



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

DRAFT ACTION AGENDA DEVELOPMENT REVIEW COMMITTEE

Thursday, December 02, 2021

8:30 AM - Staff Review

9:00 AM

Case number: [ANX2021-11016 -- 1819 DIANE DR](#)

Owner(s): Lisa F Russo
1819 Diane Dr
Clearwater, FL 33759
PHONE: (727) 288-3207, Fax: No fax, Email: No email

Applicant: Lisa Russo
1819 Diane Dr
Clearwater, FL 33759
PHONE: (727) 288-3207, Fax: No fax, Email: No email

Location: 1.483 acres located generally north of SR 590, east of US Highway 19, south of Sunset Point Road, and west of El Trinidad Drive East.

Atlas Page: 264A

Zoning District: LMDR - Low Medium Density Residential

Request: This case involves three voluntary petitions for annexation. It is proposed that the properties at 1819 Diane Drive and 2635 Woodring Drive be assigned an initial future land use map category of Residential Low (RL) and an initial zoning designation of Low Medium Density Residential (LMDR). It is proposed that the property at 2704 South Drive be assigned an initial future land use category of Residential Medium (RM) and an initial zoning designation of Medium Density Residential (MDR).

Proposed Use: Detached Dwellings

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

Presenter: Kyle Brotherton, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	11/02/2021	Brotherton
Planning Review	No Comments	11/02/2021	Brotherton
Traffic Eng Review	Comments	11/10/2021	Elbo
Stormwater Review	Comments	11/12/2021	Vo
Engineering Review	No Comments	11/23/2021	Ojeda
Environmental Review	No Comments	11/23/2021	Kessler
Public Utilities Review	No Comments	11/23/2021	Ojeda

The DRC reviewed this application with the following comments:

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

9:05 AM

Case number: [ANX2021-11017 -- 1944 CALUMET ST B](#)

Owner(s): V E Management Llc
1944 Calumet St # B
Clearwater, FL 33765
PHONE: (727) 520-6475, Fax: No fax, Email: No email

Applicant: V E Management Llc
1944 Calumet St # B
Clearwater, FL 33765
PHONE: (727) 520-6475, Fax: No fax, Email: No email

Location: Located on the north side of Calumet Street approximately 545 feet west of North Hercules Avenue.

Atlas Page: 262A

Zoning District: IRT - Industrial, Research and Technology

Request: This case involves a voluntary petition for annexation of an industrial property. It is proposed that the initial future land use map category assigned be Industrial General (IG) and the initial zoning designation assigned be Industrial, Research & Technology (IRT).

Proposed Use: Wholesale/Distribution/Warehouse Facility

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	11/02/2021	Brotherton
Planning Review	No Comments	11/02/2021	Brotherton
Stormwater Review	Comments	11/12/2021	Vo
Traffic Eng Review	Comments	11/12/2021	Elbo
Environmental Review	No Comments	11/23/2021	Kessler
Public Utilities Review	No Comments	11/23/2021	Ojeda
Engineering Review	No Comments	11/23/2021	Ojeda

The DRC reviewed this application with the following comments:



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TELEPHONE (727) 562-4567

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

9:10 AM

Case number: [ANX2021-11018 -- 2635 WOODRING DR](#)

Owner(s): Elizabeth Bautista
22094 Us Highway 19 N
Clearwater, FL 33765
PHONE: (213) 925-2269, Fax: No fax, Email: No email

Applicant: Elizabeth Bautista
22094 Us Highway 19 N
Clearwater, FL 33765
PHONE: (213) 925-2269, Fax: No fax, Email: No email

Representative: Alejandro Perez
9211 Donaldson Dr
Town 'n' Country, FL 33615
PHONE: (813) 244-5601, Fax: No fax, Email: Perezcontractor@hotmail.Com

Location: Located on the SE Corner of Woodring Drive and Carlton Drive.

