.parry@myclearwater.com - 727-562-4741

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

Ellen Crandall on 4/4/2022 3:26:38 PM - OPEN

## PLANNING - Height

Set to OPEN on 3/24/2022 9:28:49 AM

Issue created by Mark Parry on 3/24/2022 9:28:49 AM  
Issue is attached to Plans on sheet 3B  
mark.parry@myclearwater.com - 727-562-4741

Please provide the height of the building as measured from grade to the midpoint of the peak of the roof.

Ellen Crandall on 4/4/2022 3:26:38 PM - OPEN

## PLANNING - Overhead Utilities

Set to OPEN on 3/24/2022 9:29:11 AM

Issue created by Mark Parry on 3/24/2022 9:29:11 AM  
Issue is attached to Plans on sheet 2B & 2C  
mark.parry@myclearwater.com - 727-562-4741

Clarify that all proposed utilities that will lead onto and serve the site will be placed underground to the extent allowed by Duke Energy.

Ellen Crandall on 4/4/2022 3:26:38 PM - OPEN





# CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

## PLANNING - RIP Criteria 1, and 7

Set to OPEN on 3/24/2022 10:05:54 AM

Issue created by Mark Parry on 3/24/2022 10:05:54 AM

Issue is attached to page 4 in 601 Blanche B Littlejohn FINAL FLS-FLD Application.pdf

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

The reduction is in the front (south) setback not the side setback. In addition, the request is for 13 feet not 12.5 feet. Please revise.

Ellen Crandall on 4/4/2022 3:26:38 PM - OPEN

## PLANNING - RIP Criterion 6:

Set to OPEN on 3/24/2022 10:06:30 AM

Issue created by Mark Parry on 3/24/2022 10:06:30 AM

Issue is attached to page 4 in 601 Blanche B Littlejohn FINAL FLS-FLD Application.pdf

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

A reference is made to development along Pennsylvania Avenue. Clarify how development along Pennsylvania Avenue relates to the subject site. Revise.

Ellen Crandall on 4/4/2022 3:26:38 PM - OPEN

## PLANNING - Sight Visibility Triangles

Set to OPEN on 3/24/2022 9:29:18 AM

Issue created by Mark Parry on 3/24/2022 9:29:18 AM

Issue is attached to Plans on sheet 2B & 2C

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

Please show the required sight visibility triangles at the front property lines at the corner of Blanche B. Little John and Maple. To minimize traffic hazards at street or driveway intersections, no structure or landscaping may be installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle. The triangles shown at the driveway are noted.

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

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

nodeId=PTICODECO\_ART3DEST\_DIV9GEAPST\_S3-904SIVITR

Ellen Crandall on 4/4/2022 3:26:38 PM - OPEN

## STORMWATER - Prior to Building Permit

Set to ANSWERED on 4/4/2022 3:45:43 PM

Issue created by Phuong Vo on 3/11/2022 4:27:44 PM

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

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

Ken Rush on 4/4/2022 3:45:43 PM - ANSWERED

*The plans that have been submitted do include directional arrows and grade elevations that allow for storm water runoff to the south of the property therefore not impacting the property that will be to the north or Eats of the subject properties.*

## Plan Room Conditions:

No Plan Room Conditions on this case.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## Plan Room Notes:

No Plan Room Notes on this case.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

**11:45 AM**

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**Case number:** [FLD2022-03010 -- 490 MANDALAY AVE](#)

**Owner(s):** Mary G Realty Inc  
1803 Wood Trail St  
Tarpon Springs, FL 34689-7549  
PHONE: No phone, Fax: No fax, Email: No email

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

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

**Location:** southwest corner of Mandalay Avenue and Baymont Street.

**Atlas Page:** 267A

**Zoning District:** T - Tourist

**Request:** The Community Development Board is reviewing a proposed 910 square foot deck to serve an existing retail plaza in the Tourist (T) Zoning District and Destination Resort District of Beach by Design for the property located at 490 Mandalay Avenue. The proposal requests allowed flexibility to parking (Community Development Code Section 2-803. D).

**Proposed Use:** Retail Plaza

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

**Presenter:** Mark Parry, Senior Planner



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	03/08/2022	Nurnberger
Stormwater Review	No Comments	03/11/2022	Vo
Parks and Rec Review	No Comments	03/14/2022	Kader
Fire Review	No Comments	03/15/2022	Hatten
Traffic Eng Review	No Comments	03/19/2022	Lees
Engineering Review	Comments	03/22/2022	Ojeda
Public Utilities Review	No Comments	03/22/2022	Ojeda
Environmental Review	Comments	03/23/2022	Kessler
Land Resource Review	No Comments	03/24/2022	Thomen
Planning Review	Comments	04/01/2022	Parry
Route to Meeting	Ready for DRC	04/04/2022	Winget
Solid Waste Review	No Response	04/04/2022	Winget
Harbor Master Review	No Response	04/04/2022	Winget

The DRC reviewed this application with the following comments:

## Plan Room Issues:



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## ENGINEERING - General Notes

Set to OPEN on 3/22/2022 8:50:32 AM

Issue created by David Ojeda on 3/22/2022 8:50:32 AM  
david.ojeda@myclearwater.com - 727-562-4743

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Per Sec. 47.181 bring all substandard sidewalks and ramps adjacent to or as part of the project up to Standards, including A.D.A.

Isabel Winget on 4/4/2022 3:31:38 PM - OPEN

## ENGINEERING - Prior to Building Permit

Set to OPEN on 3/22/2022 8:56:10 AM

Issue created by David Ojeda on 3/22/2022 8:56:10 AM  
david.ojeda@myclearwater.com - 727-562-4743

1. Revise site plan to show all existing utilities on right of way.

Isabel Winget on 4/4/2022 3:31:38 PM - OPEN

## ENVIRONMENTAL - Prior to Building Permit

Set to OPEN on 3/23/2022 1:23:40 PM

Issue created by Sarah Kessler on 3/23/2022 1:23:40 PM  
sarah.kessler@myclearwater.com - 727-562-4897

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

Isabel Winget on 4/4/2022 3:31:38 PM - OPEN

## PLANNING - Deck Area

Set to OPEN on 3/24/2022 1:45:59 PM

Issue created by Mark Parry on 3/24/2022 1:45:59 PM  
Issue is attached to Plans on sheet C3.1  
mark.parry@myclearwater.com - 727-562-4741

Clarify the area of the proposed deck on the site plan. The area on the application of 910 SF is noted.

Isabel Winget on 4/4/2022 3:31:38 PM - OPEN

## PLANNING - Disclaimer

Set to OPEN on 3/24/2022 1:47:47 PM

Issue created by Mark Parry on 3/24/2022 1:47:47 PM  
Issue is attached to Plans on sheet C1.1  
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.

The applicant is insufficient and may not proceed to CDB without revisions and a second DRC meeting. A full resubmittal with all comments fully addressed in Plan Room is required. The next deadline is noon, May 2, 2022.

Isabel Winget on 4/4/2022 3:31:38 PM - OPEN



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## PLANNING - GAC 1

Set to OPEN on 3/24/2022 1:46:33 PM

Issue created by Mark Parry on 3/24/2022 1:46:33 PM

Issue is attached to page 3 in FLS & FLD Applicataion.pdf

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

Clarify exactly how this would be in harmony with the adjacent properties. It's fully understood that the proposal is for a deck.

Isabel Winget on 4/4/2022 3:31:38 PM - OPEN

## PLANNING - GAC 2

Set to OPEN on 3/24/2022 1:46:40 PM

Issue created by Mark Parry on 3/24/2022 1:46:40 PM

Issue is attached to page 3 in FLS & FLD Applicataion.pdf

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

Please provide additional information. You can probably expand on criterion 1.

