



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, April 3, 2025

8:30 AM - Staff Review

Case number: [ANX2025-03002 -- 1609 Levern ST](#)

Owner(s): Cirila Portillo
1609 Levern Street
Clearwater, FL 33755
PHONE: (727) 642-3661, Fax: No fax, Email: No email

Applicant: Cirila Portillo
1609 Levern Street
Clearwater, FL 33755
PHONE: (727) 642-3661, Fax: No fax, Email: No email

Representative: Cirila Portillo
1609 Levern Street
Clearwater, FL 33755
PHONE: (727) 642-3661, Fax: No fax, Email: No email

Location: South side of Levern Street, approximately 175 feet west of Ridge Avenue. (0.16 acres)

Atlas Page: 270B

Zoning District: LMDR - Low Medium Density Residential

Request: Voluntary annexation into the City of Clearwater, and the assignment of an initial Future Land Use Map designation of Residential Low (RL) and an initial zoning category of Low Medium Density Residential (LMDR)

Proposed Use: Detached Dwellings

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

Assigned Planner: Adrian Young, Planner



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Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	03/11/2025	Young
Parks and Rec Review	No Comments	03/11/2025	Parry
Fire Review	No Comments	03/21/2025	Ramos
Harbor Master Review	No Response	03/21/2025	Young
Planning Review	Comments	03/21/2025	Young
Stormwater Review	No Comments	03/24/2025	Vo
See Engineering General comments for PW.			
Engineering Review	Comments	03/24/2025	Dresch
Traffic Eng Review	Comments	03/24/2025	Dresch
Environmental Review	No Comments	03/24/2025	Kessler
Public Utilities Review	Comments	03/24/2025	Vacca
At this time, the water, reclaimed water and sewer are not available to the address.			

The DRC reviewed this application with the following comments:



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TELEPHONE (727) 562-4567

Engineering Review **Raymond Dresch** **raymond.dresch@myclearwater.com** **727-444-8775**

General Comments:

Please acknowledge each comment in response letter.

1. Any infrastructure (Utilities, roadways, and others) improvements or upgrades necessary to satisfy any future project-specific requirements at this site, shall be completed by the developer at their expense and, to the satisfaction of the City.
2. Annexation into the City of Clearwater will generate monthly stormwater utility fees on your City Utility bill. In contrast, properties in Unincorporated Pinellas County are typically assessed a yearly stormwater utility fee as part of the property tax bill.
3. Please note, any changes to the site and/or building shall require bringing all sub-standard sidewalks and sidewalk ramps adjacent to or a part of the project up to standard, including A.D.A. standards (truncated domes per FDOT Index #304).
4. Applicant shall acknowledge that the City will maintain the existing right of way infrastructure and rural cross section in the manner it was built or annexed into the City and has no immediate plans to improve said infrastructure.

Planning Review **Adrian Young** **adrian.young@myclearwater.com**

Planning;

Please be aware of the following code violations that will lead to potential citations upon annexation into the city. Please acknowledge via email.

1. Hauling Trailer that is also Grass Parked.
2. Ground Cover (probably from another vehicle being parked in the grass)
3. Boarded up windows (the boards are numbers so I am assuming that the windows are ok and they just haven't taken them all down yet)
4. Mildew/algae growing on the house.
5. Outdoor Storage: Tires stacked on the side of the house and the boards that are being used as storm shutters.



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Traffic Eng Review **Raymond Dresch** **raymond.dresch@myclearwater.com** **727-444-8775**

Traffic Engineering Review -- Historic imagery reflects parking in the front yard, not adjacent to the driveway.

Please Acknowledge:

Section 3-1407.A.5. Exception to prohibition of parking on unpaved areas on single-family and duplex residential property. One designated parking space may be located on the grass in a required front setback adjacent to and parallel to the driveway located on the property. Access to such designated parking space shall be by way of the property's driveway. If the designated parking space cannot be maintained as a grass area and is either reported by neighboring residents as a detrimental property or is identified by any code inspector as in violation of this provision, such designated parking area shall be filled in, by the property owner, with pavers, concrete, turf block or asphalt. Materials not permitted include crushed shell, mulch, millings or similar material.

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

8:35 AM

Case number: [FLS2025-03012 -- 1001 ENGMAN ST](#)

Owner(s): Clearwater Neighborhood Housing Svcs Inc
608 N Garden Ave
Clearwater, FL 33755 382
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Theron Burns
608 N Garden Ave
Clearwater, FL 33755
PHONE: (727) 617-8880, Fax: No fax, Email: Tburns@tampabaynhs.Org

Representative: Theron Burns
Clearwater Neighborhood Housing Services
608 N Garden Ave
Clearwater, FL 33755
PHONE: (727) 617-8880, Fax: No fax, Email: Tburns@tampabaynhs.Org

Location: Southeast corner of Engman Street and Pennsylvania Avenue. (0.08 Acres)

Atlas Page: 269A

Zoning District: MDR - Medium Density Residential

Request: Flexible Standard Development approval for a detached dwelling in the Medium Density Residential (MDR) District for the property at 1001 Engman Street. The building will not exceed 30 feet in height and includes two parking spaces. Requested is flexibility from the minimum lot size requirements. (Community Development Code Section 2-303.D.1)

Proposed Use: Detached Dwellings

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

Assigned Planner: Ryan Green, Planner II



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	03/04/2025	Green
Parks and Rec Review	Comments	03/12/2025	Parry
Solid Waste Review	No Comments	03/18/2025	Portalatin
Fire Review	No Comments	03/19/2025	Ramos
Land Resource Review	Comments	03/20/2025	Quinzi
Stormwater Review	Comments	03/21/2025	Vo
Engineering Review	Comments	03/24/2025	Dresch
Environmental Review	Comments	03/24/2025	Kessler
Traffic Eng Review	Comments	03/24/2025	Dresch
Public Utilities Review	No Comments	03/24/2025	Vacca
Planning Review	Comments	03/25/2025	Green

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 3/24/2025 11:36:15 AM

Issue created by Raymond Dresch on 3/24/2025 11:36:15 AM
 raymond.dresch@myclearwater.com - 727-444-8775

- Please acknowledgment each condition in your response:
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. Applicant shall be responsible for maintaining all landscaping, hardscaping, and lighting located within Right of Way.
 4. Work on right-of-way shall require a permit with the appropriate entity.
 5. Per Sec.47.181, bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including ADA.
 6. Contractor shall request an easement inspection prior to any construction near an easement.



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TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 3/24/2025 9:37:56 AM

Issue created by Sarah Kessler on 3/24/2025 9:37:56 AM
sarah.kessler@myclearwater.com - 727-444-8233

Provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to the commencement of site work and maintained throughout the project.

LAND RESOURCE - Prior to BCP Landscape Acknowledgement

Set to DRAFT on 3/20/2025 9:32:25 AM

Issue created by Michael Quinzi on 3/20/2025 9:32:25 AM
michael.quinzi@myclearwater.com - 727-444-8770

Shell, rock, gravel, and any similar material are not acceptable landscape materials per CDC 3-1204.B and will not be approved during the Landscape Final.

Please see below the section from our code (CDC 3-1204.B) that details what is acceptable in terms of landscaping:

"All landscaped areas must be covered with shrubs, ground cover, turf, three inches of organic mulch or other suitable material which permits percolation. Where mulch is used, it must be protected from washing out of the planting bed. Inorganic mulch, such as gravel or rock, should only be used where washouts occur. Plastic sheets / weed barrier shall not be installed under mulches."

LAND RESOURCE - Prior to BCP Tree Preservation

Set to DRAFT on 3/20/2025 9:30:57 AM

Issue created by Michael Quinzi on 3/20/2025 9:30:57 AM
Issue is attached to Plans on sheet TR1.0
michael.quinzi@myclearwater.com - 727-444-8770

- 1- Remove tree # 9 Albizia julibrissin, category 1 invasive, mitigation not required.
- 2- Provide tree barricade for tree #9 Sabal palm in the right of way.
- 3- Address storm water lines (4" ADS pipe) and swales impact on trees to be preserved. Storm water features shall not be installed within the critical root zone of trees to be preserved (unless directional bore).

LAND RESOURCE - Prior to BCP Tree Removal Acknowledgement

Set to DRAFT on 3/20/2025 9:43:42 AM

Issue created by Michael Quinzi on 3/20/2025 9:43:42 AM
michael.quinzi@myclearwater.com - 727-444-8770

Please respond that you acknowledge the following:

The proposed construction will require the removal of 1-27" trunk diameter Live Oak tree that is rated 3.0 or greater and will have to be mitigated to the city's tree fund at the rate of \$48 per inch for a total of \$1,296 (27" X \$48 per inch). The mitigation total will be reduced according to the number of trees meeting city standards that are planted on site. The applicant needs to call for a final 732 landscape inspection when the trees are installed. The final mitigation amount will be determined at that time. The mitigation fee must be paid to the city prior to receiving a CO for this site..

Prior to issuance of a certificate of occupancy you are required to install 2 code sized native shade trees or equivalents. These trees must meet the minimum code requirements and be installed.



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TELEPHONE (727) 562-4567

PARKS AND REC - Prior to DO - Parks & Rec Impact Fees

Set to DRAFT on 3/12/2025 4:11:17 PM

Issue created by Mark Parry on 3/12/2025 4:11:17 PM

Issue is attached to Plans on sheet S-1

mark.parry@myclearwater.com - 727-444-8768

It appears that the proposal is for one new detached dwelling unit which qualifies as affordable housing pursuant to CDC Section 3-920.

No Parks and Recreation Impact Fee is due. Evidence of a filing of a covenant pursuant to CDC Section 3-920.A.4.a or b, as applicable, must be submitted to the satisfaction of Parks and Recreation Staff prior to the issuance of any Certificate of Occupancy.

For FLS: Please acknowledge this comment prior to the issuance of a DO

PLANNING - Prior to DO - General Comment-Acknowledge

Set to DRAFT on 3/20/2025 2:02:08 PM

Issue created by Ryan Green on 3/20/2025 2:02:08 PM

ryan.green@myclearwater.com - 727-444-7791

Acknowledge;

Please note that additional comments may be generated at or after the Development Review Committee (DRC) meeting based on responses to DRC comments. Substantial redesign or unresolved issues will delay the ability to receive a Development Order and another DRC meeting may be required.

All plans and supporting documents must match. Additionally, any changes to plans, elevations, and other supporting documents must be coordinated for consistency across all documentation to move forward.

Pursuant to Fla. Stat. § 166.033, "Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance."

Revised applications that are not timely resubmitted to address DRC conditions, or for which a request for an extension of time is not received and agreed upon in a timeframe consistent with Florida Statutes, may be denied.

STORMWATER - Prior to building permit

Set to DRAFT on 3/21/2025 4:43:33 PM

Issue created by Phuong Vo on 3/21/2025 4:43:33 PM

phuong.vo@myclearwater.com - 727-444-8228

Please acknowledge on the response letter of the condition below:

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



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TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to Permitting - Driveway Design

Set to DRAFT on 3/24/2025 11:41:07 AM

Issue created by Raymond Dresch on 3/24/2025 11:41:07 AM
raymond.dresch@myclearwater.com - 727-444-8775

--1-- Clearwater Subdivision Design Standards & Platting Procedures Manual (25JUL2016) specifies that all driveways shall be a minimum of 20 feet in length from the structure to the right of way or back of sidewalk, whichever is closer. Current design reflects only 18 feet within the property boundary.

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

8:45 AM

Case number: [FLS2025-03011 -- 869 BRUCE AVE](#)

Owner(s): Ashish Chawla Revocable Trust
901 Great Springs Road
Bryn Mawr, PA 19010 1712
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Ashish Chawla
901 Great Springs Road
Bryn Mawr, PA 190101712
PHONE: (916) 761-5983, Fax: No fax, Email: Chawla66@hotmail.Com

Representative: Ashish Chawla
901 Great Springs Road
Bryn Mawr, PA 190101712
PHONE: (916) 761-5983, Fax: No fax, Email: Chawla66@hotmail.Com

Location: Southeast corner of Eldorado Lane and Bruce Avenue, approximately 226 feet south of the intersection of Bruce Avenue and Kipling Plaza. (0.16 acres)

Atlas Page: 249A

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible standard development approval to construct a detached dwelling in the Low Medium Density Residential (LMDR) District located at 869 Bruce Avenue. The building will not exceed 30 feet in height and includes two parking spaces. Requested is flexibility from the front setback requirements. (Community Development Code Section 2-203.C)

Proposed Use: Detached Dwellings

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	03/11/2025	Hauck-Baker
Parks and Rec Review	No Comments	03/11/2025	Parry
Solid Waste Review	No Comments	03/18/2025	Portalatin
Fire Review	No Comments	03/19/2025	Ramos
Stormwater Review	Comments	03/21/2025	Vo
Engineering Review	Comments	03/24/2025	Dresch
Environmental Review	Comments	03/24/2025	Kessler
Traffic Eng Review	No Comments	03/24/2025	Dresch
Public Utilities Review	Comments	03/24/2025	Vacca
Planning Review	Comments	03/25/2025	Hauck-Baker
Land Resource Review	Comments	03/26/2025	McDonnell
Harbor Master Review	No Review Required	03/27/2025	Hauck-Baker
Art Review	No Review Required	03/27/2025	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - Prior to DO - Existing Easement

Set to DRAFT on 3/24/2025 11:27:12 AM

Issue created by Raymond Dresch on 3/24/2025 11:27:12 AM

Issue is attached to Plans on sheet SP-1

raymond.dresch@myclearwater.com - 727-444-8775

--1-- Please show existing 5-foot utility easement along rear property line.