Atlas Page: 264A

Zoning District: LMDR - Low Medium Density Residential

Request: This case involves a voluntary annexation petition. It is proposed that the property be assigned an initial future land use map category of Residential Low (RL) and an initial zoning designation of Low Medium Density Residential (LMDR).

Proposed Use:

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	11/02/2021	Brotherton
Planning Review	Comments	11/08/2021	Brotherton
Stormwater Review	Comments	11/12/2021	Vo
Traffic Eng Review	Comments	11/12/2021	Elbo
Environmental Review	No Comments	11/23/2021	Kessler
Public Utilities Review	No Comments	11/23/2021	Ojeda
Engineering Review	No Comments	11/23/2021	Ojeda



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TELEPHONE (727) 562-4567

The DRC reviewed this application with the following comments:

Planning Review

Adoption hearing of the annexation cannot occur until after a certificate of occupancy is issued by Pinellas County. Planning staff will need a copy of the CO to be submitted before scheduling the adoption hearing. Please acknowledge.

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

9:15 AM

Case number: [REZ2021-11001 -- 806 TURNER ST](#)

Owner(s): Ivonne Pineda Kelley
412 N Washington Avenue
Clearwater, FL 33756-5634
PHONE: (727) 421-5595, Fax: No fax, Email: No email

Applicant: Ivonne Pineda Kelly
412 N Washington Avenue
Clearwater, FL 33756-5634
PHONE: (727) 421-5595, Fax: No fax, Email: Kelleyivonne@gmail.Com

Location: 0.272 acres located on the north side of Turner Street approximately 180 feet east of South Myrtle Avenue.

Atlas Page: 296A

Zoning District: Medium Density Residential

Request: This case proposes to amend the zoning atlas designation from Office (O) to Medium Density Residential (MDR).

Proposed Use: Detached Dwellings

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

Presenter: Kyle Brotherton, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	11/08/2021	Brotherton
Planning Review	Comments	11/08/2021	Brotherton
Traffic Eng Review	Comments	11/12/2021	Elbo
Stormwater Review	Comments	11/12/2021	Vo
Fire Review	No Response	11/30/2021	Brotherton
Engineering Review	No Response	11/30/2021	Brotherton
Environmental Review	No Response	11/30/2021	Brotherton
Solid Waste Review	No Response	11/30/2021	Brotherton
Parks and Rec Review	No Response	11/30/2021	Brotherton
Land Resource Review	No Response	11/30/2021	Brotherton
Public Utilities Review	No Response	11/30/2021	Brotherton
Route to Meeting	Ready for DRC	11/30/2021	Brotherton



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TELEPHONE (727) 562-4567

The DRC reviewed this application with the following comments:

Planning Review

General Comments.

1. Please insert the parcel ID number and the legal description on Page 1. Both items can be found on the property appraiser's website (www.pcpao.org).
2. Future Land Use Plan designation, both present and requested, are Residential/Office General (R/OG). Please update on Page 2.
3. Page 4: Responses. Resubmittal will require expanded responses for questions 1, 2 and 6. Some appropriate comprehensive plan references would be Goal A.6, Policy A.6.1.13, Objective A.6.4 and Section 2-303 of the Community Development Code.
4. Signatures: Mrs. Kelley will need to print and sign her name on Page 5, Number 7 (the affidavit to authorize) as she is the party listed on the deed. Please correct on the resubmittal package.
5. Additional planning comments may be forthcoming at the time of site plan review. Please acknowledge.

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

9:20 AM

Case number: [FLS2021-09033 -- 19387 US HIGHWAY 19 N](#)

Owner(s): Lincare Holdings Inc
19387 Us Highway 19 N
Clearwater, FL 337643102
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Jacob Karr
19387 Us 19 N.
Clearwater, FL 33764
PHONE: (727) 505-7561, Fax: No fax, Email: Jacobkarr@gmail.Com

Representative: Jacob Karr
Lincare Holdings Inc
19387 Us 19 N.
Clearwater, FL 33764
PHONE: (727) 505-7561, Fax: No fax, Email: Jacobkarr@gmail.Com

Location: The subject property is located on the east side of US Highway 19 N approximately 66 feet north of the Harn Boulevard and US Highway 19 N intersection.