Isabel Winget on 4/4/2022 3:31:38 PM - OPEN

## PLANNING - GAC 3

Set to OPEN on 3/24/2022 1:46:47 PM

Issue created by Mark Parry on 3/24/2022 1:46:47 PM

Issue is attached to page 3 in FLS & FLD Applicataion.pdf

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

Clarify exactly how the proposal will consider the safety of the patrons.

Isabel Winget on 4/4/2022 3:31:38 PM - OPEN

## PLANNING - GFA Retail Plaza

Set to OPEN on 3/24/2022 1:45:03 PM

Issue created by Mark Parry on 3/24/2022 1:45:03 PM

Issue is attached to page 5 in Gionis by the Sea\_Parking Anaylsis\_6\_17\_21\_ess.pdf

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

The parking study lists 6,958 SF and the site plan data table lists 6,198 SF. Please clarify which is correct and revise as needed.

Isabel Winget on 4/4/2022 3:31:38 PM - OPEN

## PLANNING - Landscape Plan

Set to OPEN on 3/24/2022 1:45:47 PM

Issue created by Mark Parry on 3/24/2022 1:45:47 PM

Issue is attached to Plans on sheet L1.1

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

Please provide a landscape plan which includes landscaping along each adjacent street frontage.

Isabel Winget on 4/4/2022 3:31:38 PM - OPEN

## PLANNING - Parking Count

Set to OPEN on 3/24/2022 1:45:09 PM

Issue created by Mark Parry on 3/24/2022 1:45:09 PM

Issue is attached to page 5 in Gionis by the Sea\_Parking Anaylsis\_6\_17\_21\_ess.pdf

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

The site plan shows six spaces remaining to the north of the proposed deck where the parking study shows eight spaces. The plan also shows 10 spaces along the east side of the site where the study shows 12. Please clarify which is correct and revise as needed.

Isabel Winget on 4/4/2022 3:31:38 PM - OPEN



# CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

## PLANNING - Parking Layout

Set to OPEN on 3/24/2022 1:45:31 PM

Issue created by Mark Parry on 3/24/2022 1:45:31 PM

Issue is attached to Plans on sheet C3.1

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

Revise the layout to replace angled parking which would otherwise back into the proposed decking area with parallel spaces. The parking demand study will need to be adjusted accordingly.

Isabel Winget on 4/4/2022 3:31:38 PM - OPEN

## PLANNING - Parking Lot Dimension

Set to OPEN on 3/31/2022 11:46:58 AM

Issue created by Mark Parry on 3/31/2022 11:46:58 AM

Issue is attached to Plans on sheet C3.1

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

Some of the dimensions in the parking lot differ from sheet to sheet (i.e. A2 shows an aisle width of 16.5 feet and C3.1 shows 14.1 feet) . Please check all sheets and make sure that they match.

Isabel Winget on 4/4/2022 3:31:38 PM - OPEN

## PLANNING - Parking Space Dimensions

Set to OPEN on 3/24/2022 1:45:24 PM

Issue created by Mark Parry on 3/24/2022 1:45:24 PM

Issue is attached to Plans on sheet C3.1

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

Please provide typical parking space dimensions -please consult CDC Section 3-1402 for applicable standards.

Isabel Winget on 4/4/2022 3:31:38 PM - OPEN

## PLANNING - Restaurant Floor Area

Set to OPEN on 3/24/2022 1:44:56 PM

Issue created by Mark Parry on 3/24/2022 1:44:56 PM

Issue is attached to page 5 in Gionis by the Sea\_Parking Analysis\_6\_17\_21\_ess.pdf

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

Please clarify the amount of GFA used as restaurant in the retail plaza. Do not count outdoor seating area. Do not count a business which sells food for take away/delivery only. Restaurant ONLY includes a business which includes accommodations for consumption on premises. Some of the math doesn't seem to work in the parking study.

Isabel Winget on 4/4/2022 3:31:38 PM - OPEN

## PLANNING - Side Setback

Set to OPEN on 3/24/2022 1:46:06 PM

Issue created by Mark Parry on 3/24/2022 1:46:06 PM

Issue is attached to Plans on sheet C3.1

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

Please provide the proposed side (south) setback to the deck.

Isabel Winget on 4/4/2022 3:31:38 PM - OPEN

## PLANNING - SUC 1

Set to OPEN on 3/24/2022 1:47:03 PM

Issue created by Mark Parry on 3/24/2022 1:47:03 PM

Issue is attached to page 1 in 490 Mandalay Responses to Comp Infill Criteria 8.06.21.pdf

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

Clarify how the deck will improve accessibility to the existing structure. You may want to provide some sort of tie into the desired objectives of the Destination Resort district of Beach by Design.

Isabel Winget on 4/4/2022 3:31:38 PM - OPEN





# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## PLANNING - SUC 2

Set to OPEN on 3/24/2022 1:47:11 PM

Issue created by Mark Parry on 3/24/2022 1:47:11 PM

Issue is attached to page 1 in 490 Mandalay Responses to Comp Infill Criteria 8.06.21.pdf  
mark.parry@myclearwater.com - 727-562-4741

The response doesn't address in anyway this criterion. I imagine that you may have meant to reference the included discussion of certain Comprehensive Plan components. Please revise.

Isabel Winget on 4/4/2022 3:31:38 PM - OPEN

## PLANNING - SUC 6.d

Set to OPEN on 3/24/2022 1:47:21 PM

Issue created by Mark Parry on 3/24/2022 1:47:21 PM

Issue is attached to page 2 in 490 Mandalay Responses to Comp Infill Criteria 8.06.21.pdf  
mark.parry@myclearwater.com - 727-562-4741

The response references a new pergola roof with railings and columns. These features are not evident in the submitted elevations/perspectives. Please clarify and correct.

Isabel Winget on 4/4/2022 3:31:38 PM - OPEN

## Plan Room Conditions:

No Plan Room Conditions on this case.

## Plan Room Notes:

No Plan Room Notes on this case.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

**1:30 PM**

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**Case number:** [FLD2022-02009 -- 1532 S Highland AVE](#)

**Owner(s):** Odin Enterprises Inc  
51 Auburn St  
Largo, FL 33770-1836  
PHONE: No phone, Fax: No fax, Email: No email

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

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

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

**Atlas Page:** 315A

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

**Request:** The Community Development Board (CDB) is reviewing a 23-lot, 22-unit townhome attached dwelling use within the Medium Density Residential (MDR) District for property located at 1524-1536 S. Highland Avenue. The dwellings will be 30 feet in height, provides two off-street parking spaces per dwelling and requests allowable flexibility consistent with Community Development Code Section 2-304.G.

**Proposed Use:** Attached Dwellings

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

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



# CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Parks and Rec Review	Comments	03/14/2022	Kader
Fire Review	No Comments	03/15/2022	Hatten
Traffic Eng Review	Comments	03/21/2022	Lees
Engineering Review	Comments	03/22/2022	Ojeda
Stormwater Review	Comments	03/22/2022	Vo
Public Utilities Review	Comments	03/22/2022	Ojeda
Environmental Review	Comments	03/23/2022	Kessler
Land Resource Review	No Comments	03/29/2022	Thomen
Harbor Master Review	No Response	04/04/2022	Winget
Solid Waste Review	No Response	04/04/2022	Winget
Planning Review	Comments	04/04/2022	Winget
Route to Meeting	Ready for DRC	04/04/2022	Winget
Determination of Completeness	Complete	04/07/2022	Hauck-Baker

The DRC reviewed this application with the following comments:

## Plan Room Issues:



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

## ENGINEERING - General Notes

Set to OPEN on 3/22/2022 8:31:57 AM

Issue created by David Ojeda on 3/22/2022 8:31:57 AM  
david.ojeda@myclearwater.com - 727-562-4743