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ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 3/24/2025 11:23:59 AM

Issue created by Raymond Dresch on 3/24/2025 11:23:59 AM
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledgment each condition in your response:

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. Applicant shall be responsible for maintaining all landscaping, hardscaping, and lighting located within Right of Way.
4. Work on right-of-way shall require a permit with the appropriate entity.
5. Per Sec.47.181, bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including ADA.
6. Contractor shall request an easement inspection prior to any construction near an easement.

ENGINEERING - Prior to DO (Acknowledge) - Sidewalk

Set to DRAFT on 3/24/2025 11:32:08 AM

Issue created by Raymond Dresch on 3/24/2025 11:32:08 AM
Issue is attached to Plans on sheet SP-1
raymond.dresch@myclearwater.com - 727-444-8775

--1-- Sidewalk may be installed in conformity with surrounding sidewalk and is not required to be at the typical 1-foot from the P/L into the ROW for the purpose of community aesthetics.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 3/24/2025 9:36:45 AM

Issue created by Sarah Kessler on 3/24/2025 9:36:45 AM
sarah.kessler@myclearwater.com - 727-444-8233

Provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to the commencement of site work and maintained throughout the project.

LAND RESOURCE - Prior to DO: Landscape

Set to DRAFT on 3/26/2025 9:14:03 AM

Issue created by Danny McDonnell on 3/26/2025 9:14:03 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge:

1. Shell, rock, gravel, and any similar material are not acceptable landscape materials per CDC 3-1204.B and will not be approved during the Landscape Final.
2. Prior to issuance of a certificate of occupancy you are required to install 4 code sized native shade trees or equivalents. These trees must meet the minimum code requirements and be installed. On Island Estates and the beach, palms may be used for up to but no more than 75% of the required shade trees.



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TELEPHONE (727) 562-4567

PLANNING - Prior to DO - Acknowledge – General Comments

Set to DRAFT on 3/25/2025 2:31:27 PM

Issue created by Melissa Hauck-Baker on 3/25/2025 2:31:27 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Please note that additional comments may be generated at or after the Development Review Committee (DRC) meeting based on responses to DRC comments. Substantial redesign or unresolved issues will delay the ability to receive a Development Order and another DRC meeting may be required.

All plans and supporting documents must match. Additionally, any changes to plans, elevations, and other supporting documents must be coordinated for consistency across all documentation to move forward.

Pursuant to Fla. Stat. § 166.033, "Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance."

Revised applications that are not timely resubmitted to address DRC conditions, or for which a request for an extension of time is not received and agreed upon in a timeframe consistent with Florida Statutes, may be denied.

PLANNING - Prior to DO - Acknowledge - LOCATED WITHIN A FLOOD ZONE

Set to DRAFT on 3/25/2025 2:32:25 PM

Issue created by Melissa Hauck-Baker on 3/25/2025 2:32:25 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

It has been determined that your proposed project is in a flood zone and will be required to be designed accordingly. The city has adopted higher standards which will impact your final building design flood elevations. Please verify the base flood elevation for your property as established on a Flood Insurance Rate Map (FIRM) and confirm if locally determined data from the Pinellas County Sea Level Rise and Storm Surge Vulnerability Assessment was used to establish more restrictive flood elevations. For properties that are affected by multiple flood zones the design should be based on the most stringent base flood elevation (FIRM or County Vulnerability Assessment) that intersects the proposed structure and include the required two (2') feet of additional elevation (i.e. freeboard) to determine your final design flood elevation. Flood related reference material may include, but is not limited to ASCE 24-14, FBC 1612, FBCR 322, the city's Flood Ordinance (i.e. Community Development Code Chapter 51 Flood damage prevention. Please contact our Floodplain Administrator or a Plans Examiner if you have any questions at 727-562-4567.

PLANNING - Prior to DO: Encroachment into side (north) setback

Set to DRAFT on 3/27/2025 1:13:24 PM

Issue created by Melissa Hauck-Baker on 3/27/2025 1:13:24 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

The proposed landing and open stairs at the rear of the north side of the building will encroach into the required 5-foot side (north) setback. Confirm Impervious Surface Ratio has been provided at 0.51 where 0.65 is the maximum permitted, consistent with CDC Section 2-201.1, and the applicant shall confirm that the percentage includes all proposed areas of the deck, proposed driveway and walkway areas.

PLANNING - Prior to DO: Findings of Fact Applicant to verify

Set to DRAFT on 3/25/2025 2:42:51 PM



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TELEPHONE (727) 562-4567

Issue created by Melissa Hauck-Baker on 3/25/2025 2:42:51 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

1. The 0.17-acre site is located on the east side of Bruce Avenue approximately 226 feet south of the intersection of Bruce Avenue and Kipling Plaza.
2. The project is in the Low Medium Density Residential (LMDR) District and features a future land use designation of Residential Urban (RU), where the required front yard setback is 25 feet, a side yard setback is 5 feet and the rear yard setback is 10 feet, consistent with CDC Table 2-202, Minimum standard development.
3. The project site is comprised of one parcel with a frontage of 66.80 feet along Bruce Avenue.
4. The proposal is to construct a three-story detached dwelling up to 30 feet in height, meets side (north and south) and rear (east) setbacks, and includes a minimum of two parking spaces, consistent with CDC Table 2-203 and Section 2-203.
5. The flexibility request is for a front (west) setback of 18 feet, as a Level One, Flexible Standard Development project, a detached dwelling use is permitted flexibility for a front yard setback in the range of 15 feet to 25 feet, consistent with CDC Table 2-203 and Section 2-203.C.
6. The subject property was previously granted a Level One, Flexible Standard Development approval for a reduced front yard setback of 18 feet through case FLS2023-08035, approved on December 15, 2024.
7. The requested front setback reduction is consistent with other similar approvals including: 910 Lantana Avenue (FLS2010-10028) from 25 feet to 15 feet, 49 Kipling Plaza (FLS2017-03017) from 25 feet to 23 feet (north) and 17 feet (east), 848 Mandalay Avenue (FLS2020-11039) from 25 feet to 20 feet, 829 Bruce Avenue (FLS2006-07045) from 25 feet to 19 feet, and 831 Mandalay Avenue (FLS00-12-82) from 25 feet to 20 feet.
7. The materials and design of the proposed project creates a form which enhances the community character of the immediate vicinity.
8. There are no active Code Compliance cases.

PLANNING - Prior to DO: Impervious Surface Ratio

Set to DRAFT on 3/25/2025 2:33:51 PM

Issue created by Melissa Hauck-Baker on 3/25/2025 2:33:51 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

The proposed Impervious Surface Ratio has been provided at 0.51 where 0.65 is the maximum permitted, consistent with CDC Section 2-201.1, and the applicant shall confirm that the percentage includes all proposed areas of the deck, proposed driveway and walkway areas.

PLANNING - Prior to DO: Maximum Building Height

Set to DRAFT on 3/25/2025 2:33:17 PM

Issue created by Melissa Hauck-Baker on 3/25/2025 2:33:17 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

The maximum permitted height is 30 feet, consistent with CDC Table 2-203, and the proposed maximum height shown on the plans will be 27.17 feet to the midpoint of the roof of the new construction which is within the maximum permitted height. It appears that part of the roof is flat, if so, the maximum permitted height is measured to the top of the roof.

PUBLIC UTILITIES - prior to DO

Set to DRAFT on 3/24/2025 11:26:38 AM

Issue created by Michael Vacca on 3/24/2025 11:26:38 AM
Issue is attached to Plans on sheet SP-1
mike.vacca@myclearwater.com - 727-265-1831

1. call out on drawing - Contractor is required to field verify the existing and locations of all underground utilities and other features prior to proceeding with any proposed construction. The contractor may consult the utility owners record drawings, but the utility owner and the engineering do not guarantee, by implication or other wise, the accuracy of these record drawings. Site contractor shall be financial for any modifications required other than shown on plans. The contractor shall verify the locations, elevations, and dimensions of all existing utilities and shall notify the engineer in writing of any deviation from the plans.
2. Call out on drawing the location of the Reclaimed water metered service box, confirm the reclaimed water will not located within the driveway or sidewalk



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 (acknowledge)

Set to DRAFT on 3/21/2025 4:50:17 PM

Issue created by Phuong Vo on 3/21/2025 4:50:17 PM
phuong.vo@myclearwater.com - 727-444-8228

Please acknowledge on the response letter of the condition below:

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

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

8:55 AM

Case number: [FLS2025-02009 -- 2634 SOUTH DR](#)

Owner(s): Restoring Tampa Bay Llc
3033 Ridgelane Blvd Ste B3
Tarpon Springs, FL 34688
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: 388 feet east of the intersection of South Drive and US-19 Highway N. (1.06 Acres)

Atlas Page: 264A

Zoning District: MDR - Medium Density Residential

Request: Flexible Standard Development approval to construct 16 attached dwellings in the Medium Density Residential (MDR) District for the property at 2634 South Drive. The buildings will not exceed 30 feet in height and include 33 parking spaces. Requested is flexibility to allow attached dwellings in the MDR District. (Community Development Code Section 2-303.B)

Proposed Use: Attached Dwellings

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

Assigned Planner: Ryan Green, Planner II



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	03/06/2025	Green
Parks and Rec Review	Comments	03/12/2025	Parry
Solid Waste Review	Comments	03/18/2025	Portalatin
Fire Review	No Comments	03/19/2025	Ramos
Land Resource Review	Comments	03/20/2025	Quinzi
Stormwater Review	Comments	03/21/2025	Vo
Engineering Review	Comments	03/24/2025	Dresch
Environmental Review	Comments	03/24/2025	Kessler
Traffic Eng Review	Comments	03/24/2025	Dresch
Public Utilities Review	Comments	03/24/2025	Vacca
Planning Review	Comments	03/25/2025	Green

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - Prior to DO - Acknowledge - General Comments

Set to DRAFT on 3/24/2025 11:05:50 AM

Issue created by Raymond Dresch on 3/24/2025 11:05:50 AM
 raymond.dresch@myclearwater.com - 727-444-8775

- Please acknowledgment each condition in your response:
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. Applicant shall be responsible for maintaining all landscaping, hardscaping, and lighting located within Right of Way.
 4. Work on right-of-way shall require a permit with the appropriate entity.
 5. Per Sec.47.181, bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including ADA.
 6. Contractor shall request an easement inspection prior to any construction near an easement.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 3/24/2025 9:35:33 AM

Issue created by Sarah Kessler on 3/24/2025 9:35:33 AM
sarah.kessler@myclearwater.com - 727-444-8233

Continue to provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to the commencement of site work and maintained throughout the project.

LAND RESOURCE - Prior to DO - Landscape Acknowledgement

Set to DRAFT on 3/20/2025 10:52:57 AM

Issue created by Michael Quinzi on 3/20/2025 10:52:57 AM
michael.quinzi@myclearwater.com - 727-444-8770

Please respond with an acknowledgement;

Shell, rock, gravel, and any similar material are not acceptable landscape materials per CDC 3-1204.B and will not be approved during the Landscape Final.

Please see below the section from our code (CDC 3-1204.B) that details what is acceptable in terms of landscaping:

"All landscaped areas must be covered with shrubs, ground cover, turf, three inches of organic mulch or other suitable material which permits percolation. Where mulch is used, it must be protected from washing out of the planting bed. Inorganic mulch, such as gravel or rock, should only be used where washouts occur. Plastic sheets / weed barrier shall not be installed under mulches."

LAND RESOURCE - Prior to DO - Landscape Plan

Set to DRAFT on 3/20/2025 10:50:28 AM

Issue created by Michael Quinzi on 3/20/2025 10:50:28 AM
Issue is attached to Plans on sheet L1.1
michael.quinzi@myclearwater.com - 727-444-8770

Please clarify the total number of live oak trees, the plan shows 12 trees and the plant schedule shows 9.

Include the following narratives on the Landscape Plan;

- 1 - All shade trees must be a minimum of 5 feet from any impervious surface or utility.
- 2 - Do not install landscaping or irrigation (unless directional bore) in the critical root zone (inside the tree barricade) of the existing trees to be preserved.
- 3 - Shell, rock, gravel, and any similar material are not acceptable landscape materials per CDC 3-1204.B and will not be approved during the Landscape Final.
- 4 - All landscaped areas must be covered with shrubs, ground cover, turf, three inches of organic mulch or other suitable material which permits percolation. Where mulch is used, it must be protected from washing out of the planting bed. Inorganic mulch, such as gravel or rock, should only be used where washouts occur. Plastic sheets / weed barrier shall not be installed under mulches."