Atlas Page: 310A

Zoning District: US 19 - US 19 Corridor Zoning

Request: The Development Review Committee (DRC) is reviewing a proposed fence for an existing office development in the US 19 District, Corridor subdistrict, for the property located at 19387 US Highway 19 North. The fence is approximately 342 feet in length, three feet in height, and requests allowable flexibility for the location of fences along street frontages. Community Development Code Appendix B-703.I.

Proposed Use:

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

Presenter: Kevin Nurnberger, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	11/04/2021	Nurnberger
Stormwater Review	Comments	11/10/2021	Vo
Traffic Eng Review	Comments	11/10/2021	Elbo
Parks and Rec Review	No Comments	11/12/2021	Kader
Planning Review	Comments	11/12/2021	Nurnberger
Fire Review	No Comments	11/16/2021	Hatten
Land Resource Review	No Comments	11/17/2021	Thomen

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Notes

Set to DRAFT on 11/17/2021 8:19:22 AM

Issue created by David Ojeda on 11/17/2021 8:19:22 AM
david.ojeda@myclearwater.com - 727-562-4743

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments may be forthcoming upon submittal of a Building Permit Application.
3. Work on city right-of-way shall require a right-of-way permit with the appropriate entity.
4. Contractor shall be responsible for an easement inspection prior to construction, contact Building Department for details.
5. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.
6. The Right of Way shall be restored to the satisfaction of the Engineering Department prior to Building permit close out.

ENGINEERING - Prior to Development Order

Set to DRAFT on 11/17/2021 8:19:48 AM

Issue created by David Ojeda on 11/17/2021 8:19:48 AM
david.ojeda@myclearwater.com - 727-562-4743

There is a water easement over the parcel, per Section 3-806. Fences and walls may be permitted within utility easements subject to:

1. A suitable gate or opening being provided which enables access to any utilities, meters or similar facilities.
2. The right of the city or franchised utility company to remove, without cost or obligation to replace or restore, any such fence or wall and landscaping as may be necessary to maintain the utilities located in the easement.



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TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 11/17/2021 8:20:24 AM

Issue created by David Ojeda on 11/17/2021 8:20:24 AM
david.ojeda@myclearwater.com - 727-562-4743

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

PLANNING - Prior to Development Order - Location and gate/Landscaping

Set to DRAFT on 11/12/2021 9:15:52 AM

Issue created by Kevin Nurnberger on 11/12/2021 9:15:52 AM
Issue is attached to Plans on sheet 19387 US HWY 19 N.
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

The fence shall be located on the parking lot side of the existing hedge row, not street side.

PLANNING - Prior to Development Order - Material and Height

Set to DRAFT on 11/12/2021 9:10:32 AM

Issue created by Kevin Nurnberger on 11/12/2021 9:10:32 AM
Issue is attached to Plans on sheet 19387 US HWY 19 N.
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

The proposed fence shall be the type of material submitted for review in response to comments.
The fence shall be no greater than three feet in height and it shall be aluminum non-opaque fence.

PLANNING - Prior to Development Order: Flexibility.

Set to DRAFT on 11/18/2021 8:06:06 AM

Issue created by Kevin Nurnberger on 11/18/2021 8:06:06 AM
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

CDC Section B-703. I) Site Design Standards—Fences and Walls Along Street Frontages

Flexibility in the prohibition of fences and walls in front of buildings along Street Frontage Types A, B, and C may be approved where the placement of a fence or wall in front of the building does not negatively affect the project's pedestrian- and transit orientation, or connectivity to adjacent parcels.

Provide a more detailed response on how the addition of the proposed fence with the existing hedges will not negatively affect the existing pedestrian/transit orientation of the site. It is understood the request is to reduce/eliminate trespassing on site; however, it must be found that the use of a fence, as proposed, will not create issues or make worse the existing pedestrian and transit orientation along US 19.