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

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN

## ENGINEERING - Prior to Building Permit

Set to OPEN on 3/22/2022 8:35:28 AM

Issue created by David Ojeda on 3/22/2022 8:35:28 AM  
david.ojeda@myclearwater.com - 727-562-4743

1. Submit evidence that request for any easement vacations have been approved.

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN

## ENGINEERING - Prior to Development Order

Set to OPEN on 3/22/2022 8:34:51 AM

Issue created by David Ojeda on 3/22/2022 8:34:51 AM  
david.ojeda@myclearwater.com - 727-562-4743

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

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN

## ENVIRONMENTAL - Prior to Building Permit

Set to OPEN on 3/23/2022 1:21:17 PM

Issue created by Sarah Kessler on 3/23/2022 1:21:17 PM  
sarah.kessler@myclearwater.com - 727-562-4897

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

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN

## PARKS AND REC - Recreation Open Space Impact Fees

Set to OPEN on 3/14/2022 4:44:32 PM

Issue created by Art Kader on 3/14/2022 4:44:32 PM  
art.kader@myclearwater.com - 727-562-4824

This project will be subject to paying Open Space Recreation Impact Fees on the day building permit is issued. Please contact Art Kader at 727-562-4824 or art.kader@myclearwater.com for more information. These fees can be substantial so important to get in touch.

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

## PLANNING - Disclaimer

Set to OPEN on 3/28/2022 2:08:23 PM

Issue created by Mark Parry on 3/28/2022 2:08:23 PM

Issue is attached to page 1 in FLD Application.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.

A second DRC meeting is required. The next submittal date is noon 05-01-2022 for a 06-02-2022 DRC meeting.

A response to each comment is required to be made in Plan Room.

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN

## PLANNING - Dumpster Enclosure Material

Set to OPEN on 3/28/2022 2:07:20 PM

Issue created by Mark Parry on 3/28/2022 2:07:20 PM

Issue is attached to Plans on sheet C3.1

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

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

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN

## PLANNING - Elevations

Set to OPEN on 3/28/2022 2:05:27 PM

Issue created by Mark Parry on 3/28/2022 2:05:27 PM

Issue is attached to Plans on sheet SD-1.2

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

Clarify why the buildings are oriented inward rather than towards the street. Please revise to have the buildings face the street.

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN

## PLANNING - Fence – Location and Height

Set to OPEN on 3/28/2022 2:05:56 PM

Issue created by Mark Parry on 3/28/2022 2:05:56 PM

Issue is attached to Plans on sheet C3.1

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

CDC Section 3-804.C applies which requires that "Any fence or wall that exceeds three feet in height and is located between a principal structure and any right-of-way shall provide a three-foot-wide landscaped strip on the right-of-way side of the fence." This means that the proposed fence/wall needs to be setback from the east property line a minimum of three feet and landscaping installed on the exterior side of the fence. It is not evident that the fence is setback a minimum of three feet and landscaped on the exterior side – please clarify and correct as needed.

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN



# CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

## PLANNING - Gates

Set to OPEN on 3/28/2022 2:04:57 PM

Issue created by Mark Parry on 3/28/2022 2:04:57 PM

Issue is attached to Plans on sheet C3.1

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

Clarify if the site will be gated. If so, please show all gates and provide evidence that required stacking distances will be met.

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN

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

Set to OPEN on 3/28/2022 2:07:48 PM

Issue created by Mark Parry on 3/28/2022 2:07:48 PM

Issue is attached to page 1 in Supplemental Response Narrative.pdf

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

The proposed development appears to present the rear of the building towards South Highland Avenue although the site is addressed and accessed from that street. In addition, it appears that other buildings along South Highland Avenue present finished front facades towards the street. The proposed orientation would appear to be inconsistent with the character of adjacent properties. Please revise the application to present a finished front façade towards South Highland Avenue.

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN

## PLANNING - Landscape Design

Set to OPEN on 3/28/2022 2:06:50 PM

Issue created by Mark Parry on 3/28/2022 2:06:50 PM

Issue is attached to Plans on sheet L1.1

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

Pursuant to CDC Section 3-1202.D.3 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 if 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 evidence that this provision is met with the proposal.

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN

## PLANNING - Landscape Plan – interior landscape area

Set to OPEN on 3/28/2022 2:06:42 PM

Issue created by Mark Parry on 3/28/2022 2:06:42 PM

Issue is attached to Plans on sheet L1.1

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

Please provide dimensions for the interior landscape areas. Only those areas which meet the minimum dimensional parameters count. Revise the plans and all calculations as needed. If less than 10 percent interior landscape area as based on the amount of vehicular use area is provided a Comprehensive Landscape Program will be required.

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN

## PLANNING - Mechanical Equipment

Set to OPEN on 3/28/2022 2:06:21 PM

Issue created by Mark Parry on 3/28/2022 2:06:21 PM

Issue is attached to Plans on sheet C3.1

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

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

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN





# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## **PLANNING - Mechanical Equipment – Location**

Set to OPEN on 3/28/2022 2:05:40 PM

Issue created by Mark Parry on 3/28/2022 2:05:40 PM

Issue is attached to Plans on sheet C3.1

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

Mechanical equipment is located along the east side of the site. The proposal does not meet the following CDC Section:

Section 3-204.D.1.

Equipment shall be placed on roofs or to the rear or side of buildings and shall not be placed between any right-of-way and the principal structure(s).

Please revise.

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN

## **PLANNING - Narrative – solid waste**

Set to OPEN on 3/28/2022 2:04:41 PM

Issue created by Mark Parry on 3/28/2022 2:04:41 PM

Issue is attached to page 7 in Project Narrative.pdf

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

The narrative provides that solid waste will be accommodated with curbside pick up of individual barrels where the site plan provides a single dumpster enclosure. Please clarify and correct one document or the other.

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN

## **PLANNING - Overhead Utilities**

Set to OPEN on 3/28/2022 2:06:07 PM

Issue created by Mark Parry on 3/28/2022 2:06:07 PM

Issue is attached to Plans on sheet C3.1

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

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

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN

## **PLANNING - Overhead Utilities and Landscaping**

Set to OPEN on 3/28/2022 2:06:35 PM

Issue created by Mark Parry on 3/28/2022 2:06:35 PM

Issue is attached to Plans on sheet L1.1

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

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

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN

## **PLANNING - Prior to CDB**

Set to OPEN on 4/4/2022 12:53:31 PM

Issue created by Ellen Crandall on 4/4/2022 12:53:31 PM

Issue is attached to Plans on sheet C4.1

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

Clarify the parcel boundary.

The city GIS and maps for the staff report show a quarter circle "tail" at the southwest corner of the property that is not included here.

The survey and site plans must match and be consistent with city records.

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN





# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## PLANNING - Prior to CDB

Set to OPEN on 3/23/2022 3:29:28 PM

Issue created by Ellen Crandall on 3/23/2022 3:29:28 PM  
ellen.crandall@myclearwater.com - 727-562-4836

4. It is not clear if the landscaping along the perimeter fence is on the inside or outside of the fence. The preference is that the landscaping along the perimeter fence is on the outside of the fence to provide an attractive interface with the surrounding properties.

If a fence is requested in the front it must clearly requested now.

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN

## PLANNING - Prior to CDB

Set to OPEN on 3/23/2022 3:27:59 PM

Issue created by Ellen Crandall on 3/23/2022 3:27:59 PM  
ellen.crandall@myclearwater.com - 727-562-4836

1. Pursuant to CDC Section 3-204.D.1 all outside mechanical equipment must be screened so as not to be visible from public streets and/or abutting properties and may not be placed between a principal structure and right-of-way. The AC units for Building 2 are located on the rear of the building and between the building and the right-of-way of South Highland Avenue, This location is not-compliant and must be moved to the side of the building.