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

LAND RESOURCE - Prior to DO - Tree Inventory

Set to DRAFT on 3/19/2025 4:26:19 PM

Issue created by Michael Quinzi on 3/19/2025 4:26:19 PM
michael.quinzi@myclearwater.com - 727-444-8770

NOTE - Adjacent off-site trees up to 25 feet must be shown on the tree survey.

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

LAND RESOURCE - Prior to DO - Tree Preservation

Set to DRAFT on 3/19/2025 4:27:30 PM

Issue created by Michael Quinzi on 3/19/2025 4:27:30 PM
michael.quinzi@myclearwater.com - 727-444-8770

NOTE - Adjacent off-site trees up to 25 feet must be shown on the tree preservation plan.

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. Provide a scaled drawing showing all dimension. Other data required on this plan must show the trees canopy line, actual tree barricade limits and the tree barricade detail. And any other pertinent information relating to tree preservation. Provide prior to BCP.

PARKS AND REC - Prior to DO - Acknowledge - PR Issue

Set to DRAFT on 3/12/2025 7:36:34 AM

1

Issue created by Mark Parry on 3/12/2025 7:36:34 AM
mark.parry@myclearwater.com - 727-444-8768

Parks and Recreation Impact Fee; Attached Dwelling; Market Rate
It appears that the proposal is for 16 new market rate attached dwelling units.

A Parks and Recreation Impact Fee of \$2,024 per dwelling unit (estimate of \$32,384 total) will be due prior to the issuance of any Certificate of Occupancy. Please acknowledge this comment prior to the issuance of DO.



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TELEPHONE (727) 562-4567

PLANNING - Prior to DO - General Comment-Acknowledge

Set to DRAFT on 3/20/2025 2:01:52 PM

Issue created by Ryan Green on 3/20/2025 2:01:52 PM
ryan.green@myclearwater.com - 727-444-7791

Acknowledge;

Please note that additional comments may be generated at or after the Development Review Committee (DRC) meeting based on responses to DRC comments. Substantial redesign or unresolved issues will delay the ability to receive a Development Order and another DRC meeting may be required.

All plans and supporting documents must match. Additionally, any changes to plans, elevations, and other supporting documents must be coordinated for consistency across all documentation to move forward.

Pursuant to Fla. Stat. § 166.033, "Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance."

Revised applications that are not timely resubmitted to address DRC conditions, or for which a request for an extension of time is not received and agreed upon in a timeframe consistent with Florida Statutes, may be denied.

PLANNING - Prior to DO: Density Maximum

Set to DRAFT on 3/20/2025 11:27:40 AM

Issue created by Ryan Green on 3/20/2025 11:27:40 AM
Issue is attached to Plans on sheet C1.1
ryan.green@myclearwater.com - 727-444-7791

The density allowed for this site is 15 units max while the plans show 16 units. The plan needs to have one unit removed and the code portion of the chart that says (16 units Max) needs to be removed.

PLANNING - Prior to DO: Foundation Plantings

Set to DRAFT on 3/28/2025 2:42:39 PM

Issue created by Ryan Green on 3/28/2025 2:42:39 PM
Issue is attached to Plans on sheet L1.1
ryan.green@myclearwater.com - 727-444-7791

The south façade of the southern two buildings are required to have Foundation Plantings. These plantings must be in a landscaping area of 5 feet, abut the buildings, and at least 50% of the landscaping area being shrubs and the remainder ground cover. CDC Sec 3-1202.E

PLANNING - Prior to DO: Front Slope on Stormwater

Set to DRAFT on 3/24/2025 2:07:37 PM

Issue created by Ryan Green on 3/24/2025 2:07:37 PM
Issue is attached to Plans on sheet L1.1
ryan.green@myclearwater.com - 727-444-7791

Since the front slope of the storm water area is 50% or less of the landscape buffer, the slope must be 4:1 or flatter. Please point out or provide evidence for this. 3-1202..D.1.3

PLANNING - Prior to DO: Ground Cover

Set to DRAFT on 3/28/2025 2:47:20 PM

Issue created by Ryan Green on 3/28/2025 2:47:20 PM
Issue is attached to Plans on sheet L1.1
ryan.green@myclearwater.com - 727-444-7791

All landscape areas must be covered. The proposed ground cover seems to only be at the south of property and needs to be in all landscaping areas. CDC Sec 3-1204.B



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - Prior to DO: Interior Parking Islands

Set to DRAFT on 3/24/2025 2:21:30 PM

Issue created by Ryan Green on 3/24/2025 2:21:30 PM

Issue is attached to Plans on sheet A01

ryan.green@myclearwater.com - 727-444-7791

10% of the gross vehicular use area must be in a interior island that is 17 feet deep. 3-1202.E.2.a.5 Deviations from the landscaping ordinance will require a comprehensive landscape plan. 3-1202.E.2.

PLANNING - Prior to DO: Irrigation Sheet

Set to DRAFT on 3/28/2025 3:43:39 PM

Issue created by Ryan Green on 3/28/2025 3:43:39 PM

Issue is attached to Plans on sheet L1.1

ryan.green@myclearwater.com - 727-444-7791

An irrigation sheet(s) is needed to ensure adherence to requirements. 3-1202.C

PLANNING - Prior to DO: ISR

Set to DRAFT on 3/20/2025 1:47:04 PM

Issue created by Ryan Green on 3/20/2025 1:47:04 PM

Issue is attached to Plans on sheet C1.1

ryan.green@myclearwater.com - 727-444-7791

A detailed ISR sheet is needed to verify is the impervious surface ratio is met

PLANNING - Prior to DO: Landscape Buffer - Dead Ends

Set to DRAFT on 3/20/2025 12:30:24 PM

Issue created by Ryan Green on 3/20/2025 12:30:24 PM

Issue is attached to Plans on sheet C3.1

ryan.green@myclearwater.com - 727-444-7791

Per Sec 3-1402.J.1, the maneuvering area at the end shall not encroach in the required landscape area of 10 feet. This must be changed or a Comprehensive Landscaping Program is needed.

PLANNING - Prior to DO: Matching Plans

Set to DRAFT on 3/28/2025 2:23:56 PM

Issue created by Ryan Green on 3/28/2025 2:23:56 PM

Issue is attached to Plans on sheet A01

ryan.green@myclearwater.com - 727-444-7791

Plans need to match in entire plan set. Some sheets show ADA spaces and some sheets do not.

PLANNING - Prior to DO: Parking Count

Set to DRAFT on 3/20/2025 11:42:17 AM

Issue created by Ryan Green on 3/20/2025 11:42:17 AM

Issue is attached to Plans on sheet C1.1

ryan.green@myclearwater.com - 727-444-7791

The proposed parking in the chart read 34 parking spaces and the plan has 50 spaces. This chart needs to be updated. The parking spaces in the garage count since they meet the dimensions of a parking space.

PLANNING - Prior to DO: Parking Striping

Set to DRAFT on 3/24/2025 2:38:22 PM

Issue created by Ryan Green on 3/24/2025 2:38:22 PM

Issue is attached to Plans on sheet C3.1

ryan.green@myclearwater.com - 727-444-7791

The parking spaces not in a garage need have striping. Plans appear to have the dividing line with different tile/paving. Sec 3-1404.B



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - Prior to DO: Plant count Chart

Set to DRAFT on 3/28/2025 2:52:08 PM

Issue created by Ryan Green on 3/28/2025 2:52:08 PM

Issue is attached to Plans on sheet L1.1

ryan.green@myclearwater.com - 727-444-7791

Please create a chart for the landscaping sheet that shows the # of each plant required and the # of plant proposed in each location (Buffer, foundation, interior islands, etc.)

PLANNING - Prior to DO: Verify Landscaping

Set to DRAFT on 3/28/2025 3:02:56 PM

Issue created by Ryan Green on 3/28/2025 3:02:56 PM

Issue is attached to Plans on sheet L1.1

ryan.green@myclearwater.com - 727-444-7791

Verify that the proposal meets the requirements in Division 12 of the CDC, which includes landscaping and irrigation.

PUBLIC UTILITIES - prior to DO

Set to DRAFT on 3/24/2025 11:05:24 AM

Issue created by Michael Vacca on 3/24/2025 11:05:24 AM

Issue is attached to Plans on sheet C5.1

mike.vacca@myclearwater.com - 727-265-1831

1. call out on drawing - Contractor is required to field verify the existing and locations of all underground utilities and other features prior to proceeding with any proposed construction. The contractor may consult the utility owners record drawings, but the utility owner and the engineering do not guarantee, by implication or other wise, the accuracy of these record drawings.. Site contractor shall be financial for any modifications required other than shown on plans. Contractor shall verify the locations, elevations, and dimensions of all existing utilities and shall notify the engineer in writing of any deviation form the plans.
2. Call out drawings - all sewer within the project is privately owner and maintained by others.
3. Ensure to include sewer compacity form.

SOLID WASTE - Prior to DO - acknowledgement

Set to DRAFT on 3/18/2025 10:10:15 AM

Issue created by Brandi Portalatin on 3/18/2025 10:10:15 AM

brandi.portalatin@myclearwater.com - 727-562-4920

Solid waste barrels and bulk items will be placed in front of each unit on its designated day trash day.

STORMWATER - Prior to building permit

Set to DRAFT on 3/21/2025 6:06:19 PM

Issue created by Phuong Vo on 3/21/2025 6:06:19 PM

phuong.vo@myclearwater.com - 727-444-8228

- 1) Illustrate on profile view the proposed culvert underneath driveway has sufficient cover per manufacturer's recommendation. Please notate this culvert a privately owned and maintained system.
- 2) Show existing ditch in front of the parcel is re-graded to restore its lost capacity resulted from proposed fill for new sidewalk and pond. Please include existing elevation on the cross sections so that extent of fill can be evaluated.
- 3) All storm pipes in the r-o-w including pond's outfall shall be of R-C-P.
- 4) SHWT shall be min 6" below pond bottom.
- 5) Pond shall draw down volume within 72 hours with a safety factor of 2.



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TELEPHONE (727) 562-4567

STORMWATER - Prior to DO

Set to DRAFT on 3/21/2025 6:02:04 PM

Issue created by Phuong Vo on 3/21/2025 6:02:04 PM
phuong.vo@myclearwater.com - 727-444-8228

- 1) Submit drainage narrative and rational method calculations showing the project provides water quality and attenuation per city of clearwater drainage criteria manual.
- 2) Pond shall have minimum 6" freeboard reference between top of control structure and pond's top of bank.
- 3) Specify all embankment (pond's or in r-o-w) shall not be steeper than 4:1.

TRAFFIC ENG - Prior to DO - Driveway Design

Set to DRAFT on 3/24/2025 11:15:51 AM

Issue created by Raymond Dresch on 3/24/2025 11:15:51 AM
raymond.dresch@myclearwater.com - 727-444-8775

- 1-- Clearwater Subdivision Design Standards & Platting Procedures Manual (25JUL2016) specifies that all driveways shall be a minimum of twenty-feet in length from the structure to the right of way or back of sidewalk, whichever is closer. Current design reflects parking lot standards at 18 feet blocking the primary ingress/egress to each dwelling unit.
- 2-- Design Standards Index 103 (1 of 3) reflects driveway offsets from intersections as 43 feet between the back of curb to the parallel edge of the driveway impacting Units 11-14.

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: [FLS2024-09029 -- 2905 GULF TO BAY BLVD](#)

Owner(s): Stowell Properties Llc
2873 Thornton Rd
Clearwater, FL 33759
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Jon Scott
100 Second Ave South, Suite 105n
St. Petersburg, FL 33701
PHONE: No phone, Fax: No fax, Email: Jon.Scott@kimley-horn.Com

Representative: Jon Scott
Kimley-horn And Associates, Inc.
100 Second Ave South, Suite 105n
St. Petersburg, FL 33701
PHONE: No phone, Fax: No fax, Email: Jon.Scott@kimley-horn.Com

Location: Southwest corner of Gulf to Bay Boulevard and Thornton Road. (12.6 acres)

Atlas Page: 300B

Zoning District: US 19 - US 19 Corridor Zoning

Request: Flexible Standard Development approval to construct 400 attached dwellings with a floor area ratio of 0.8 for the properties located at 2905 Gulf to Bay Boulevard and 2881 Thornton Road in the US 19 District and the US 19 Regional Center (US 19-RC) subdistrict. The buildings will not exceed 150 feet in height and include 594 parking spaces. Requested is flexibility from front setbacks, parking location, finished floor elevations, development blocks and drive networks, and building façade and articulation. (Community Development Code Appendix B Sections 703.B.1, D.2, E.3, F, K.)