PUBLIC UTILITIES - Prior to Building Permit

Set to DRAFT on 11/17/2021 8:59:13 AM

Issue created by David Ojeda on 11/17/2021 8:59:13 AM
david.ojeda@myclearwater.com - 727-562-4743

1. Provide details of all components, connections and method of anchorage on product approval or shop drawings for the proposed fence.
2. Reclaimed water is available, if interested please contact City of Clearwater's Public Utilities department.

STORMWATER - No Comment

Set to DRAFT on 11/10/2021 3:51:09 PM

Issue created by Phuong Vo on 11/10/2021 3:51:09 PM
phuong.vo@myclearwater.com - 727-562-4752

No comment.



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TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to a D.O. - Sight Visibility

Set to DRAFT on 11/10/2021 4:45:54 PM

Issue created by Bennett Elbo on 11/10/2021 4:45:54 PM

Issue is attached to Plans on sheet 19387 US HWY 19 N.

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

1. Please provide city's 20' x 20' sight visibility triangles at the driveway. There shall be no objects in the sight triangle over the City's acceptable vertical height criteria at a level between 30 inches above grade and eight feet above grade.
(City's Community Development Code, Section 3-904).

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

9:30 AM

Case number: [FLS2021-10037 -- 1340 HOWARD ST](#)

Owner(s): Carl A Korczak
1340 Howard St
Clearwater, FL 33756-2264
PHONE: (727) 410-5805, Fax: No fax, Email: No email

Applicant: Carl Korczak
1340 Howard St
Clearwater, FL 33756-2264
PHONE: (727) 410-5805, Fax: No fax, Email: Cakorczak@gmail.Com

Representative: Carl Korczak
1340 Howard St
Clearwater, FL 33756-2264
PHONE: (727) 410-5805, Fax: No fax, Email: Cakorczak@gmail.Com

Location: 0.235-acre property located on the north side of Howard Street approximately 100 feet west of South Fredrica Avenue.

Atlas Page: 314B

Zoning District: Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed in ground pool with decking and relocation of an existing shed as accessory uses to an existing detached dwelling in the Low Medium Density Residential (LMDR) zoning district for the property located at 1340 Howard Street. The proposed pool deck will be 12 inches or less in height from grade, the existing shed is 7 feet in height 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

Presenter: Melissa Hauck-Baker, 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	11/03/2021	Crandall
Plan Room Project Maintenance	Convert to Paper	11/03/2021	Crandall
Plan Room Project Maintenance	Convert to Paper	11/03/2021	Crandall
Stormwater Review	Comments	11/10/2021	Vo
Traffic Eng Review	Comments	11/10/2021	Elbo
Land Resource Review	No Comments	11/17/2021	Thomen
Planning Review	Comments	11/19/2021	Hauck-Baker

The DRC reviewed this application with the following comments:

Engineering Review	<p>Engineering General Comments:</p> <ol style="list-style-type: none">1.Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.2.Plans submitted have been reviewed for general engineering criteria only, additional comments may be forthcoming upon submittal of a Building Permit Application.3.Contractor shall be responsible for an easement inspection prior to construction, contact Building Department for details.
Environmental Review	<p>Prior to Building Permit:</p> <p>Provide erosion control measures on plan sheet and provide notes detailing erosion control methods.</p>