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN

## PLANNING - Prior to CDB

Set to OPEN on 3/23/2022 3:28:23 PM

Issue created by Ellen Crandall on 3/23/2022 3:28:23 PM  
ellen.crandall@myclearwater.com - 727-562-4836

2. Within the required 15 foot buffer between Building #2 and South Highland Avenue right-of-way a stormwater retention area is shown. CDC Section 3-1202 states that the front slopes of stormwater retention areas may comprise up to 50% of any landscape buffer width, provided the slope is 4:1 or flatter. The applicant must provide documentation that the stormwater retention meets this CDC requirement.

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN

## PLANNING - Prior to CDB

Set to OPEN on 3/23/2022 3:28:42 PM

Issue created by Ellen Crandall on 3/23/2022 3:28:42 PM  
ellen.crandall@myclearwater.com - 727-562-4836

3. There are several trees on the property that will be removed as part of the project. All tree removal, replacement, or mitigation must be compliant with the requirements of CDC Section 3-1205.

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN

## PLANNING - Prior to CDB

Set to OPEN on 3/23/2022 3:29:41 PM

Issue created by Ellen Crandall on 3/23/2022 3:29:41 PM  
ellen.crandall@myclearwater.com - 727-562-4836

5. It is not clear if the project will be gated. Please verify if the project will be gated.

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## PLANNING - Prior to CDB

Set to OPEN on 3/23/2022 3:29:52 PM

Issue created by Ellen Crandall on 3/23/2022 3:29:52 PM  
ellen.crandall@myclearwater.com - 727-562-4836

6. The site plan provided in plan set named Otter Crossing SD Rev 1 (SD Rev 1) is inconsistent with the site plan provided by Northside Engineering. Either cored the site plan in SD Rev 1 to be consistent with the site plan provided by Northside Engineering or remove the site plan from the plans in SD Rev 1. The only plans needed in SD Rev 1 are the building elevations and floorplans.

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN

## PLANNING - Prior to CDB

Set to OPEN on 3/28/2022 10:01:51 AM

Issue created by Ellen Crandall on 3/28/2022 10:01:51 AM  
ellen.crandall@myclearwater.com - 727-562-4836

This project is designed with the rear of the buildings facing the right-of-way (S Highland Ave.), this creates an issue with the location of the AC units (i.e., between the structure and the right-of-way), but also creates a fundamental issue with high quality design and being compatible with the surrounding neighborhood.

This is not consistent with the General Applicability requirements CDC Section 3-914.A.1. and 6 that his is in harmony with the character of adjacent properties in which it is located and that it is consistent with the community character of the immediate vicinity.

Adjacent properties and the immediate vicinity are either oriented towards the public right of way, or have high quality buffering and landscaping which as a pier and lintel wall with a 10 foot landscape buffer. The proposed 4 foot PVC fence is not sufficient and further it does not have the required landscape buffer on the street side of the fence.

Revise to be consistent with the character of adjacent properties and the immediate vicinity. A six foot masonry wall, pier and lintel style to allow for trees with a 10 foot landscape buffer is strongly recommended to be consistent with other recent townhome developments in the surrounding area.

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN

## PLANNING - RESIDENTIAL INFILL PROJECT CRITERIA COMMENTS

Set to OPEN on 3/28/2022 2:08:07 PM

Issue created by Mark Parry on 3/28/2022 2:08:07 PM  
Issue is attached to page 4 in FLD Application.pdf  
mark.parry@myclearwater.com - 727-562-4741

The Residential Infill Project criteria responses were not included with the proposal.

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN

## PLANNING - Sight Visibility Triangles

Set to OPEN on 3/28/2022 2:07:12 PM

Issue created by Mark Parry on 3/28/2022 2:07:12 PM  
Issue is attached to Plans on sheet C3.1  
mark.parry@myclearwater.com - 727-562-4741

To minimize traffic hazards at street or driveway intersections, no structure or landscaping may be installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle. Fencing three feet in height is shown in the sight triangles where no more than 30 inches is permitted.

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## PLANNING - Site Plan and Plat Area

Set to OPEN on 3/28/2022 2:03:47 PM

Issue created by Mark Parry on 3/28/2022 2:03:47 PM

Issue is attached to Plans on sheet C3.1

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

The site plan and the plat appear to be missing a small portion of the site located at that the southwest corner. Please correct/clarify and revise all sheets including but not limited to site areas and all calculations, as applicable/needed.

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN

## PLANNING - Tree Inventory and Preservation Plan

Set to OPEN on 3/28/2022 2:06:58 PM

Issue created by Mark Parry on 3/28/2022 2:06:58 PM

Issue is attached to Plans on sheet L1.1

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

A tree inventory and preservation plan are required. Please also label, on the landscape plan, each existing tree to remain.

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN

## PUBLIC UTILITIES - Prior to Building Permit

Set to OPEN on 3/22/2022 8:36:05 AM

Issue created by David Ojeda on 3/22/2022 8:36:05 AM

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

1.Call out sizes, connections points and any utility apparatuses (individual or master meters, water mains, Fire hydrants sewer main and laterals etc.) on project's area. Water meters, fire hydrants & fire detector assemblies are to have uninstructed clearance from and not be located behind any fence

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN

## STORMWATER - Prior to Building Permit

Set to OPEN on 3/11/2022 5:07:58 PM

Issue created by Phuong Vo on 3/11/2022 5:07:58 PM

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.

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN

## STORMWATER - Prior to CDB

Set to OPEN on 3/11/2022 5:07:11 PM

Issue created by Phuong Vo on 3/11/2022 5:07:11 PM

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

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

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN

## TRAFFIC ENG - Prior to Building permit:

Set to OPEN on 3/21/2022 12:19:31 PM

Issue created by Christopher Lees on 3/21/2022 12:19:31 PM

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

1. A transportation impact fee per Chapter 150 in the Pinellas County Code will be assessed. Credit is given for current use of property.
2. Show site visibility triangles per Community Development Code Section 3-904, no structure or landscaping may be installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle.
3. Address turning movements (entry/exit) and existing striping on Highland avenue .

Isabel Winget on 4/4/2022 3:32:38 PM - OPEN



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## 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

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

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

**Applicant:**

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

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

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

**Atlas Page:** 315A

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

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

**Proposed Use:** Attached Dwellings

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

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



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Parks and Rec Review	Comments	01/14/2022	Kader
Prior to final recordation of plat Open Space Recreation Impact fees will need to be paid. Contact Art Kader at 727-562-4824 or art.kader@myclearwater.com for more information.			
Public Utilities Review	No Comments	01/19/2022	Ojeda
Fire Review	No Comments	01/19/2022	Hatten
Stormwater Review	Comments	01/19/2022	Ojeda
Engineering Review	Comments	01/19/2022	Ojeda
Environmental Review	No Comments	01/19/2022	Kessler
Traffic Eng Review	No Comments	01/19/2022	Larremore
Planning Review	Comments	01/27/2022	Hauck-Baker
Determination of Completeness	Complete	02/03/2022	Hauck-Baker
Land Resource Review	No Response	02/04/2022	Hauck-Baker
Harbor Master Review	No Response	02/04/2022	Hauck-Baker
Route to Meeting	Ready for DRC	02/04/2022	Hauck-Baker
Solid Waste Review	No Response	02/04/2022	Hauck-Baker