Proposed Use: Attached Dwellings

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

Assigned Planner: Ted Kozak, Development Review Manager



CITY OF CLEARWATER
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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/12/2024	Kozak
Parks and Rec Review	Comments	09/12/2024	Parry
Environmental Review	Comments	09/16/2024	Kessler
Solid Waste Review	Comments	09/16/2024	Portalatin
Engineering Review	Comments	09/20/2024	Vaughan
Stormwater Review	Comments	09/20/2024	Vo
Public Utilities Review	Comments	09/24/2024	Vacca
Traffic Eng Review	Comments	09/25/2024	Dresch
Land Resource Review	Comments	09/30/2024	McDonnell
Planning Review	Comments	09/30/2024	Kozak
Fire Review	Comments	10/02/2024	Ramos
Harbor Master Review	No Response	10/03/2024	Horanlli
Route to Meeting	Ready for DRC	10/03/2024	Horanlli
Art Review	No Response	10/03/2024	Horanlli

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

ENGINEERING - General Comments (Acknowledge):

Set to ACCEPTED on 2/12/2025 10:37:35 AM

Issue created by Kyle Vaughan on 9/19/2024 11:01:25 AM
ePermit@myclearwater.com - 727-562-4567

Please provide written acknowledgment to each condition in your response letter:

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including A.D.A. (Per Sec.47.181).
4. Work on right-of-way shall require a permit with the appropriate entity.
5. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.
6. Contractor shall request an easement inspection prior to any construction near an easement.

Jon Scott on 2/3/2025 11:00:38 AM - ANSWERED

Comment acknowledged.

ENGINEERING - Prior to Building Permit

Set to ACCEPTED on 2/12/2025 10:42:15 AM

Issue created by Kyle Vaughan on 9/19/2024 11:04:59 AM
ePermit@myclearwater.com - 727-562-4567

Please provide written acknowledgment to each condition in your response letter:

1. Revise plans (incl. landscaping plan) to show existing 10' water easement along north right of way line of Rogers Street.
2. Any new concrete driveway apron(s) constructed within the right-of-way shall be a minimum 6" thick fibrous concrete, and a minimum 3000 psi with 6" x 6" / 10 x 10 w.w.f. [sidewalks shall not be constructed within this apron area(s)]. Expansion joint will be required along the existing curb where applicable.
3. 3' X 5' driveway apron flares required where driveway connects to roadway or install an approved equal. Driveway apron shall not extend beyond extended side property line(s) per City of Clearwater Contract Specifications and Standards Index #103, page 2/2.
4. All sod, sidewalk, curb and sprinkler damage, if any, within the right-of-way shall be repaired/replaced prior to engineering final inspection.
5. Engineering driveway rough (#903) and final (#904) inspections are required. Use inspection call line 727.562.4580 to schedule.
6. Applicant shall obtain permanent address assignments from the Engineering Department. The address assignment shall correspond to the street on which the entrance is located. Contact Pawel Dembinski, Engineering Systems Coordinator (727) 444-8218.
7. Provide a copy of the recorded Parcel Combination Request from Pinellas County.

Jon Scott on 2/3/2025 11:00:14 AM - ANSWERED

1. *Comment acknowledged.*
2. *Comment acknowledged.*
3. *Acknowledged, driveway design will comply with City of Clearwater standards. Design details will be provided for review during building permitting.*
4. *Comment acknowledged.*
5. *Comment acknowledged.*
6. *Acknowledged, addressing will be coordinated during building permit review.*
7. *The recorded parcel combination request will be provided during building permit review.*



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

ENGINEERING - Prior to D.O.

Set to ACCEPTED on 2/12/2025 10:29:25 AM

Issue created by Kyle Vaughan on 9/25/2024 2:55:46 PM
ePermit@myclearwater.com - 727-562-4567

1. Please consider granting a sidewalk easement to the City of Clearwater for the proposed sidewalk on Thornton Rd frontage, and show proposed easement on the plans.
2. Inverted crown design on Thornton Rd is not permissible. Please revise the plans to work with the existing stormwater flow.

Jon Scott on 2/3/2025 10:49:46 AM - ANSWERED

1. *A sidewalk easement was added along Thornton, an enhanced pedestrian sidewalk was shown along Thornton.*
2. *Proposed modifications to Thornton Road have been reduced with the revised site plan, existing stormwater flow will be maintained.*

ENGINEERING - Prior to DO - Driveway Entries

Set to DRAFT on 2/12/2025 2:50:38 PM

Issue created by Raymond Dresch on 2/12/2025 2:50:38 PM
raymond.dresch@myclearwater.com - 727-444-8775

- 1-- Please modify the north entry from Thornton to include matching valley gutter curb along the driveway radius (see southern entry) and include stormwater swale to support flow to stormwater curb inlet located immediately south of the driveway. See Index 107.
<https://www.myclearwater.com/files/sharedassets/public/v/3/doing-business-in-clearwater/city-projects/documents/100-streets/100streets.pdf>
- 2-- Verify south entry outside radius dimension creates a smooth transition from Thornton to the parking lot -- inside radius of 25' with a roughly 26' wide roadway should have an outside radius larger than 44' to provide a consistent width roadway.

ENVIRONMENTAL - Prior to Building Permit

Set to ACCEPTED on 2/13/2025 3:10:21 PM

Issue created by Sarah Kessler on 9/16/2024 2:30:21 PM
sarah.kessler@myclearwater.com - 727-444-8233

1. An Asbestos Survey is usually required prior to conducting any demolition or renovations. Contact Pinellas County Air Quality (727/464-4422) for more information.
2. Provide stormwater vault specifications showing the vault provides water quality benefits, and provide a vault maintenance schedule that has been signed and accepted by the owner.
3. Provide the location of the approved jurisdictional wetland line on the plans.

Jon Scott on 2/3/2025 11:01:59 AM - ANSWERED

1. *Comment acknowledged.*
2. *Stormwater calculations and pond/vault design details will be provided for review at the time of building permit submittal.*
3. *The jurisdictional wetland line has been shown, and a separate wetland clear area plan has been provided, see sheet C-105.*

Sarah Kessler on 2/13/2025 3:10:02 PM - OPEN

Prior to issuance of building permit: label jurisdictional wetland line.

Sarah Kessler on 2/13/2025 3:10:21 PM - ACCEPTED

Prior to issuance of building permit: label jurisdictional wetland line



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TELEPHONE (727) 562-4567

FIRE - Fire Comments

Set to ACCEPTED on 2/7/2025 2:20:32 PM

Issue created by Walter Ramos on 10/2/2024 10:34:05 AM
Issue is attached to Plans on sheet TM-100
walter.ramos@myclearwater.com - 727-444-7723

Fire Department Access and Water supply shall be established before any vertical construction begins. shall meet the requirements of NFPA 1 2021 Edition, Chapter 18. Please Acknowledge on plans.

Jon Scott on 2/3/2025 10:24:55 AM - ANSWERED

Comment acknowledged.

FIRE - Fire Comments

Set to ACCEPTED on 2/7/2025 2:20:54 PM

Issue created by Walter Ramos on 10/2/2024 10:33:40 AM
Issue is attached to Plans on sheet TM-100
walter.ramos@myclearwater.com - 727-444-7723

Plans show the fire hydrant coming off the Double Detector Check Valve. The fire hydrant shall connect directly to the city water main with no double detector check valve. Please provide details and show on plans.

Jon Scott on 2/3/2025 10:25:07 AM - ANSWERED

The proposed fire line has been rerouted with the revised site plan, refer to sheet C-500.

FIRE - Fire Comments

Set to ACCEPTED on 2/7/2025 2:23:14 PM

Issue created by Walter Ramos on 10/2/2024 10:33:09 AM
Issue is attached to Plans on sheet TM-100
walter.ramos@myclearwater.com - 727-444-7723

This building is determined to meet the criteria of a High Rise Building as defined by the Florida Fire Prevention Code 8th Edition. Shall meet the requirements of NFPA 101 2021 edition section 11.8 High-Rise Buildings. Please acknowledge.

Jon Scott on 2/3/2025 10:25:18 AM - ANSWERED

Comment acknowledged.



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LAND RESOURCE - Prior to DO: Inches Spreadsheet

Set to NOTACCEPTED on 2/11/2025 4:15:22 PM

Issue created by Danny McDonnell on 9/30/2024 4:08:16 PM
danny.mcdonnell@myclearwater.com - 727-444-8765

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.

Jon Scott on 2/3/2025 10:34:57 AM - ANSWERED

Acknowledged. Inches spreadsheet has been provided on sheet TM-100.

Danny McDonnell on 2/11/2025 4:15:22 PM - NOTACCEPTED

I did some quick math and the inches spreadsheet appears to show too much mitigation. Invasive species such as Norfolk Island Pine, Queen palm, camphor, etc. should not be included. Additionally, only trees rated 3 and above should be included in the spreadsheet.

LAND RESOURCE - Prior to DO: Landscape Material

Set to DRAFT on 2/11/2025 3:39:45 PM

Issue created by Danny McDonnell on 2/11/2025 3:39:45 PM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge;

Shell, rock, gravel, and any similar material are not acceptable landscape materials per CDC 3-1204.B and will not be approved during the Landscape Final.

LAND RESOURCE - Prior to DO: Landscape Plan

Set to NOTACCEPTED on 2/11/2025 3:38:09 PM

Issue created by Danny McDonnell on 9/30/2024 4:07:27 PM
danny.mcdonnell@myclearwater.com - 727-444-8765

1. Submit a revised landscape plan which provided dimensions on the plan showing all shade trees must be a minimum of 5 feet from any impervious surface or utility.
2. Do not install landscaping or irrigation (unless directional bore) in the critical root zone (inside the tree barricade) of the existing trees to be preserved.

Jon Scott on 2/3/2025 10:36:35 AM - ANSWERED

Refer to updated Landscape Plans.

Acknowledged. No plantings are proposed within existing tree critical root zones.

Danny McDonnell on 2/11/2025 3:38:09 PM - NOTACCEPTED

1. *Crape myrtles are not acceptable. Please replace with a different species of accent tree.*
2. *The ribbon palms must have a minimum of 10' clear trunk.*



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LAND RESOURCE - Prior to DO: Tree Inventory

Set to ACCEPTED on 2/11/2025 4:18:31 PM

Issue created by Danny McDonnell on 9/30/2024 5:24:52 PM
danny.mcdonnell@myclearwater.com - 727-444-8765

The palm trees in the arborist report need Tree ID numbers. Offsite trees should also have ID numbers, which should be shown on sheets TM-101 and TM-102 as well.

Jon Scott on 2/3/2025 10:33:35 AM - ANSWERED

Arborist report has been updated for all trees to have ID numbers.

LAND RESOURCE - Prior to DO: Tree Preservation Plan

Set to NOTACCEPTED on 2/11/2025 3:18:26 PM

Issue created by Danny McDonnell on 9/30/2024 4:29:04 PM
danny.mcdonnell@myclearwater.com - 727-444-8765

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.

Jon Scott on 2/3/2025 10:33:52 AM - ANSWERED

Coordination with arborist is ongoing. Tree Preservation Plan will be submitted once it is complete.

LAND RESOURCE - Prior to DO: Tree Removal

Set to ACCEPTED on 2/11/2025 4:17:40 PM

Issue created by Danny McDonnell on 9/30/2024 4:25:24 PM
danny.mcdonnell@myclearwater.com - 727-444-8765

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

Sheet TM-101 and TM-102 appear to show certain trees as offsite but the inventory does not state that they are offsite. Please revise.

Jon Scott on 2/3/2025 10:34:42 AM - ANSWERED

All trees rated 2.5 and below are being removed.

Arborist report has been updated to show trees as off-site.



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PARKS AND REC - PR Issue 1

Set to ACCEPTED on 2/7/2025 2:04:09 PM

Issue created by Mark Parry on 9/12/2024 8:28:23 AM
mark.parry@myclearwater.com - 727-444-8768

It appears that the proposal is for 426 new attached dwelling units.

A Parks and Recreation Impact Fee of \$2,024 per dwelling unit (estimate of \$862,224 total) will be due prior to the issuance of any Certificate of Occupancy.

If the site was previously developed credit is applied for any legally permitted dwelling unit. In that case, please provide evidence of the number of dwelling units and date of demolition.

Please coordinate with Parks and Recreation Staff to determine the final amount due.

Please acknowledge this comment prior to the issuance of a DO.

Jon Scott on 2/3/2025 11:02:27 AM - ANSWERED

Comment acknowledged.

PARKS AND REC - PR Issue 1

Set to ACCEPTED on 3/24/2025 3:58:02 PM

Issue created by Mark Parry on 3/11/2025 4:09:03 PM
mark.parry@myclearwater.com - 727-444-8768

It appears that the proposal is for either 400 or 426 new attached dwelling units.

A Parks and Recreation Impact Fee of \$2,204 per dwelling unit (estimate of 809,600 to \$862,224.00 total) will be due prior to the issuance of any Certificate of Occupancy.