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

TELEPHONE (727) 562-4567

Planning Review

Planning Review

1. The subject property and surrounding neighborhood were platted in 1957 and predominantly developed in the late 1950's to late 1960's resulting in a variety of legal, nonconforming accessory use structures.
2. The proposed project includes a pool with deck and relocation of an existing shed which was installed prior to 1999.
3. The parcel is irregularly shaped resulting in two rear yard areas along the northwest and northeast property lines which are subject to a 10-foot rear yard setback.
4. The existing 80 square foot shed is located along the rear (northeast) property line and features a 5-foot setback.
5. The proposed pool with deck will encroach into the rear (northeast) setback at 5 feet for approximately five linear feet and the rear (northwest) setback at 5 feet for approximately twenty linear feet.
6. The shed will remain along the northeast property line but will be shifted in a northerly direction and will retain the existing 5-foot rear setback.
7. There are existing 5-foot drainage/utility easements along both the northeast and northwest portions of the rear yard setbacks and the proposed project will not impact the existing easements.
8. The proposed Impervious Surface Ratio will be 0.62 which is within the 0.65 maximum permitted amount.
9. An overview of area properties resulted in nine which feature rear yard setback reductions; 1566 S Fredrica received a 5-foot rear setback through FLS2020-09031, the remaining eight properties feature development prior to 1999 where no permit is found but surveys were found for three of the properties, 1326 Ann Circle, 1538 Betty Lane and 1560 S Evergreen, which show a reduced rear yard setback; and the proposed project is consistent with the existing development pattern of the surrounding neighborhood.

Area Property Comparison

Address Home c. Rear Encroachment Permit/Survey

1310 Ann Circle 1958 Less than 10 ft.-shed Pre-1999

1326 Ann Circle 1958 8 ft.-shed Pre-1999/BCP2015-05020

1342 Belleair 1958 Less than 10 ft.-pool Pre-1999

1521 Betty Lane 1957 Less than 10 ft.-shed Pre-1999

1538 Betty Lane 1957 Less than 10 ft.-pool Pre-1999/BCP2019-100763

1560 S Evergreen 1958 Less than 10 ft.-pool/shed Pre-1999/BCP2021-080026

1590 S Evergreen 1958 Less than 10 ft.-shed Pre-1999

1542 S Fredrica 1959 Less than 10 ft.-shed Pre-1999

1566 S Fredrica 1960 5 ft.-pool enclosure FLS2020-09031

Stormwater Review

Prior to Building Permit:

Please provide a plot plan depicting site grading (including existing/proposed lot, swale, and road spot elevations), stormwater drainage, runoff, and erosion control for the lot, said plan when implemented shall not adversely impact adjacent properties



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Traffic Eng Review

Prior to a development order.

Please indicate if the existing driveway will be modified? The proposed site plan shows a wider driveway apron. Driveways shall be a maximum of 30 feet in width per city's Subdivision Design Standards & Platting Procedures Manual, page 12.

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

9:45 AM

Case number: [FLD2018-06015A -- 1000 S MYRTLE AVE](#)

Owner(s): Myrtle-clearwater Storage Assoc Llc
3200 W Market St Ste 200
Fairlawn, OH 44333-3325
PHONE: (727) 524-2695, Fax: No fax, Email: No email

Applicant: Myrtle-clearwater Storage
3200 W Market St Ste 200
Fairlawn, OH 44333-3325
PHONE: (727) 524-6090, Fax: No fax, Email: No email

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

Location: southwest corner of South Myrtle Avenue and Magnolia Drive

Atlas Page: 295B

Zoning District: Commercial

Request: The Community Development Board is reviewing an amendment to an approved Level Two Flexible Development application (FLD2018-06015) for the construction of an 81,492 square foot self-storage facility us in the Commercial (C) and Industrial, Research and Technology (IRT) Districts for the property addressed as 1000 South Myrtle Avenue. The approved and constructed project included a height of 28.5 feet in the C District and 37.33 feet in height in the IRT District, included a minimum of 31 off-street parking spaces, and requested allowable flexibility from height and landscape requirements (Sections 2-704.F., 2-1304.D., and 3-1202.G.). The proposed amendment adds 20 exterior spaces for vehicle storage in addition to the 11 exterior vehicle storage spaces.