# 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

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

Engineering Review	<ol style="list-style-type: none"><li>1. Preliminary Plat review is required by the Planning and Development Department. Engineering Department (including Stormwater, Traffic, Utilities and Environmental) may have additional comments upon submittal of a Final Plat Application.</li><li>2. Please review Section 4-703 for application requirements.</li><li>3. Utility easements adjacent to street rights-of-way shall be provided for utilities, both private and municipal (Community Development Code Section 3-1909). Please show the utility easement on the preliminary plat.</li><li>4. Please show existing easements and vacated ROW or easements on the preliminary plat, if any.</li><li>5. The plat fee for the final plat is set in Community Development Code Appendix A - Schedule of Fees, Rates and Charges, Section VIII. The Plat fee shall be paid prior to review by the Engineering Department.</li><li>6. Designate the maintenance entity on the final plat that will maintain the proposed stormwater facilities.</li></ol>
Planning Review	<p>Planning Review</p> <p>See comments under FLD2022-02009 and revise as needed.</p>

### 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**

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**Case number:** [FLS2021-11041 -- 2025 BROADWAY](#)

**Owner(s):** Ronald Beadenkopf  
2025 Broadway  
Clearwater, FL 337551005  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Ronald Beadenkopf  
2025 Broadway Ave  
Clearwater, FL 33755  
PHONE: (912) 220-2444, Fax: No fax, Email: Ron\_Beadenkopf@yahoo.Com

**Representative:** Ronald Beadenkopf  
2025 Broadway Ave  
Clearwater, FL 33755  
PHONE: (912) 220-2444, Fax: No fax, Email: Ron\_Beadenkopf@yahoo.Com

**Location:** 0.176-acre property located on the northeast corner of Broadway Avenue and Granada Street.

**Atlas Page:** 251A

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

**Request:** The Development Review Committee (DRC) is reviewing two existing sheds as accessory uses to an existing detached dwelling in the Low Medium Density Residential (LMDR) zoning district for the property located at 2025 Broadway Avenue and the project requests allowable flexibility from setback requirements (Community Development Code Section 2-203.C.)

**Proposed Use:** Detached Dwellings

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

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



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Planning Review	Comments	03/02/2022	Hauck-Baker
Stormwater Review	No Comments	03/10/2022	Vo
Fire Review	No Comments	03/11/2022	Hatten
Parks and Rec Review	No Comments	03/14/2022	Kader
Traffic Eng Review	No Comments	03/16/2022	Lees
Public Utilities Review	No Comments	03/21/2022	Ojeda
Engineering Review	Comments	03/21/2022	Ojeda
Environmental Review	Comments	03/23/2022	Kessler
Land Resource Review	No Comments	03/23/2022	Quinzi
Harbor Master Review	No Response	04/04/2022	Crandall
Solid Waste Review	No Response	04/04/2022	Crandall
Route to Meeting	Ready for DRC	04/04/2022	Crandall
Art Review	No Response	04/04/2022	Crandall
Determination of Completeness	Complete	04/07/2022	Hauck-Baker

The DRC reviewed this application with the following comments:

## Plan Room Issues:



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## ENGINEERING - General Notes

Set to OPEN on 3/21/2022 12:20:06 PM

Issue created by David Ojeda on 3/21/2022 12:20:06 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.

Ellen Crandall on 4/4/2022 3:33:17 PM - OPEN

## ENVIRONMENTAL - Prior to Building Permit

Set to OPEN on 3/23/2022 11:09:20 AM

Issue created by Sarah Kessler on 3/23/2022 11:09:20 AM  
sarah.kessler@myclearwater.com - 727-562-4897

Prior to issuance of Building Permit:  
Provide erosion control measures on plan sheet, and provide notes detailing erosion control methods.

Ellen Crandall on 4/4/2022 3:33:17 PM - OPEN



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## PLANNING - Findings of Fact

Set to OPEN on 3/2/2022 1:42:44 PM

Issue created by Melissa Hauck-Baker on 3/2/2022 1:42:44 PM

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

1. The subject property is an 0.176-acre lot located at the northeast corner of Broadway Avenue and Granada Street.
2. The subject property and surrounding neighborhood was platted in 1925 and predominantly developed over the course of in the late 1940's to late 1950's resulting in a variety of legal, nonconforming accessory use structures.
3. The existing development consists of a detached dwelling constructed in 1972 with two accessory shed uses which were installed in 2005 and 2011 both situate in the required side yard setback area.
4. 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.
5. 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.
6. The proposed project requests a reduced side yard setback (east) of 3 feet and a side yard setback (north) of 0.68 feet for existing Shed #1, and a reduced side yard setback (north) of 0.68 feet for existing Shed #2, the remainder of the required setbacks will not be impacted, which is consistent with CDC Table 2-203 for a Residential Infill Project.
7. The proposed Impervious Surface Ratio has been provided at 0.40 where 0.65 is the maximum permitted consistent with CDC Section 2-201.1.
8. The subject property is not encumbered by any existing drainage/utility easements.
9. The applicant has provided sufficient responses to the Flexibility Criteria and the General Applicability Criteria for the submitted application.
10. A survey of area properties which involved planning cases resulted in five approved cases including setback reductions, of those cases, three cases approved a side yard setback reduction less than 5 feet, additionally, an overview of the surrounding development pattern resulted in four properties with existing sheds featuring a side yard setback in the range of 1.5 feet to 4 feet, which supports the requested setback reduction and is consistent with the development pattern of the surrounding neighborhood.

Ellen Crandall on 4/4/2022 3:33:17 PM - OPEN

## PLANNING - Prior to DO

Set to OPEN on 3/2/2022 1:43:23 PM

Issue created by Melissa Hauck-Baker on 3/2/2022 1:43:23 PM

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

Prior to Development Order:

11. The permitted maximum building height is 15 feet for accessory use structures and the application identifies that the sheds comply with the maximum permitted height, the exact height dimension to the mid-point of the pitched roof shall be provided for each of the sheds, consistent with CDC Section 3-203.D.

Ellen Crandall on 4/4/2022 3:33:17 PM - OPEN

## Plan Room Conditions:

No Plan Room Conditions on this case.

## Plan Room Notes:

No Plan Room Notes on this case.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

**2:30 PM**

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**Case number:** [FLS2022-02011 -- 1970 ABBEY LAKE RD](#)

**Owner(s):** Bradley Foster  
1970 Abbey Lake Rd  
Clearwater, FL 337591628  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Greg Presby  
565 S. Hercules Avenue  
Clearwater, FL 33764  
PHONE: No phone, Fax: No fax, Email: Greg@deuelengineering.Com

**Representative:** Greg Presby  
Deuel & Associates  
565 S. Hercules Avenue  
Clearwater, FL 33764  
PHONE: No phone, Fax: No fax, Email: Greg@deuelengineering.Com

**Location:** 2.291-acre property located on the west side of Abbey Lake Road approximately 233 feet north of the intersection with Sunset Point Road.

**Atlas Page:** 255B

**Zoning District:** LDR - Low Density Residential

**Request:** The Development Review Committee (DRC) is reviewing an application for a Preliminary Plat for a proposed 2-lot subdivision including a flag lot for a proposed new detached dwelling use in the Low Density Residential (LDR) zoning district for the property located at 1970 Abbey Lake Road. The project requests allowable flexibility from minimum lot width and the creation of a flag lot as a Residential Infill Project. (Community Development Code Section 2-103.B, Section 3-105 and Article 4, Division 7, Subdivisions/Plats)

**Proposed Use:** Detached Dwellings

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

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



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	02/03/2022	Hauck-Baker
Planning Review	Comments	03/04/2022	Hauck-Baker
Stormwater Review	No Comments	03/11/2022	Vo
Fire Review	No Comments	03/14/2022	Hatten
Parks and Rec Review	No Comments	03/14/2022	Kader
Traffic Eng Review	No Comments	03/16/2022	Lees
Public Utilities Review	No Comments	03/21/2022	Ojeda
Engineering Review	Comments	03/21/2022	Ojeda
Environmental Review	No Comments	03/23/2022	Kessler
Land Resource Review	No Comments	03/30/2022	Quinzi
Harbor Master Review	No Review Required	04/04/2022	Crandall
Solid Waste Review	No Response	04/04/2022	Crandall
Route to Meeting	Ready for DRC	04/04/2022	Crandall
Art Review	No Review Required	04/04/2022	Crandall

The DRC reviewed this application with the following comments:

## Plan Room Issues:



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## ENGINEERING - General Notes

Set to OPEN on 3/21/2022 3:17:40 PM

Issue created by David Ojeda on 3/21/2022 3:17:40 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.