If the site was previously developed credit is applied for any legally permitted dwelling unit. In that case, please provide evidence of the number of dwelling units and date of demolition.

Clarify the number of proposed dwelling units. The application description says 426 but the the site pan site data table says 400.

Please also clarify if the proposed dwelling unit will be considered as affordable pursuant to applicable Federal, State and or Local regulations.

If yes, evidence of a filing of a covenant pursuant to CDC Section 3-920.A.4.a or b, as applicable, must be submitted to the satisfaction of Parks and Recreation Staff prior to the issuance of any Certificate of Occupancy.

Please coordinate with Parks and Recreation Staff to determine the final amount due.

Acknowledgement is due prior to issuance of a DO.
NO FEES ARE DUE AT THIS POINT THIS IS JUST A NOTIFICATION.



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PLANNING - Planning - General Comments (Acknowledge)

Set to NOTACCEPTED on 2/12/2025 4:42:56 PM

Issue created by Ted Kozak on 9/25/2024 2:32:02 PM
ted.kozak@myclearwater.com - 727-444-8941

Please note that additional comments may be generated at or after the Development Review Committee (DRC) meeting based on responses to DRC comments. Substantial redesign or unresolved issues will delay the ability to receive a Development Order and another DRC meeting may be required.

All plans and supporting documents must match. Additionally, any changes to plans, elevations, and other supporting documents must be coordinated for consistency across all documentation to move forward.

Pursuant to Fla. Stat. § 166.033, "Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance."

Revised applications that are not timely resubmitted to address DRC conditions, or for which a request for an extension of time is not received and agreed upon in a timeframe consistent with Florida Statutes, may be denied.

Jon Scott on 2/3/2025 10:51:18 AM - ANSWERED

Comment acknowledged.

Ted Kozak on 2/12/2025 4:42:56 PM - NOTACCEPTED

*Based on the substantial changes to the proposal, another DRC meeting is required.
Please acknowledge.*



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PLANNING - Prior to DO - Drive Network at south

Set to NOTACCEPTED on 2/12/2025 4:24:03 PM

Issue created by Ted Kozak on 9/25/2024 4:39:14 PM

Issue is attached to Plans on sheet C-301

ted.kozak@myclearwater.com - 727-444-8941

Projects on sites of 10 acres or more shall be configured to create interconnected networks of primary and secondary drives defining development blocks and providing for vehicle travel, pedestrian and cyclist movement, access to parking and drive aisles, access to transit facilities, and connections to surrounding destinations. Streets and drives shall be provided as follows.

- a. For every 660 feet of frontage at least one drive generally perpendicular to the frontage.
 - b. For every 660 feet of lot depth at least one drive generally parallel to the frontage.
2. New primary and secondary drives shall be configured to align with existing or planned streets or drives on adjacent sites to create an interconnected network. Drive stub outs shall be provided to allow future connections to adjacent sites.
3. New primary and secondary drives shall be designed consistent with the standards in Table 6. Locational & Design Standards for New Drives.
CDC B-502.B.1 through 3.

It is unclear as to the need to extend the primary drive from the cul-de-sac along the south side of the Future Development parcel, to the Thornton Road extension.

Jon Scott on 2/3/2025 10:39:50 AM - ANSWERED

Given the site restrictions it is not feasible or efficient to provide to create an interconnected network of primary and secondary roads on this site due to the unique shape, waterfront location, CSA, lack of connection to the west, existing utilities on site, and wetlands/buffers that limit the usability of the site. The site was designed to be pedestrian friendly by using wide sidewalks with enhanced landscape/hardscape adjacent to the building. Additionally, the main access point was added inline with the existing Rogers Road to maintain the existing drive network and connectivity between the sites to the east. Flexibility from the requirements under Section B-503 is being requested based on the flexibility provisions in Section B-703-F.

See response to Comment 1.

See response to Comment 1.

The cul-de-sac has been removed from the proposed plan and modifications to Thornton Road have been reduced with the revised site plan, refer to updated site plan sheets C-300 and C-301.

Ted Kozak on 2/12/2025 4:24:03 PM - NOTACCEPTED

The omission of an interconnected network of primary and secondary streets and the provision of surface parking areas, not meeting screening requirements, does not meet the intent of the CDC, Division 2, US-19 Regulating Plan. To reflect this modification, only the plans have been updated, but the application and narrative(s) have not been updated to match. Since there is a substantial deviation from the plans as reviewed at the DRC, another DRC meeting needs to be scheduled for this project. Please resubmit revised application and narrative(s) in order to meet the DRC submittal cycle deadlines, which is March 3rd at noon.

PLANNING - Prior to DO - Acknowledge Floodplain

Set to DRAFT on 3/21/2025 2:34:41 PM

Issue created by Ted Kozak on 3/21/2025 2:34:41 PM

ted.kozak@myclearwater.com - 727-444-8941

The proposed development is located within FEMA Flood Zone X, AE (B.F.E. 11 & 12) and VE (B.F.E. 13 & 14). The impacted floodplain for this project is tidal and does not require any mitigation.



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PLANNING - Prior to DO - Articulation

Set to NOTACCEPTED on 2/12/2025 4:49:04 PM

Issue created by Ted Kozak on 9/25/2024 4:04:27 PM
Issue is attached to Plans on sheet A4.03
ted.kozak@myclearwater.com - 727-444-8941

Articulation between upper floor facade bay sections shall be accomplished by recessing the facade 2 feet minimum for a distance of at least 10 feet.

As stated, since there are no detailed dimensions provided for the parking structure and the attached dwelling building, it is unclear if this provision is met. There is no change or recessed plane or step back between the lower level and the upper floors of the structure. CDC B-602.E.2.

Jon Scott on 2/3/2025 10:42:05 AM - ANSWERED

"Flexibility requested under Section B-602.E.2

The development utilizes a precast structure that makes it infeasible to meet the articulation requirements listed under Section B-602.E.2 of the US19 Development Code.

The elevations of the building have been designed to emulate the patterning of recesses of the upper floors. By utilizing a paint scheme that terminates below the topmost level creates a visual interest for the façade. The various façade bays create a rhythm that lends itself to reading as if the bays painted 'extra white' as set back. The stair towers have an integral stencil pattern design and are set back from the face of the building +/-3'-0". The exterior patios and balconies project from the face of the apartment build 5'-0" which also creates a visual interest across the elevation."

Dimensions have been added to the plans. See comments above in regards to the balcony projections and top parapet variations.

Ted Kozak on 2/12/2025 4:49:04 PM - NOTACCEPTED

Repeat comment - it appears that the application and narrative(s) have not been updated to reflect current proposal.

PLANNING - Prior to DO - Bicycle Parking

Set to NOTACCEPTED on 2/12/2025 4:35:37 PM

Issue created by Ted Kozak on 9/25/2024 4:15:00 PM
ted.kozak@myclearwater.com - 727-444-8941

Projects shall provide space and racks for bicycle parking to accommodate at least one bicycle parking space for every 10 vehicle parking spaces. All bicycle parking areas shall be in highly-visible locations along pedestrian walkways and near building entries, and shall comply with bike rack standards in Section 3-1411.

Please indicate where the 43 required bike parking spaces will be located.

CDC B-504.C.

Jon Scott on 2/3/2025 10:41:07 AM - ANSWERED

Bicycle parking racks, providing 60 bicycle parking spaces in total, have been provided near the entrances to the proposed buildings.

Ted Kozak on 2/12/2025 4:35:37 PM - NOTACCEPTED

The stated number of bicycle spaces meets the number of spaces required, based on the provision of 594 parking spaces. But there is no detail provided at each building, only said to be bicycle parking, "typical".



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PLANNING - Prior to DO - Building Materials

Set to ACCEPTED on 2/12/2025 4:47:11 PM

Issue created by Ted Kozak on 9/25/2024 2:21:56 PM

Issue is attached to Plans on sheet A4.01

ted.kozak@myclearwater.com - 727-444-8941

All building facades within public view of a street, pedestrian walkway, or other public space, including side and rear facades, shall be constructed of high quality materials such as brick, stone, architectural block, concrete with an architectural finish, and traditional cementitious stucco. Side and rear facades shall use materials and design features similar to or complementary to those of the front facade. Please provide additional details which show compliance with this provision. (Section B-605.A)

Jon Scott on 2/3/2025 10:52:24 AM - ANSWERED

*" Acknowledged. Refer to A4 Elevation Series – The elevations call out proposed materials and finishes for all facades of the dwellings building. The project includes the following:
Precast concrete treatments: Reveals/Recesses, Formliner precast patterning
Paint / acrylic texture coating: Sherwin Williams Paint (See Elevations for Color Selections
Storefront glazing systems
Decorative Metals
Canopies / Awnings
Window bands/surrounds
Patio/balcony railings"*

PLANNING - Prior to DO - Building Setbacks

Set to DRAFT on 3/17/2025 9:15:32 AM

Issue created by Ted Kozak on 3/17/2025 9:15:32 AM

Issue is attached to Plans on sheet C-101

ted.kozak@myclearwater.com - 727-444-8941

The proposed building setbacks table indicates the provision of 15 foot front, 15 foot side and 157 foot rear setbacks, without any context. Since there are multiple setbacks for two buildings, please indicate all the provided setbacks for all directions.

PLANNING - Prior to DO - Clarification of request

Set to NOTACCEPTED on 2/12/2025 3:59:01 PM

Issue created by Ted Kozak on 9/30/2024 2:56:45 PM

ted.kozak@myclearwater.com - 727-444-8941

Page one of the application indicates that the request is to construct a multi-family development with 425 total units, with a 91 foot tall building at 8 stories, and 592 parking spaces. None of this data matches the other plans and documents provided. Please revise the application as needed.

Jon Scott on 2/3/2025 10:37:54 AM - ANSWERED

The total unit count has changed with the site revisions, please refer to updated plan documents.

Ted Kozak on 2/12/2025 3:59:01 PM - NOTACCEPTED

The submitted application, project narrative and criteria is not current since the project request is substantially dissimilar to the proposal as reviewed at the DRC.

PLANNING - Prior to DO - Conceptual Plan does not match

Set to DRAFT on 3/13/2025 3:55:54 PM

Issue created by Ted Kozak on 3/13/2025 3:55:54 PM

Issue is attached to Plans on sheet A1.00

ted.kozak@myclearwater.com - 727-444-8941

The conceptual configuration does not match all of the other resubmitted plans.



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PLANNING - Prior to DO - Coordination with Solid Waste

Set to ACCEPTED on 2/12/2025 4:39:21 PM

Issue created by Ted Kozak on 9/25/2024 2:35:23 PM
Issue is attached to Plans on sheet C-300
ted.kozak@myclearwater.com - 727-444-8941

Pursuant to Sections 3-204.G.2 & 4, Solid waste containers shall be of a size sufficient to serve the use to which they are accessory, and Solid waste containers and recycling or trash handling areas shall be located to facilitate easy and safe access for pickup and shall be provided in accordance with Chapter 32 of the Code of Ordinances.

Please coordinate with Solid Waste to ensure that this provision is met.

Jon Scott on 2/3/2025 10:50:18 AM - ANSWERED

Acknowledged, a proposed trash enclosure area has been identified on the revised site plan. We will coordinate with Solid Waste to ensure all requirements are met.

PLANNING - Prior to DO - Corner Locations/ Emphasis

Set to ACCEPTED on 2/12/2025 4:46:25 PM

Issue created by Ted Kozak on 9/25/2024 3:38:31 PM
Issue is attached to Plans on sheet A4.01
ted.kozak@myclearwater.com - 727-444-8941

Facade materials, window and wall treatments, and design elements such as signs and awnings shall be included on both sides of the building facade. Additional corner emphasis with chamfered or rounded facades, corner entries accentuated through changes in design treatments, materials, canopy projections, roof, or parapet forms, or through other architectural method is required. It isn't clear how the each corner of the buildings/ facades meet this provision. (Section B-602.F)

Jon Scott on 2/3/2025 10:44:42 AM - ANSWERED

Acknowledged. Refer to A4.05 – The main corners of the building have been highlighted. The corners of the dwelling building are highlighted with metal marquees and canopies at the amenity entrance. The public areas have storefronts windows to accentuate the activities and spaces beyond. Additional emphasis is given to the corners with a taller parapet, contrasting paint schemes, and additional precast reveal patterning.

PLANNING - Prior to DO - Detailing

Set to ACCEPTED on 2/12/2025 4:50:01 PM

Issue created by Ted Kozak on 9/25/2024 4:07:09 PM
Issue is attached to Plans on sheet A4.02
ted.kozak@myclearwater.com - 727-444-8941

All buildings and structures in projects with multiple buildings and structures, including parking structures, shall have complementary architectural details, materials, colors, and design treatments

Include the types of materials and colors as part of the narrative.

The buildings do not list the proposed materials.
B-602.A.