Proposed Use: Self-Storage Warehouse

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

Presenter: Mark Parry, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	11/10/2021	Parry
Traffic Eng Review	Comments	11/10/2021	Elbo
Plan Room Project Maintenance	Convert to Paper	11/10/2021	Crandall
Plan Room Project Maintenance	Convert to Paper	11/10/2021	Crandall
Parks and Rec Review	No Comments	11/12/2021	Kader
Fire Review	No Comments	11/16/2021	Hatten
Land Resource Review	No Comments	11/17/2021	Thomen

The DRC reviewed this application with the following comments:

Engineering Review	<p>Engineering General Comments:</p> <ol style="list-style-type: none">1.Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.2.Plans submitted have been reviewed for general engineering criteria only, additional comments may be forthcoming upon submittal of a Building Permit Application.3.Work on city right-of-way shall require a right-of-way permit.4.Contractor shall be responsible for an easement inspection prior to construction, contact Building Department for details.
Environmental Review	<p>Prior to Building Permit:</p> <p>Provide erosion control measures on plan sheet and provide notes detailing erosion control methods.</p>



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Planning Review

Landscape Plan Comments

1. Pursuant to CDC Section 3-1202.B trees are be planted a minimum of five feet from any impervious area. The trees adjacent to the south side of the proposed outdoor vehicle storage area are within five feet of the pavement. Please revise.
2. There's a discrepancy between the site and landscape plans. The former provides that the setback from pavement is eight feet and the latter five feet. Clarify which one is correct and revise as needed.

General Applicability Criteria Comments

3. Criterion 1: Maybe had something about fencing and screening and the fact that the proposed outdoor vehicular storage is located within the IRT district and to the southwest quadrant of the site.
4. Criterion 4: It may not be completely accurate to say that the net increase in 19 outdoor vehicular storage spaces wouldn't increase traffic. I think that any increase in capacity would necessitate some potential increase in traffic. It may be more accurate to say that the additional outdoor storage spaces should have little impact on traffic congestion.

Disclaimer

5. Please note that additional comments may be generated at or subsequent to the DRC meeting based on responses to DRC comments. It may be necessary, depending on the changes to the submittal and response to comments to bring the proposal back to another formal DRC meeting before proceeding to the CDB meeting.

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 January 18, 2022, 10 sets (revised as needed) and one electronic version (uploaded via the City's website) must be submitted no later than noon December 10, 2021.

Stormwater Review

Prior to CDB:

- 1.This project involves a modification to basin 2 of the previously approved stormwater facility associated with FLD2018-06015 and BCP2018-110255; please submit a 1-page drainage calculation and formal Stormwater Plan which shall draw and expand on this prior association.
- 2.Historical flow path of offsite drainage of basin 2 under the previously approved plans and drainage report did not flow to the western ditch. This drainage pattern shall be maintained.
- 3.Field observation on 11/12/2021 showed the permitted dry stormwater pond 2 (SE corner) holding water with heavy overgrown vegetation during a non-peak rainfall season and a nonfunctional skimmer. Please verify the pond functions as permitted.



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Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

10:05 AM

Case number: [HDA2013-08006A -- 405 CORONADO DR](#)

Owner(s): A P Beach Properties Llc
405 Coronado Dr
Clearwater, FL 33767-2506
PHONE: (727) 444-1403, Fax: No fax, Email: No email

Applicant: A P Beach Properties Llc
405 Coronado Dr
Clearwater, FL 33767-2506
PHONE: (727) 444-1403, Fax: No fax, Email: Bja@macfar.Com

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

Location: 401, 405, 415 & 419 Coronado Drive and 406, 4110 and 420 S. Hamden Drive; 1.76 acres bound by Coronado Drive (west), Hamden Drive (east) Fifth Street (north) at the intersection of Coronado Drive and Fifth Street AND intersection of Fifth Street and South Hamden Drive.