Ellen Crandall on 4/4/2022 3:45:19 PM - OPEN

## ENGINEERING - Prior to Building Permit

Set to OPEN on 3/21/2022 3:18:03 PM

Issue created by David Ojeda on 3/21/2022 3:18:03 PM  
david.ojeda@myclearwater.com - 727-562-4743

1. There are existing utilities and a 10-foot drainage easement adjacent to the south property line not shown on plans, please revise.

Ellen Crandall on 4/4/2022 3:45:19 PM - OPEN

## PLANNING - Findings of Fact

Set to OPEN on 3/4/2022 1:09:26 PM

Issue created by Melissa Hauck-Baker on 3/4/2022 1:09:26 PM  
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

1. The subject property is a 2.291-acre lot located on the west side of Abbey Lake Road approximately 233 feet north of the intersection with Sunset Point Road with 195 feet of frontage along Abbey Lake Road and was developed in 1976 with a detached dwelling use.
2. The subject property and most of the surrounding neighborhood exist as unplatted lots, which has necessitated the companion Preliminary Plat case, PLT2022-02004, for the proposed creation of two lots, with one lot being proposed as a flag lot, consistent with CDC Section 3-105 and CDC Article 4, Division 7, Subdivisions/Plats.
3. The proposed project will divide the existing lot into two lots with one of the lots proposed as a flag lot which will retain the existing detached dwelling use and a second lot for a future detached dwelling use.
4. The subject property is located in the Low Density Residential (LDR) zoning district and the Residential Suburban (RS) future land use designation which permits a density of 2.5 dwelling units per acre where the existing 2.291-acre parcel proposes a density of 0.87 dwelling units per acre.
5. Proposed Parcel 1 features the existing detached dwelling use and will have 46.99 feet of frontage along Abbey Lake Road with a total lot size of 79,075 SF, less the flag which results in 72,496.4 SF, which is consistent with the development parameters of CDC Table 2-103 for a Residential Infill Project.
6. Proposed Parcel 2 will be a vacant lot with 148 feet of frontage along Abbey Lake Road with a total lot size of 20,721 SF, which is consistent with the development parameters of CDC Table 2-103 for a Residential Infill Project.
7. Proposed Parcel 1 features an existing single-family detached dwelling use with site improvements including a driveway, front walkway, and several accessory use structures and the proposed new lot line will not create any setback issues to the existing driveway, which is consistent with CDC Table 2-103, Residential Infill Project and Section 3-903.A and I, Required Setbacks.
8. The proposed Impervious Surface Ratio for Parcel 1 will be 0.098 and for Parcel 2 will be 0.00 which is consistent with CDC Section 2-101.1, Maximum Development Potential.
9. The applicant has provided sufficient responses to the General Applicability Criteria, CDC Section 3-914 and the Flexibility Criteria for a Residential Infill Project, CDC Section 2-103.B.

Ellen Crandall on 4/4/2022 3:45:19 PM - OPEN





# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## PLANNING - Prior to DO

Set to OPEN on 3/4/2022 1:09:53 PM

Issue created by Melissa Hauck-Baker on 3/4/2022 1:09:53 PM

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

10. Applicant shall provide the existing detached dwelling use building height to ensure compliance with the maximum building height of CDC Table 2-103, Residential Infill Project.

11. Applicant must provide written responses to the Flag Lot Criteria, CDC Section 3-105.

Ellen Crandall on 4/4/2022 3:45:19 PM - OPEN

### Plan Room Conditions:

No Plan Room Conditions on this case.

### Plan Room Notes:

No Plan Room Notes on this case.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

---

**Case number:** [PLT2022-02004 -- 1970 ABBEY LAKE RD](#)

**Owner(s):** Bradley Foster  
1970 Abbey Lake Rd  
Clearwater, FL 33759-1628  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Brian Barker, Pe  
565 S. Hercules Ave.  
Clearwater, FL 33764  
PHONE: (727) 822-4151, Fax: No fax, Email: Brian@deuelengineering.Com

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

**Location:** 2.291-acre property located along the west side of Abbey Lake Road approximately 525 feet north of the intersection with Sunset Point Road.

**Atlas Page:** 255B

**Zoning District:** Low Density Residential

**Request:** The Development Review Committee (DRC) is reviewing an application for a Preliminary Plat for a proposed 2-lot subdivision including a flag lot for a proposed new detached dwelling use in the Low Density Residential (LDR) zoning district for the property located at 1970 Abbey Lake Road. The project requests allowable flexibility from minimum lot width and the creation of a flag lot as a Residential Infill Project. (Community Development Code Section 2-103.B, Section 3-105 and Article 4, Division 7, Subdivisions/Plats)

**Proposed Use:** Detached Dwellings

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

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



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Planning Review	Comments	03/04/2022	Hauck-Baker
Stormwater Review	No Comments	03/11/2022	Vo
Fire Review	No Comments	03/15/2022	Hatten
Parks and Rec Review	No Comments	03/15/2022	Kader
Traffic Eng Review	No Comments	03/16/2022	Lees
Engineering Review	Comments	03/21/2022	Ojeda
Public Utilities Review	No Comments	03/21/2022	Ojeda
Environmental Review	No Comments	03/23/2022	Kessler
Solid Waste Review	No Response	04/04/2022	Crandall
Route to Meeting	Ready for DRC	04/04/2022	Crandall
Land Resource Review	No Response	04/04/2022	Crandall
Harbor Master Review	No Review Required	04/04/2022	Crandall
Determination of Completeness	Complete	04/07/2022	Hauck-Baker

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

### Engineering Review

#### General Note (Acknowledge):

1. Preliminary Plat review is required by the Planning and Development Department. Engineering Department (including Stormwater, Traffic, Utilities and Environmental) may have additional comments upon submittal of a Final Plat 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

## Planning Review

### Planning Review

#### Findings of Fact:

1. The subject property is a 2.291-acre lot located on the west side of Abbey Lake Road approximately 233 feet north of the intersection with Sunset Point Road with 195 feet of frontage along Abbey Lake Road and was developed in 1976 with a detached dwelling use.
2. The subject property and most of the surrounding neighborhood exist as unplatted lots, which has necessitated the companion Preliminary Plat case, PLT2022-02004, for the proposed creation of two lots, with one lot being proposed as a flag lot, consistent with CDC Section 3-105 and CDC Article 4, Division 7, Subdivisions/Plats.
3. The proposed project will divide the existing lot into two lots with one of the lots proposed as a flag lot which will retain the existing detached dwelling use and a second lot for a future detached dwelling use.
4. The subject property is located in the Low Density Residential (LDR) zoning district and the Residential Suburban (RS) future land use designation which permits a density of 2.5 dwelling units per acre where the existing 2.291-acre parcel proposes a density of 0.87 dwelling units per acre.
5. Proposed Parcel 1 features the existing detached dwelling use and will have 46.99 feet of frontage along Abbey Lake Road with a total lot size of 79,075 SF, less the flag which results in 72,496.4 SF, which is consistent with the development parameters of CDC Table 2-103 for a Residential Infill Project.
6. Proposed Parcel 2 will be a vacant lot with 148 feet of frontage along Abbey Lake Road with a total lot size of 20,721 SF, which is consistent with the development parameters of CDC Table 2-103 for a Residential Infill Project.
7. Proposed Parcel 1 features an existing single-family detached dwelling use with site improvements including a driveway, front walkway, and several accessory use structures and the proposed new lot line will not create any setback issues to the existing driveway, which is consistent with CDC Table 2-103, Residential Infill Project and Section 3-903.A and I, Required Setbacks.
8. The proposed Impervious Surface Ratio for Parcel 1 will be 0.098 and for Parcel 2 will be 0.00 which is consistent with CDC Section 2-101.1, Maximum Development Potential.
9. The applicant has provided sufficient responses to the General Applicability Criteria, CDC Section 3-914 and the Flexibility Criteria for a Residential Infill Project, CDC Section 2-103.B.