Jon Scott on 2/3/2025 10:41:24 AM - ANSWERED

Acknowledged. Refer to A4.05 – The main corners of the building have been highlighted. The corners of the dwelling building are highlighted with metal marquees and canopies at the amenity entrance. The public areas have storefronts windows to accentuate the activities and spaces beyond. Additional emphasis is given to the corners with a taller parapet, contrasting paint schemes, and additional precast reveal patterning.

PLANNING - Prior to DO - Facade Bays

Set to ACCEPTED on 2/12/2025 4:45:49 PM



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Issue created by Ted Kozak on 9/25/2024 3:34:31 PM

Issue is attached to Plans on sheet A4.01

ted.kozak@myclearwater.com - 727-444-8941

Facades shall be divided vertically into bays, as illustrated in Figure 14. Facade Bays & Articulation. Facade bay widths shall range from 15 to 40 feet. Facade bays shall be distinguished by varying fenestration patterns, recessing wall planes, varying building materials, or establishing a rhythm of architectural elements such as pilasters or window bays. Specific detailed dimensioned have not been provided. (Section B-602.C)

Jon Scott on 2/3/2025 10:45:15 AM - ANSWERED

Refer to A4 Series, A4.04 – Enlarged details have been added for the façade bay types for the attached dwelling building.

PLANNING - Prior to DO - Flexibility Requests

Set to NOTACCEPTED on 2/12/2025 4:38:29 PM

Issue created by Ted Kozak on 9/25/2024 3:59:21 PM

ted.kozak@myclearwater.com - 727-444-8941

Flexibility Request. It appears that, notwithstanding any future resubmittals, that the following Flexibility provisions are or may be requested: Community Development Code Appendix B Sections 703 B.1., D.1, E.3., F, G, and K.

If not already provided, please provide a full narrative which clarifies and positively addresses each applicable flexibility criterion.

Jon Scott on 2/3/2025 10:42:31 AM - ANSWERED

Refer to the flexibility letter included with this resubmittal.

Ted Kozak on 2/12/2025 4:38:29 PM - NOTACCEPTED

No new application or new project narrative was provided with the resubmittal. Please clarify.

PLANNING - Prior to DO - Landscaping

Set to DRAFT on 3/21/2025 3:38:42 PM

Issue created by Ted Kozak on 3/21/2025 3:38:42 PM

ted.kozak@myclearwater.com - 727-444-8941

All dimensions, including, not limited to, parking islands, buffers and foundation area plantings have not been provided. Further, it appears landscaping is not provided along the east property line, and only within the Thornton Road ROW. For your information, Landscaping/ Tree Protection shall meet the CDC Chapter 3, Division 12 all in aspects, unless a Comprehensive Landscape Program pursuant to Section 3-1204.G. is requested and approved.



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 - Limited Blank Facades

Set to ACCEPTED on 2/12/2025 4:44:55 PM

Issue created by Ted Kozak on 9/25/2024 3:40:06 PM

Issue is attached to Plans on sheet A4.01

ted.kozak@myclearwater.com - 727-444-8941

Blank sections of ground floor building facades fronting or within view of streets, pedestrian walkways, or other public spaces 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. It is unclear if this provision is met in its entirety since there are no specific dimensions provided. (Section B-602.B)

Jon Scott on 2/3/2025 10:44:24 AM - ANSWERED

Acknowledged. Refer to A4.01 – A4.03 Elevation Series – The areas of blank facades have been dimensioned.

PLANNING - Prior to DO - Mechanical Equipment

Set to ACCEPTED on 2/12/2025 4:39:09 PM

Issue created by Ted Kozak on 9/25/2024 3:26:49 PM

Issue is attached to Plans on sheet A4.01

ted.kozak@myclearwater.com - 727-444-8941

Outdoor mechanical, electrical, and communication equipment, including heating, air conditioning, and ventilation equipment; venting and vent terminations for commercial hoods; electric meters; mechanical penthouses; electrical and communication equipment, panels, and cabinets; satellite dishes; and similar features shall be located and designed to meet all of the following standards. Equipment shall be placed on roofs or to the rear or side of buildings and shall not be placed in front setbacks or between any street and any building. Ground-mounted mechanical equipment shall be screened from public view by landscape screens or architecturally-finished walls and enclosures designed consistent with the exterior facade of the building. Rooftop-mounted mechanical equipment shall be screened by a parapet wall, articulated roofline or other roof screen, or similar device that is integrated into the building's architectural design and of a height equal to or exceeding the height of the mechanical equipment being screened and elevator penthouses shall be designed to complement the design of street-facing building facades and shall be clad on all sides in material used on street-facing facades.

Clarify where mechanical equipment will be located and how it will be screened. (Sections B-606.A & B)

Jon Scott on 2/3/2025 10:46:47 AM - ANSWERED

"Refer to A1.05 & A1.06 - Equipment on the roof will be located towards the center of each wing. Walk pads will be at least but not limited to at least 10'-0" from the building parapets and roof top mechanical equipment will be +/-13'-0" off the edges of the building. This location will allow for the parapets and to screen the equipment.

The main generator equipment servicing the building if located within the building will be within the designated BOH (back of house) space out of the public eye. FINFROCK acknowledges that any ground-mounted mechanical equipment outside of that will be screened from public view by landscape screens or architecturally finished walls and enclosures designed consistent with the exterior facade of the building.

Elevator towers are to be integral in the precast and designed to complement the exterior elevations.

"



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TELEPHONE (727) 562-4567

PLANNING - Prior to DO - Parking Requirements

Set to DRAFT on 3/17/2025 9:09:39 AM

Issue created by Ted Kozak on 3/17/2025 9:09:39 AM
Issue is attached to Plans on sheet C-101
ted.kozak@myclearwater.com - 727-444-8941

The attached dwelling units (Multi-Family Residential) in the parking requirements table are stated as 1.5 per unit and the calculations are identified as 1.5 x XX units = XX spaces. Please revise.

PLANNING - Prior to DO - Primary Entries

Set to ACCEPTED on 2/12/2025 4:48:01 PM

Issue created by Ted Kozak on 9/25/2024 2:25:14 PM
Issue is attached to Plans on sheet A4.02
ted.kozak@myclearwater.com - 727-444-8941

Primary building entries shall be located along the front facades of buildings and be visible from streets, new primary drives, and sidewalks. For example, it's unclear how the north façade for the attached dwelling is being treated as primary entrances. The doors are very small and not particularly noticeable. (Section B-404.E.2)

Flexibility may be permitted/available pursuant to 703.E.3. If flexibility is requested, the design must meet the applicable criteria in that section of the Code

Jon Scott on 2/3/2025 10:51:57 AM - ANSWERED

Refer to A4.02 – Entry storefronts on the North façade will serve as secondary entrances to the building and have been updated to reflect storefront doors, height at 10'-0" and widths between 8'-0" & 6'-0" as the corridors will allow. Metal Canopies have been added to highlight the entries and bring the similar look of the primary entrance on the east side of the building.

PLANNING - Prior to DO - Prohibited Glass Treatments

Set to ACCEPTED on 2/12/2025 4:44:00 PM

Issue created by Ted Kozak on 9/25/2024 3:27:32 PM
Issue is attached to Plans on sheet A4.01
ted.kozak@myclearwater.com - 727-444-8941

The use of reflective, translucent, fritted, and other forms of non-transparent glass in wall and window systems on ground floor facades is not permitted. Please add a note that demonstrates compliance with this provision on the elevations sheet. (Section B-605.B)

Jon Scott on 2/3/2025 10:46:33 AM - ANSWERED

Acknowledged.

PLANNING - Prior to DO - Security

Set to ACCEPTED on 2/12/2025 4:43:51 PM

Issue created by Ted Kozak on 9/25/2024 3:28:23 PM
Issue is attached to Plans on sheet A4.01
ted.kozak@myclearwater.com - 727-444-8941

Security bars are not permitted on windows or doors visible from streets, new primary drives, and sidewalks. Please add a note that demonstrates compliance with this provision on the elevations sheet. (Section B-602.H)

Jon Scott on 2/3/2025 10:45:55 AM - ANSWERED

Acknowledged.



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TELEPHONE (727) 562-4567

PLANNING - Prior to DO - site layout

Set to DRAFT on 3/17/2025 9:28:49 AM

Issue created by Ted Kozak on 3/17/2025 9:28:49 AM
Issue is attached to Plans on sheet C-101
ted.kozak@myclearwater.com - 727-444-8941

The site layout and lack of the provision of internal street frontages A, is inconsistent with the US-19 District Regulating Plan and the Regional Center Subdistrict. The standards are designed to create pedestrian friendly streets and building frontages, of which none of those standards are met through the proposed provision of only surface parking spaces without any internal walkable connectivity.

PLANNING - Prior to DO - Site Visibility Triangles

Set to ACCEPTED on 2/12/2025 4:52:01 PM

Issue created by Ted Kozak on 9/25/2024 2:33:25 PM
Issue is attached to Plans on sheet C-300
ted.kozak@myclearwater.com - 727-444-8941

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, described in the figure accompanying Section 3-904.A.

Please add the requisite sight visibility triangles at:

The edges of the driveway where it intersects with the front property line. 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.

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

Jon Scott on 2/3/2025 10:50:47 AM - ANSWERED

Site visibility triangles have been included on the revised site plan, refer to sheet C-303.

PLANNING - Prior to DO - Stormwater Management

Set to ACCEPTED on 2/12/2025 4:02:04 PM

Issue created by Ted Kozak on 9/25/2024 3:40:49 PM
Issue is attached to Plans on sheet A4.01
ted.kozak@myclearwater.com - 727-444-8941

Stormwater retention and detention areas are not permitted in front setbacks or between any street and any building unless located underground in exfiltration trenches or open-bottomed underground storage and retention systems, or as part of a Low Impact Development stormwater management system incorporating features such as rain gardens and vegetative swales, or pervious pavers or pavement for pedestrian use. Traditional stormwater facilities such as dry and/or wet retention/detention ponds are permitted to the rear and side of buildings. Clarify how stormwater will be accommodated. (Section B-506)

Jon Scott on 2/3/2025 10:44:00 AM - ANSWERED

Stormwater will be accommodated in a combination of underground vault systems and surface dry retention ponds. Refer to revised grading and drainage plan sheets C-400 and C-401 for their approximate locations.

PUBLIC UTILITIES - prior to DO

Set to DRAFT on 3/24/2025 7:41:40 AM

Issue created by Michael Vacca on 3/24/2025 7:41:40 AM
Issue is attached to Plans on sheet C-500
mike.vacca@myclearwater.com - 727-265-1831

Call out on drawings - all sewer and fire hydrants within project are privately owners and maintained by others.



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TELEPHONE (727) 562-4567

PUBLIC UTILITIES - prior to permitting

Set to ACCEPTED on 2/10/2025 2:28:59 PM

Issue created by Michael Vacca on 9/24/2024 12:18:03 PM

Issue is attached to Plans on sheet C-200

mike.vacca@myclearwater.com - 727-265-1831

Call out on drawings

contractor shall coordinate with City regarding removal existing water meters, backflow devices including the removal of boxes and abandoning of water mains, along with any sewer laterals abandonment prior too finalizing plans to satisfaction of public Utilities department

Jon Scott on 2/3/2025 10:54:33 AM - ANSWERED

Acknowledged, the requested note has been added to utility plan sheet C-500.

PUBLIC UTILITIES - required modification to be submitted

Set to ACCEPTED on 3/24/2025 7:37:28 AM

Issue created by Michael Vacca on 9/24/2024 2:27:31 PM

Issue is attached to Plans on sheet C-500

mike.vacca@myclearwater.com - 727-265-1831

- 1) acknowledge and Call out on drawings - Contractor shall coordinate with city regarding removal and installing of water mains prior to finalization of plans to the satisfaction of Public Utilities Department
- 2) Acknowledge and Call out on Drawings - contractor shall exercise extreme caution when excavating in the proximity of all water and Sewer utilities. existing utility locations shown on the plans are not exact or guaranteed
- 3) acknowledge and call out on drawings - Call out on drawings - all sewer pipe, Manholes, water mains and fire hydrants located within project property are privately owned and maintained by others.
- 4) acknowledge and call out - If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense.
- 5) acknowledge and call out on drawings - If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements
- 6) acknowledge and explain and show on drawings how the city shall have continuous access for service vehicles, heavy equipment to preform maintenance on utilities within city owned easements along waterfront. due to the high profile utilities, no trees are to be planted within city owned easement.
- 7) acknowledge and review alterative options - the purposed installation of SS-1 new M/H will require a sewer by-pass plan and with a by-pass pumping system to preform installation, city does not permit dog house manholes to be built. review and discuss option for sewer pipe segment run, from SS-2 manhole to existing city manhole, thus Kor-N-seal into as an alternative connection location. Verifying Storm pipe and sewer pipe are not in conflict of clearance.