Atlas Page: 276A

Zoning District: Tourist

Request: proposed first amendment to an existing Development Agreement between A P Beach Properties, LLC (the property owner) and the City of Clearwater for property located at 401/405/415/419 Coronado Drive and 406/410/420 Hamden Drive, which includes a revision to Exhibit B to provide new conceptual site plans and elevations, revises the overall size of the site and density and sets a new date by which time site plan approval must be obtained

Proposed Use: Overnight Accommodations

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	10/05/2021	Kadu
Parks and Rec Review	No Comments	10/12/2021	Kader
Fire Review	No Comments	10/14/2021	Hatten
Stormwater Review	No Comments	10/18/2021	Vo
Engineering Review	Comments	10/19/2021	Seaman
Traffic Engineering Review	No Comments	10/21/2021	Elbo
Public Utilities Review	No Comments	10/22/2021	Ojeda
No comments per T.K.			
Environmental Review	No Comments	10/22/2021	Kessler
Land Resource Review	No Comments	11/17/2021	Thomen

The DRC reviewed this application with the following comments:

Fire Review

Fire Review

Sheet A1-2 Please show proposed location of Fire Pump Room.

Planning Review

Planning Review -updated from Dec DRC meeting, numbers updated, original comment first, updated response in all caps.

1. Section 4.2: I think that this section may just want to stay the way it is unless there's some reason for the excess parking. Are we providing public spaces?

11-12-2021

THIS WASN'T ADDRESSED AND I REALLY DO THINK THAT YOU NEED TO LEAVE THIS SECTION ALONE. YOU'RE NOW SAYING THAT A MINIMUM 360 SPACES WILL BE PROVIDED. SO THAT MEANS IF THE PROJECT COMES IN AT 359 SPACES OR 401 SPACES, YOU'LL NEED TO COME BACK AND AMEND THE AGREEMENT. I HAVE NO IDEA WHY YOU WOULD WANT TO RISK THIS. IF YOU WANT TO PLOUGH AHEAD THAT'S FINE BUT I'D REALLY LIKE SOMETHING IN WRITING CLARIFYING THAT YOU UNDERSTAND THAT IF THE PROJECT COMES IN AT SOMETHING LESS THAN 360 SPACES OR MORE THAN 400 SPACES THE AGREEMENT WILL NEED TO BE UPDATED WITH



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ANOTHER AMENDMENT.

2. NUMBER OF UNITS

The proposed number of units is listed in the proposed first amendment as maintaining the approved 166 units. However, the submitted amended floor plans appear to provide a total of 221 units with 16 on floor five, 40 on floor six and 55 rooms on floors seven through nine. Please be aware that density is not available on the three added parcels (totaling 0.45 acres) and the total number of units as previously approved (166) cannot be increased.

11-12-2021

THIS HAS NOT BEEN FULLY ADDRESSED.

LEVEL 6 NOW SHOWS 30 ROOMS; 7 AND 8 46 ROOMS EACH AND LEVEL 9 46 ROOMS. THIS TOTALS 168 ROOMS WHERE WE NEED TO MAINTAIN THE PROPOSED 166 UNITS.

SURVEY

3. Provided survey is not signed and sealed by the surveyor. As part of the DRC resubmittal, please provide a signed and sealed survey.

11-12-2021

I DON'T SEE A SIGNATURE ON THE SURVEY.

4. REQUEST

This is a request for a first amendment to an approved and existing Hotel Development Agreement. Providing basic setbacks and height is fine but the request needs to be strictly limited to the components of the first amendment which is to add three parcels (08-29-15-17622-000-0100; 08-29-15-17622-000-0090; and 08-29-15-17622-000-0080) totaling 0.45 acres bringing the total acreage from 1.32 to 1.77 acres. If there's anything else germane, please add it. Remove all narrative components addressing the specific use criteria (2-803.J isn't the correct section anyway – that for outdoor recreation/entertainment) and general applicability criteria (although I didn't notice that those criteria were addressed but in case I missed it and it's in there, get it out, please).