#### Prior to Development Order

10. Applicant shall provide the existing detached dwelling use building height to ensure compliance with the maximum building height of CDC Table 2-103, Residential Infill Project.
11. Applicant must provide written responses to the Flag Lot Criteria, CDC Section 3-105.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## Plan Room Issues:

No Plan Room Issues on this case.

## Plan Room Conditions:

No Plan Room Conditions on this case.

## Plan Room Notes:

No Plan Room Notes on this case.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

**2:45 PM**

**Case number:** [FLS2022-02013 -- 1411 LEMON ST](#)

**Owner(s):** Karla Deas  
1411 Lemon St  
Clearwater, FL 337562340  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Karla Deas  
1411 Lemon Street  
Clearwater, FL 33756  
PHONE: (727) 331-1853, Fax: No fax, Email: Ksens@hotmail.Com

**Representative:** Karla Deas  
1411 Lemon Street  
Clearwater, FL 33756  
PHONE: (727) 331-1853, Fax: No fax, Email: Ksens@hotmail.Com

**Location:** 0.156-acre property located on the south side of Lemon Street, approximately 65 feet east of the intersection with Sunny Park Road.

**Atlas Page:** 315A

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

**Request:** The Development Review Committee (DRC) is reviewing a shed as accessory use to an existing detached dwelling in the Low Medium Density Residential (LMDR) zoning district for the property located at 1411 Lemon Street and the project requests allowable flexibility from setback requirements (Community Development Code Section 2-203.C.)

**Proposed Use:** Detached Dwellings

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

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



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Planning Review	Comments	03/04/2022	Hauck-Baker
Stormwater Review	No Comments	03/11/2022	Vo
Parks and Rec Review	No Comments	03/14/2022	Kader
Fire Review	No Comments	03/15/2022	Hatten
Traffic Eng Review	No Comments	03/16/2022	Lees
Public Utilities Review	No Comments	03/21/2022	Ojeda
Engineering Review	Comments	03/21/2022	Ojeda
Environmental Review	Comments	03/23/2022	Kessler
Land Resource Review	No Comments	03/24/2022	Thomen
Harbor Master Review	No Response	04/04/2022	Crandall
Solid Waste Review	No Response	04/04/2022	Crandall
Route to Meeting	Ready for DRC	04/04/2022	Crandall
Art Review	No Response	04/04/2022	Crandall
Determination of Completeness	Complete	04/07/2022	Hauck-Baker

The DRC reviewed this application with the following comments:

## Plan Room Issues:





# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## ENGINEERING - General Notes

Set to OPEN on 3/21/2022 3:32:58 PM

Issue created by David Ojeda on 3/21/2022 3:32:58 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.

Ellen Crandall on 4/4/2022 3:30:36 PM - OPEN

## ENVIRONMENTAL - Prior to Building Permit

Set to OPEN on 3/23/2022 11:39:58 AM

Issue created by Sarah Kessler on 3/23/2022 11:39:58 AM  
sarah.kessler@myclearwater.com - 727-562-4897

Prior to issuance of Building Permit:  
Provide erosion control measures on plan sheet, and provide notes detailing erosion control methods.

Ellen Crandall on 4/4/2022 3:30:36 PM - OPEN



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## PLANNING - Findings of Fact

Set to OPEN on 3/4/2022 9:42:30 AM

Issue created by Melissa Hauck-Baker on 3/4/2022 9:42:30 AM

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

1. The subject property is an 0.156-acre lot located on the south side of Lemon Street, approximately 65 feet east of the intersection with Sunny Park Road and features 70 feet of frontage along Lemon Street and was annexed into the city in 2016 through Ordinance #8962-16.
2. The subject property and surrounding neighborhood was platted in 1955 and remains predominantly within Unincorporated Pinellas County with development occurring between the 1950's and 1960's resulting in a variety of legal, nonconforming accessory use structures.
3. The existing development consists of a detached dwelling constructed in 1955 and the request is for the installation of a 46.75 SF shed, 4.25 feet by 11 feet with an overall height of 7 feet consistent with a shed that does not require a formal building construction permit and CDC Section 3-203.D, in the required side yard (west) setback area.
4. The property is located in the Low Medium Density Residential District (LMDR) and features a future land use designation of Residential Low (RL), where the required setbacks are front yard of 25 feet, side yard 5 feet, and rear yard of 10 feet, consistent with CDC Section 2-202, Minimum standard development.
5. 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.
6. The proposed project requests a reduced side yard setback (west) of 3 feet for the proposed shed, the remainder of the required setbacks will not be impacted, which is consistent with CDC Table 2-203 for a Residential Infill Project.
7. The proposed Impervious Surface Ratio has been provided at 0.32 where 0.65 is the maximum permitted consistent with CDC Section 2-201.1.
8. The applicant has provided sufficient responses to the Flexibility Criteria and the General Applicability Criteria for the submitted application.
9. A survey of area properties within both the city and Unincorporated Pinellas County parcels resulted in nine properties with existing reduced side yard setbacks in the range of 0.5 feet to 4 feet for various sheds, concrete pads and detached dwelling footprint, which supports the requested setback reduction and is consistent with the development pattern of the surrounding neighborhood.

Ellen Crandall on 4/4/2022 3:30:36 PM - OPEN

## PLANNING - Prior to DO

Set to OPEN on 3/4/2022 9:43:07 AM

Issue created by Melissa Hauck-Baker on 3/4/2022 9:43:07 AM

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

10. The subject property is encumbered by an existing drainage/utility easement of 5 feet (DB 1510-510) along the rear (south) property which will not be impacted by the proposed project and the submitted survey shows a 10-foot by 8-foot concrete pad within 3.7 feet of the rear property line which has been removed from the property.

Ellen Crandall on 4/4/2022 3:30:36 PM - OPEN

## PLANNING - Prior to DO

Set to OPEN on 3/30/2022 3:28:02 PM

Issue created by Ellen Crandall on 3/30/2022 3:28:02 PM

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

Clarify why the shed can not be placed in the very large rear yard.  
Specifically how does this meet the required flexibility criteria CDC Section 2-203.C.2. The development or redevelopment of the parcel proposed for development is otherwise impractical without deviations from one or more of the following: intensity; other development standards;

It does not appear to be impracticable.

Ellen Crandall on 4/4/2022 3:30:36 PM - OPEN

## PLANNING - Prior to DO

Set to OPEN on 3/30/2022 3:29:14 PM

Print date: 4/4/2022

87 of 95

DRC\_ActionAgenda

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Issue created by Ellen Crandall on 3/30/2022 3:29:14 PM

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

Provide details how the proposed setback reduction for a shed is an upgrade for the immediate vicinity and the city of clearwater as required by flexibility code criteria CDC Section 2-203.C. 6, 7 and 8.

6. The development of the parcel proposed for development as a residential infill project will upgrade the immediate vicinity of the parcel proposed for development;

7. The design of the proposed residential infill project creates a form and function which enhances the community character of the immediate vicinity of the parcel proposed for development and the City of Clearwater as a whole;

8. Flexibility in regard to lot width, required setbacks, height, off-street parking access or other development standards are justified by the benefits to community character and the immediate vicinity of the parcel proposed for development and the City of Clearwater as a whole.