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TELEPHONE (727) 562-4567

Jon Scott on 2/3/2025 10:53:56 AM - ANSWERED

1. *Acknowledged, the requested note has been added to utility plan sheet C-500.*
2. *Acknowledged, the requested note has been added to utility plan sheet C-500.*
3. *Acknowledged, the requested note has been added to utility plan sheet C-500.*
4. *Acknowledged, the requested note has been added to utility plan sheet C-500.*
5. *Acknowledged, the requested note has been added to utility plan sheet C-500.*
6. *Acknowledged, trees/plantings will not be provided at the end of Thornton Road to maintain the City's existing access to the waterfront utility easements.*
7. *Acknowledged, the proposed storm and sanitary sewer routing have been revised, refer to utility plan sheet C-500.*

Michael Vacca on 2/10/2025 2:36:03 PM - NOTACCEPTED

1. *response accepted*
2. *response accepted*
3. *response accepted*
4. *response accepted*
5. *response accepted*
6. *RESPONSE NOT ACCEPTED - will need to show on drawings access point from roadway for city truck and equipment to gain access to easement along water on drawings. will need to details information about retaining wall heights and limits boundary of wall shown on drawings.*
7. *response accepted*



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TELEPHONE (727) 562-4567

SOLID WASTE - Solid waste service - Prior to BCP

Set to NOTACCEPTED on 2/10/2025 9:54:21 AM

Issue created by Brandi Portalatin on 9/16/2024 4:20:27 PM
brandi.portalatin@myclearwater.com - 727-562-4920

Prior to all permits and approvals:

Where is the garbage and recycling located?

What type of service is being proposed for over 400 units? Compactor? Roll out dumpsters?

Will need a vehicle template.

Jon Scott on 2/3/2025 11:01:22 AM - ANSWERED

A trash and recycling enclosure has been provided on the western side of the proposed development.

At this time it is anticipated the development will utilize roll out dumpsters.

A garbage truck vehicle circulation plan has been provided on sheet C-303.

Brandi Portalatin on 2/10/2025 9:54:21 AM - NOTACCEPTED

Concerns about roll out dumpsters for 400 units.

- Only two rolling dumpsters will fit in each enclosure (Not enough for 400 units, trash and recycling)

- Are the rolling dumpsters part of a horizontal packing system?

- Seeing there is a double enclosure, the truck template only shows the truck backing from the middle of the enclosure. This is not reality.

Template should show for each enclosure not the middle of the enclosure.

Minimal backing needs to be implemented and backing around a

curb should be safe as vehicles approach that area.

- A large community like this needs a compactor and an enclosure for two 8yd. single stream containers or two locations that can hold two 8yd.

dumpsters for trash and two 8yd. containers for recycling.

- Enclosure spec sheet per city code needs to be provided. Sec.32.284, (6) Index 701.

Drain should not be this close to a dumpster location as leachate will drain into it and is unsafe to the environment.

If a meeting is needed I am willing to have that to help with the project.

STORMWATER - Acknowledge

Set to ACCEPTED on 2/12/2025 12:06:34 PM

Issue created by Phuong Vo on 9/20/2024 6:37:30 PM
phuong.vo@myclearwater.com - 727-444-8228

Development Order Condition of Approval:

Revisions to the submitted calculations and plans as well as additional supporting information (including but not limited to geotechnical and SUE data, drainage computations, etc.) will be required to be submitted to and approved by Public Works (Stormwater) Staff to ensure the project meets the City's specifications and design criteria manuals.

Jon Scott on 2/3/2025 10:56:42 AM - ANSWERED

Comment acknowledged.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

STORMWATER - Prior to DO

Set to DRAFT on 2/12/2025 1:14:34 PM

Issue created by Phuong Vo on 2/12/2025 1:14:34 PM
phuong.vo@myclearwater.com - 727-444-8228

2/12/2025 - New condition based on resubmittal:

To intercept/isolate road drainage and route it to public drainage system, please show 2 new curb inlets at the south end of the project within public r-o-w and route road drainage to the new inlet grate inlet that proposed to replace the existing curb inlet. Only conceptual layout is being requested. Final design can be accomplished at construction permit design as acknowledged on condition #4 issued previously.

STORMWATER - Prior to DO

Set to DRAFT on 2/12/2025 1:16:39 PM

Issue created by Phuong Vo on 2/12/2025 1:16:39 PM
phuong.vo@myclearwater.com - 727-444-8228

2/12/2025 - Outstanding old conditions 1 & 5:

1) Provide rational drainage calculations showing the project design provides both water quality and attenuation as per redevelopment section of City Drainage Criteria Manual. Please note, redevelopment section of the codes requires existing impervious area to be assigned a runoff coefficient of 0.50 rather than 0.95. [NOT MET - resubmittal did not include requested calcs).

5) Show that existing underdrain pipe be reconnected, and new underdrain segments be constructed as part of the extended public road. [NOT MET - underdrains are not shown to be reconnected to new structures].

TRAFFIC ENG - Prior to BCP - Accessibility

Set to DRAFT on 2/12/2025 11:18:36 AM

Issue created by Raymond Dresch on 2/12/2025 11:18:36 AM
raymond.dresch@myclearwater.com - 727-444-8775

- 1-- Prior to permitting, ensure all accessible routes from the ROW and designated ADA parking have ADA compliant ramps to ensure accessibility.
- 2-- Current layout consolidates ADA Parking into two primary locations. If there are ADA specific designed units in the development, ADA Parking should be disbursed to provide access along the shortest route for those units.

TRAFFIC ENG - Prior to BCP - Parking / Landscape Islands

Set to DRAFT on 2/12/2025 11:40:57 AM

Issue created by Raymond Dresch on 2/12/2025 11:40:57 AM
raymond.dresch@myclearwater.com - 727-444-8775

Sheet C-300 shows 21 parking spaces in a row. Section 3-1202.E.2.a.2. Interior islands shall be incorporated into parking lot designs so that no more than 20 parking spaces are provided in a row.

The parking space at far west (left) end of row, NE of the dumpster enclosure, has an offset alignment placing it roughly 4 feet deep into the corresponding front edge of the drive aisle for the parking row running north-south. The curb south of the dumpster enclosure encroaches into the 24 feet minimum rear maneuver space for 90 degree parking. Removal of this space resolves both issues.



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TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to DO - Multi-modal Impact Fee (Estimate)

Set to ACCEPTED on 2/12/2025 10:06:45 AM

Issue created by Raymond Dresch on 9/23/2024 12:59:00 PM
raymond.dresch@myclearwater.com - 727-444-8775

For parcel 17-29-16-12312-000-0100 (2881 Thornton Road), a potential credit of \$6,780.00 has been determined for the demolition of five (5) pre-existing detached single family homes, each under 1500 SF, located on the property according to PCPAO.gov. Credits and fees for parcel 17-29-16-12312-000-0070 (2905 Gulf to Bay Blvd) will be determined at a later date during future phases.

Please acknowledge that you will be responsible for a multi-modal impact fee in the amount of \$598,140.00. Please see the calculation sheet named "Multi-modal Impact Fee" in the Accela system under "Documents". This fee will need to be collected by the City prior to issuance of CO.

The fee rate is based on Chapter 150 - IMPACT FEES | Code of Ordinances | Pinellas County, FL | Municode Library , link:
https://library.municode.com/fl/pinellas_county/codes/code_of_ordinances?nodId=PTIILADECO_CH150IMFE

Jon Scott on 2/3/2025 10:56:00 AM - ANSWERED

Comment acknowledged.

TRAFFIC ENG - Prior to DO - Parking Structure

Set to DRAFT on 2/12/2025 10:51:15 AM

Issue created by Raymond Dresch on 2/12/2025 10:51:15 AM
raymond.dresch@myclearwater.com - 727-444-8775

Please confirm that the parking structure has been removed from the design and that all references to the structure have also been removed.

TRAFFIC ENG - Prior to DO - Parking Table

Set to DRAFT on 2/12/2025 11:31:58 AM

Issue created by Raymond Dresch on 2/12/2025 11:31:58 AM
raymond.dresch@myclearwater.com - 727-444-8775

Sheet C-101 parking table is incomplete.

--1-- Update description/details for consistency/clarity -- original description included a parking garage with site parking total of 647 spaces and the original FLS application states multiple different unit and parking quantities.

--2-- A 426-unit development at 1.5/unit requires 639 parking spaces.

--3-- For parking totals 501-1000, ADA is calculated as 2% of total -- 13 ADA spaces minimum required.

TRAFFIC ENG - Prior to DO - Radii

Set to ACCEPTED on 2/12/2025 10:27:24 AM

Issue created by Raymond Dresch on 9/23/2024 3:26:24 PM
raymond.dresch@myclearwater.com - 727-444-8775

Must show radii for every curved curb throughout the parking lot.

Jon Scott on 2/3/2025 10:54:54 AM - ANSWERED

Curb curve radii have been shown throughout the parking lot, refer to site plan sheets C-300 and C-301.



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TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to DO - Roadway Design

Set to ACCEPTED on 2/12/2025 10:28:02 AM

Issue created by Raymond Dresch on 9/25/2024 3:11:59 PM
Issue is attached to Plans on sheet C-401
raymond.dresch@myclearwater.com - 727-444-8775

For the extension of Thornton Rd (City ROW), please retain the existing road geometry.

Jon Scott on 2/3/2025 10:48:31 AM - ANSWERED

Proposed modifications to Thornton Road have been reduced with the revised site plan, the existing road geometry will be retained.

TRAFFIC ENG - Prior to DO - Turning Templates

Set to ACCEPTED on 2/12/2025 10:27:12 AM

Issue created by Raymond Dresch on 9/23/2024 3:25:50 PM
raymond.dresch@myclearwater.com - 727-444-8775

1. Must provide turning template for a size 19' passenger car shown simultaneously movements for opposing direction of travel throughout the parking lot and at the driveways.
2. Must provide turning templates for solid waste and fire.
3. Must show full width of roadway with lane line on the street that the driveway is on with dimensions.

Jon Scott on 2/3/2025 10:55:26 AM - ANSWERED

1. Garbage truck, fire truck, and passenger vehicle circulation plans have been provided on sheets C-302 and C-303.

2. Garbage truck, fire truck, and passenger vehicle circulation plans have been provided on sheets C-302 and C-303.

3. Proposed roads and driveway widths have been shown, refer to site plan sheets C-300 and C-301.

TRAFFIC ENG - Traffic Impact Study (Acknowledge)

Set to ACCEPTED on 2/12/2025 10:06:19 AM

Issue created by Raymond Dresch on 9/23/2024 12:26:57 PM
raymond.dresch@myclearwater.com - 727-444-8775

Traffic Impact Study Methodology Meeting took place on August 21st.

Jon Scott on 2/3/2025 10:56:26 AM - ANSWERED

Comment acknowledged.

Plan Room Conditions:

PARKS AND REC - Impact Fees

Set to DRAFT on 2/7/2025 2:07:50 PM

Condition created by Mark Parry on 2/7/2025 2:07:50 PM
Condition is attached to Plans on sheet C-001
mark.parry@myclearwater.com - 727-444-8768

That, prior to issuance of any Certificate of Occupancy, all parks and recreation impact fees are paid.

Mark Parry on 2/7/2025 2:07:50 PM - Draft



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TELEPHONE (727) 562-4567

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

9:25 AM

Case number: [FLD2025-03002 -- 633 MANDALAY AVE SOUTH](#)

Owner(s): Clearwater Jv V Llc
5391 Lakewood Ranch Blvd Ste 100
Sarasota, FL 34240-8622
PHONE: No phone, Fax: No fax, Email: No email

Applicant:
5391 Lakewood Ranch Blvd Suite 100
Sarasota
PHONE: No phone, Fax: No fax, Email: Jhutchens@castoinfo.Com

Location: Northeast corner of Mandalay Avenue and Royal Way. (0.28 acres)

Atlas Page: 258A

Zoning District: T - Tourist

Request: Flexible Development approval to construct a two-unit Resort Attached Dwelling in the Tourist (T) District and the Old Florida Character District of Beach by Design for the property located at 633 Mandalay Avenue. The building will not exceed 65 feet in height and includes four parking spaces. Requested is flexibility from side setbacks. (Community Development Code Section 2-803.L. and Beach by Design)

Proposed Use: Attached Dwellings

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

Assigned Planner: Austen Dole, Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	03/05/2025	Dole
Solid Waste Review	Comments	03/18/2025	Portalatin
Parks and Rec Review	Comments	03/20/2025	Parry
Fire Review	Comments	03/21/2025	Ramos
Stormwater Review	Comments	03/21/2025	Vo
Engineering Review	Comments	03/24/2025	Dresch
Environmental Review	Comments	03/24/2025	Kessler
Traffic Eng Review	Comments	03/24/2025	Dresch
Public Utilities Review	Comments	03/24/2025	Vacca
Land Resource Review	Comments	03/26/2025	McDonnell

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - Prior to CDB (Acknowledge) - General Comments

Set to DRAFT on 3/24/2025 11:50:46 AM

Issue created by Raymond Dresch on 3/24/2025 11:50:46 AM
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledgment each condition in your response:

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. Applicant shall be responsible for maintaining all landscaping, hardscaping, and lighting located within Right of Way.
4. Work on right-of-way shall require a permit with the appropriate entity.
5. Per Sec.47.181, bring all sidewalks and ramps adjacent to or as part of the project up to Standards, including ADA.
6. Contractor shall request an easement inspection prior to any construction near an easement.