11-12-2021

THE DESCRIPTION OF REQUEST STILL NOTE SETBACK REDUCTIONS AND HEIGHT WHICH IS FINE AS FAR AS IT GOES BUT THERE'S ALSO A MENTION OF A TWO-YEAR DEVELOPMENT AGREEMENT. THIS WILL COMPLETELY THROW CONFUSION INTO THINGS. FIRST, THE REQUEST IS EXACTLY, "A first amendment to an existing Development Agreement between A P Beach Properties, LLC (the property owner) and the City of Clearwater for property located at 401/405/415/419 Coronado Drive and 406/410/420 Hamden Drive, which includes a revision to Exhibit B to provide new conceptual site plans and elevations, revises the overall size of the site and density." SECOND, THE TIME FRAME(S) OF THE AGREEMENT ARE ALREADY SET AND WE'RE NOT GOING TO VARY FROM THEM. THIS NEEDS TO BE CHANGED.

THE FLEXIBILITY CRITERIA ARE ALSO INCLUDED (CDC SECTION 2-803) AND THE GENERAL APPLICABILITY CRITERIA (CDC SECTION 3-914). PLEASE, THESE HAVE TO BE REMOVED.

Planning Review

Planning Review - updated for December DRC - Beach by Design Narrative - original comment first, updated response in all caps.

5. BbD Hotel Density Reserve. The provided Beach by Design narrative does

Print date: 12/1/2021

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DRC_ActionAgenda

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"



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not address all sections. Add a section responding to the requirements of the Hotel Density Reserve V.B.2.

a. The requirement prohibiting properties with transfer of development rights has been discussed prior, however, you must provide a response to this proposal is meeting this item, and all Hotel Density Reserve items.

11-12-2021

THIS WAS NOT ADDRESSED. REALLY, WE DO NEED THIS.

6. BbD Design Objectives. Update the Beach by Design narrative to address how this project meets the Design Objectives. There are concerns with Bulk and Design which are detailed below.

11-12-2021

THIS WAS NOT ADDRESSED.

7. BbD Tropical Vernacular. As per Beach by Design VII Design guidelines, please provide a brief narrative on how this design proposal meets the design intent of providing aesthetically pleasing architecture in a tropical vernacular.

11-12-2021

THIS WAS NOT ADDRESSED.

8. Please provide a brief narrative as to why adding in another parcel without adding in new density to an existing approved development agreement would be beneficial to the proposed development.

11-12-2021

THIS WAS NOT ADDRESSED.

9. There are several Beach by Design standards which are not being met by the proposed design. There are strong concerns regarding the elevation along S. Hamden which is creating a large wall of parking garage which does not create an inviting human scale place, is not pedestrian friendly or a sense of beach community neighborhood. It is not compatible with the existing buildings across S. Hamden.

As per Beach by Design VII Design guidelines – Design Objectives

Bulk. 3. To ensure that new development is compatible with existing buildings

Design.2. To create inviting human scale “places” at the street level of all buildings.

3. To promote an integration of form and function.

4. To create a sense of a “beach community neighborhood” throughout Clearwater Beach.

7. To ensure that the street level of all buildings is pedestrian friendly.

11-12-2021

THIS WAS NOT ADDRESSED.

10. BBD D.1.3: The required stepback along Coronado Drive is supposed to be 15 feet for a minimum of 75 percent of the building façade. It doesn't appear that this is met along the west façade along Coronado Drive. Please revise to meet this provision and please show dimensions showing façade length, the length of the stepback area and the percentage of the overall façade length it is.

11-12-2021

I'M NOT SURE IF THIS BEING MET. THE ELEVATIONS AND THE PERSPECTIVES DON'T APPEAR TO MATCH ON THE WEST FAÇADE.

Traffic Eng Review

Prior to a building permit:

Please address the item(s) under the City's Community Development Code, Section 3-1402. - Design standards for parking lots and parking garages. The weblink is provided below.

https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV14PALO_S3-1402DESTPALOPAGA

Utility Review

Prior to building permit:

1. Please provide a plan depicting location, sizing and connections of existing and proposed Water and sewer mains.
2. Reclaimed water service is available on site, contact the City of Clearwater Utilities department for more information.

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.