Ellen Crandall on 4/4/2022 3:30:36 PM - OPEN

## Plan Room Conditions:

No Plan Room Conditions on this case.

## Plan Room Notes:

No Plan Room Notes on this case.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

**3:00 PM**

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**Case number:** [FLS2022-02015 -- 814 NARCISSUS AVE](#)

**Owner(s):** Robert Radomski  
814 Narcissus Ave  
Clearwater, FL 337671334  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:** Barbara Birge  
814 Narcissus Ave  
Clearwater, FL 33767  
PHONE: (317) 730-1517, Fax: No fax, Email: Barbbirge@gmail.Com

**Representative:** Barbara Birge  
814 Narcissus Ave  
Clearwater, FL 33767  
PHONE: (317) 730-1517, Fax: No fax, Email: Barbbirge@gmail.Com

**Location:** 0.177-acre property located on the west side of Narcissus Avenue approximately 70 feet south of the intersection with Verbena Street.

**Atlas Page:** 249A

**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 814 Narcissus Avenue. The project requests allowable flexibility from setbacks (Community Development Code Section 2-203.B/C).

**Proposed Use:** Detached Dwellings

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

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



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## Workflow:

Review Name	Task Status	Status Date	Last Name
Planning Review	Comments	03/03/2022	Hauck-Baker
Stormwater Review	Comments	03/11/2022	Vo
Parks and Rec Review	No Comments	03/14/2022	Kader
Fire Review	No Comments	03/15/2022	Hatten
Traffic Eng Review	No Comments	03/19/2022	Lees
Engineering Review	Comments	03/21/2022	Ojeda
Environmental Review	Comments	03/23/2022	Kessler
Public Utilities Review	No Comments	03/23/2022	Ojeda
Land Resource Review	No Comments	03/24/2022	Thomen
Harbor Master Review	No Response	04/04/2022	Crandall
Solid Waste Review	No Response	04/04/2022	Crandall
Route to Meeting	Ready for DRC	04/04/2022	Crandall
Art Review	No Response	04/04/2022	Crandall
Determination of Completeness	Complete	04/07/2022	Hauck-Baker

The DRC reviewed this application with the following comments:

## Plan Room Issues:



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## ENGINEERING - General Notes

Set to OPEN on 3/21/2022 3:59:24 PM

Issue created by David Ojeda on 3/21/2022 3:59:24 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.

Ellen Crandall on 4/4/2022 3:46:18 PM - OPEN

## ENGINEERING - Prior to Development Order

Set to OPEN on 3/21/2022 3:59:52 PM

Issue created by David Ojeda on 3/21/2022 3:59:52 PM  
david.ojeda@myclearwater.com - 727-562-4743

1. There is a 5-foot easement along the West property line not shown on plans please revise, per Section 3-1909 no structures (including any foundations) shall fall within said easement.

Ellen Crandall on 4/4/2022 3:46:18 PM - OPEN

## ENVIRONMENTAL - Prior to Building Permit

Set to OPEN on 3/23/2022 11:46:00 AM

Issue created by Sarah Kessler on 3/23/2022 11:46:00 AM  
sarah.kessler@myclearwater.com - 727-562-4897

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

Note: Offsite discharge produced groundwater from dewatering shall comply with dewatering guidelines from Florida Department of Environmental Protection (FDEP), F.A.C. 62-621.300(2).

Ellen Crandall on 4/4/2022 3:46:18 PM - OPEN



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## PLANNING - Findings of Fact

Set to OPEN on 3/3/2022 2:03:15 PM

Issue created by Melissa Hauck-Baker on 3/3/2022 2:03:15 PM

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

1. The 0.177-acre subject property is located on the west side of Narcissus Avenue approximately 70 feet south of the intersection with Verbena Street.
2. The proposed project includes a pool with decking as an accessory use to the existing 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 (west) of 5 feet and will comply with the required side yard (north and south) setback of 5 feet where the proposed setbacks will be 8.33 feet and 8.25 feet respectively, 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 (east) setback of 28 feet, which is consistent with CDC Table 2-203 for a detached dwelling use.
7. The proposed Impervious Surface Ratio has been provided at 0.59 where 0.65 is the maximum permitted consistent with CDC Section 2-201.1.
8. The applicant has provided sufficient responses to the Flexibility Criteria and the General Applicability Criteria for the submitted application.
9. 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.

Ellen Crandall on 4/4/2022 3:46:18 PM - OPEN

## PLANNING - Prior to DO

Set to OPEN on 3/3/2022 2:04:44 PM

Issue created by Melissa Hauck-Baker on 3/3/2022 2:04:44 PM

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

10. There is an existing 5-foot drainage and utility easement located along the rear (west) property line (PB#14-32), the project may not encroach into the easement and the site plan shall be revised to accurately show the dimensioned easement area which is consistent with the requested rear yard (west) setback reduction.

Ellen Crandall on 4/4/2022 3:46:18 PM - OPEN

## PLANNING - Prior to DO

Set to OPEN on 3/15/2022 9:53:35 AM

Issue created by Ellen Crandall on 3/15/2022 9:53:35 AM

Issue is attached to Plans on sheet 31

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

Clearly provide the setback measurement of the closest corner of the pool deck to the property line. Setbacks are measured from the pool deck (not edge of pool).

Also provide a north arrow on the site plan.

Ellen Crandall on 4/4/2022 3:46:18 PM - OPEN





# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

## STORMWATER - Prior to Building Permit

Set to OPEN on 3/11/2022 12:51:49 PM

Issue created by Phuong Vo on 3/11/2022 12:51:49 PM  
phuong.vo@myclearwater.com - 727-562-4752

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

Ellen Crandall on 4/4/2022 3:46:18 PM - OPEN

### Plan Room Conditions:

No Plan Room Conditions on this case.

### Plan Room Notes:

No Plan Room Notes on this case.



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

**3:15 PM**

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**Case number:** [ANX2022-03005 -- 0 OTTEN ST](#)

**Owner(s):** Robert Smith  
9505 49th Street N  
Apt 2-118  
Pinellas Park, FL 33782  
PHONE: (727) 481-5927, Fax: No fax, Email: No email

**Applicant:** Robert Smith  
9505 49th Street N  
Apt 2-118  
Pinellas Park, FL 33782  
PHONE: (727) 481-5927, Fax: No fax, Email: Crk.Smith@gmail.Com

**Representative:** Robert Smith  
9505 49th Street N  
Apt 2-118  
Pinellas Park, FL 33782  
PHONE: (727) 481-5927, Fax: No fax, Email: Crk.Smith@gmail.Com

**Location:** 0.183 acres located on the southeast corner of Otten Street and Weston Drive.

**Atlas Page:** 261A

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

**Request:** This case involves one parcel of land which is currently vacant. It is proposed that the initial Future Land Use Map designation assigned be Residential Low (RL) and the initial zoning district assigned be Low Medium Density Residential (LMDR).

**Proposed Use:** Detached Dwellings

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

**Presenter:** Kyle Brotherton, Senior Planner

**Workflow:**

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	03/02/2022	Brotherton
Planning Review	No Comments	03/02/2022	Brotherton
Stormwater Review	No Comments	03/22/2022	Ojeda
Engineering Review	No Comments	03/22/2022	Ojeda
Public Utilities Review	Comments	03/22/2022	Ojeda
1.Water, sanitary sewer and reclaimed water service is available.			
Traffic Eng Review	No Comments	03/23/2022	Lees
Environmental Review	No Comments	03/23/2022	Kessler
Solid Waste Review	No Response	04/04/2022	Crandall
Parks and Rec Review	No Response	04/04/2022	Crandall
Land Resource Review	No Response	04/04/2022	Crandall
Fire Review	No Response	04/04/2022	Crandall

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.