CITY OF CLEARWATER

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

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 3/24/2025 9:39:20 AM

Issue created by Sarah Kessler on 3/24/2025 9:39:20 AM
sarah.kessler@myclearwater.com - 727-444-8233

Provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to the commencement of site work and maintained throughout the project.

FIRE - Prior to CDB - Acknowledge - Fire Comments

Set to DRAFT on 3/21/2025 8:10:58 AM

Issue created by Walter Ramos on 3/21/2025 8:10:58 AM
Issue is attached to Plans on sheet C-1.0
walter.ramos@myclearwater.com - 727-444-7723

Separate plans and permits will be required for Fire Alarm, Fire Sprinkler, Fire Line Underground work. Please acknowledge and describe on plans PRIOR TO CDB.

FIRE - Prior to CDB - Acknowledge - Fire Comments

Set to DRAFT on 3/21/2025 8:18:08 AM

Issue created by Walter Ramos on 3/21/2025 8:18:08 AM
Issue is attached to Plans on sheet C-1.0
walter.ramos@myclearwater.com - 727-444-7723

New Apartment building shall meet the requirements of NFPA 101, 2021 Edition Chapter 26 or 30 Please Acknowledge intent to comply Prior to CDB.

LAND RESOURCE - Prior to CDB: Gravel

Set to DRAFT on 3/26/2025 8:58:08 AM

Issue created by Danny McDonnell on 3/26/2025 8:58:08 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

All landscaped areas must be covered with shrubs, ground cover, turf, three inches of organic mulch or other suitable material which permits percolation. Where mulch is used, it must be protected from washing out of the planting bed. Inorganic mulch, such as gravel or rock, should only be used where washouts occur. Plastic sheets shall not be installed under mulches.

Remove the gravel from the plan and replace it with an acceptable landscape material.

PARKS AND REC - Prior to CDB - Acknowledge - Parks & Rec Impact Fees

Set to DRAFT on 3/20/2025 8:36:06 AM

Issue created by Mark Parry on 3/20/2025 8:36:06 AM
Issue is attached to Plans on sheet A.1.3
mark.parry@myclearwater.com - 727-444-8768

It appears that the proposal is for 2 new market rate attached dwelling units.

A Parks and Recreation Impact Fee of \$2,024 per dwelling unit (estimate of \$4,048 total) will be due prior to the issuance of any Certificate of Occupancy.

If the site was previously developed credit is applied for any legally permitted dwelling unit. In that case, please provide evidence of the number of dwelling units and date of demolition.

Please coordinate with Parks and Recreation Staff to determine the final amount due.

For FLD: Please acknowledge this comment prior to CDB.



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PLANNING - Prior to CDB - Acknowledge - General Comments

Set to DRAFT on 3/19/2025 1:32:51 PM

Issue created by Austen Dole on 3/19/2025 1:32:51 PM
austen.dole@myclearwater.com - 727-444-7351

Please note that additional comments may be generated at or after the Development Review Committee (DRC) meeting based on responses to DRC comments. Substantial redesign or unresolved issues will delay the ability to receive a Development Order and another DRC meeting may be required.

All plans and supporting documents must match. Additionally, any changes to plans, elevations, and other supporting documents must be coordinated for consistency across all documentation to move forward.

Pursuant to Fla. Stat. § 166.033, "Within 120 days after the municipality has deemed the application complete, or 180 days for applications that require final action through a quasijudicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance."

Revised applications that are not timely resubmitted to address DRC conditions, or for which a request for an extension of time is not received and agreed upon in a timeframe consistent with Florida Statutes, may be denied

PLANNING - Prior to CDB: Beach by Design

Set to DRAFT on 3/19/2025 1:31:59 PM

Issue created by Austen Dole on 3/19/2025 1:31:59 PM
austen.dole@myclearwater.com - 727-444-7351

The project is in the Old Florida character district of Beach by Design which supersedes the CDC with respect to development parameters. Any item not covered by Beach by Design defers back to the CDC. The submittal must include consistent and detailed written information and supporting graphics regarding the project meeting all requirements of the Old Florida character district, Design Guidelines, and all other requirements of Beach by Design (BBD). The Old Florida character district has very specific requirements which are detailed in BBD Section II.A. (pp. 7-10) and must be addressed in a separate document including detailed, point by point responses as well as to the Design Guidelines, BBD Section VII (pp. 64-78). Provide all dimensions, diagrams and details required by Beach by Design. Fully address all requirements of Beach by Design. Staff cannot review for compliance with Beach by Design if it is not fully detailed at time of submittal. This application will not move forward until all applicable requirements of Beach by Design are addressed, with all required dimensions, diagrams, details clearly provided. Specifically: Please provide the following information: clearly show building facade dimensions; elevations showing the percentages of windows or architectural decoration; elevations showing the theoretical building volumes. A review is not possible without this information.

PLANNING - Prior to CDB: Beach by Design

Set to DRAFT on 3/19/2025 1:44:12 PM

Issue created by Austen Dole on 3/19/2025 1:44:12 PM
austen.dole@myclearwater.com - 727-444-7351

Please identify the proposed paint and stucco colors, as well as the colors for any architectural accents.



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TELEPHONE (727) 562-4567

PLANNING - Prior to CDB: Flood Zone

Set to DRAFT on 3/19/2025 2:00:09 PM

Issue created by Austen Dole on 3/19/2025 2:00:09 PM
austen.dole@myclearwater.com - 727-444-7351

It has been determined that your proposed project is in a flood zone and will be required to be designed accordingly. The city has adopted higher standards which will impact your final building design flood elevations. Please verify the base flood elevation for your property as established on a Flood Insurance Rate Map (FIRM) and confirm if locally determined data from the Pinellas County Sea Level Rise and Storm Surge Vulnerability Assessment was used to establish more restrictive flood elevations. For properties that are affected by multiple flood zones the design should be based on the most stringent base flood elevation (FIRM or County Vulnerability Assessment) that intersects the proposed structure and include the required two (2') feet of additional elevation (i.e. freeboard) to determine your final design flood elevation. Flood related reference material may include, but is not limited to ASCE 24-14, FBC 1612, FBCR 322, the city's Flood Ordinance (i.e. Community Development Code Chapter 51 Flood damage prevention. Please contact our Floodplain Administrator or a Plans Examiner if you have any questions at 727-562-4567.

PLANNING - Prior to CDB: Height Measurement

Set to DRAFT on 3/19/2025 1:35:35 PM

Issue created by Austen Dole on 3/19/2025 1:35:35 PM
austen.dole@myclearwater.com - 727-444-7351

Please provide the building height measured from the Design Flood Elevation (DFE) to the midpoint of the roof. The maximum allowable height within this district is 65'. Clarifying the height will help determine any required setback provisions in accordance with district guidelines.

PLANNING - Prior to CDB: Landscaping

Set to DRAFT on 3/19/2025 1:42:28 PM

Issue created by Austen Dole on 3/19/2025 1:42:28 PM
austen.dole@myclearwater.com - 727-444-7351

Beach By Design includes specific landscaping requirements. A ten (10) foot landscape buffer is required along the street frontage of all properties, except for that portion of a property fronting on Mandalay Avenue, and except for properties 35 feet and below in height that may be granted flexibility in the required setback, in which case the entire setback shall be landscaped; and . For that portion of a property fronting on Mandalay Avenue, a zero (0) foot setback may be permissible for 80% of the property frontage. The remaining 20% property frontage is required to have a landscaped area for a minimum of five (5) feet in depth. The 20% may be located in several different locations on the property frontage, rather than placed in only one location on the property frontage.

PLANNING - Prior to CDB: Rooftop Floor Plan

Set to DRAFT on 3/19/2025 1:37:21 PM

Issue created by Austen Dole on 3/19/2025 1:37:21 PM
austen.dole@myclearwater.com - 727-444-7351

Please provide clarity on the intended use of the roof and the activities that will occur there. Include a note on Sheet A.1.4. Staff requires this information to ensure that no additional structures will be added in the future, as this may trigger additional setback requirements.

PLANNING - Prior to CDB: Setback Requirements

Set to DRAFT on 3/19/2025 1:36:30 PM

Issue created by Austen Dole on 3/19/2025 1:36:30 PM
austen.dole@myclearwater.com - 727-444-7351

Based on the accurate building height, please highlight and call out the required setbacks on Sheet A.2.1. Setbacks are only required along Royal Way and Mandalay Avenue.



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TELEPHONE (727) 562-4567

PLANNING - Prior to CDB:Setbacks

Set to DRAFT on 3/19/2025 1:43:39 PM

Issue created by Austen Dole on 3/19/2025 1:43:39 PM
austen.dole@myclearwater.com - 727-444-7351

Please clarify the proposed setbacks along Royal Way, as there are conflicting references in the application. Some sections indicate a 10' setback, while others, such as Sheet C-5.0, show a 15' setback. We request consistency and an explanation to resolve these discrepancies.

Additionally, a 0' setback along the northern property line is not allowed under Beach By Design regulations. Since this is a corner lot with two front and two side yards, the applicant's request for a 0' setback along Mandalay Avenue is acceptable. However, we request clarification on the setback along Royal Way and ask that the 0' setback along the northern side be revised to comply with district requirements.

PUBLIC UTILITIES - prior to CDB

Set to DRAFT on 3/24/2025 11:54:31 AM

Issue created by Michael Vacca on 3/24/2025 11:54:31 AM
Issue is attached to Plans on sheet C-7.0
mike.vacca@myclearwater.com - 727-265-1831

- 1.Call out on drawing - Contractor is required to field verify the existing and locations of all underground utilities and other features prior to proceeding with any proposed construction. The contractor may consult the utility owners record drawings, but the utility owner and the engineering do not guarantee, by implication or other wise, the accuracy of these record drawings. Site contractor shall be financial for any modifications required other than shown on plans. The contractor shall verify the locations, elevations, and dimensions of all existing utilities and shall notify the engineer in writing of any deviation from the plans.
- 2.Call out on drawings - the water tap and service line sizes will need to be the same as the sizes of both water meter ans backflow assemblies. please correct.

SOLID WASTE - Prior to CDB (Acknowledge)

Set to DRAFT on 3/18/2025 10:31:39 AM

Issue created by Brandi Portalatin on 3/18/2025 10:31:39 AM
brandi.portalatin@myclearwater.com - 727-562-4920

Someone will need to roll trash and recycling containers out on the days they are scheduled to be serviced.

STORMWATER - Prior to building permit (acknowledge)

Set to DRAFT on 3/21/2025 4:31:45 PM

Issue created by Phuong Vo on 3/21/2025 4:31:45 PM
phuong.vo@myclearwater.com - 727-444-8228

Please acknowledge on the response letter that new storm system in the r-o-w (private or public) of this project may require revision. Final design coordination with the adjacent project located at 631 Mandalay Ave (05-29-15-54792-002-0010) under building permit BCP2023-120649 is anticipated.

STORMWATER - Prior to CDB (acknowledge)

Set to DRAFT on 3/21/2025 3:33:39 PM

Issue created by Phuong Vo on 3/21/2025 3:33:39 PM
phuong.vo@myclearwater.com - 727-444-8228

Please acknowledge on the response letter of the Development Order's condition of approval below:

At building permit application, revisions to the submitted drainage narrative/calculations/plans as well as additional supporting data (including but not limited to geotechnical and SUE data) will be required to be submitted and demonstrated complying with the City's specifications and design criteria.

TRAFFIC ENG - Prior to CDB - Solid Waste Dumpster

Set to DRAFT on 3/27/2025 10:32:21 AM

Issue created by Raymond Dresch on 3/27/2025 10:32:21 AM
raymond.dresch@myclearwater.com - 727-444-8775

Based on Solid Waste determination for use of a 2-yard dumpster with service to dumpster from alley and one (1) each recycle barrel per unit:

- 1-- Provide enclosure for dumpster and specify storage location for recycle barrels.
- 2-- Remove concrete pad for "trash" along Royal Way.

TRAFFIC ENG - Prior to CDB (Acknowledge) - Driveway

Set to DRAFT on 3/24/2025 12:14:03 PM

Issue created by Raymond Dresch on 3/24/2025 12:14:03 PM
raymond.dresch@myclearwater.com - 727-444-8775

--1-- Design Standards Index 103 (1 of 3) - driveway is located within 43 feet of an intersection. The driveway is accessed by an alley which does not have a significant traffic count associated, therefore will be authorized at the proposed estimated 30 feet as measured from back of curb along Royal Way to the parallel edge of the driveway.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.