



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, August 3, 2023

8:30 AM - Staff Review

9:00 AM

Case number: [ANX2023-06007 -- 210 MEADOW LARK LN](#)

Owner(s): First Baptist Church Of Clearwater Inc
110 N McMullen Booth Rd
Clearwater, FL 33759
PHONE: (727) 441-1581, Fax: No fax, Email: No email

Applicant: Brian Aungst Jr.
625 Cleveland Street Suite 200
Clearwater, FL
PHONE: (727) 441-8966, Fax: No fax, Email: Bja@macfar.Com

Representative: Brian Aungst Jr.
625 Cleveland Street Suite 200
Clearwater, FL
PHONE: (727) 441-8966, Fax: No fax, Email: Bja@macfar.Com

Location: 0.540 acres located on the west side of Meadow Lark Lane approximately 820 feet north of Gulf to Bay Boulevard..

Atlas Page: 292A

Zoning District: LMDR - Low Medium Density Residential

Request: This case involves a request for voluntary annexation into the City of Clearwater. The existing Pinellas County future land use designation is Residential Urban (RU) and the zoning designation is R-3 Single Family Residential. The applicant has submitted companion cases to amend the Future Land Use Map and Zoning Atlas upon annexation into the City (LUP2023-06002, REZ2023-06001).

Proposed Use: Outdoor Recreation/Entertainment

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

Assigned Planner: Dylan Prins, Long Range Planner



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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	07/11/2023	Prins
Parks and Rec Review	No Comments	07/11/2023	Kader
Engineering Review	Comments	07/19/2023	Vaughan
Stormwater Review	No Comments	07/20/2023	Vo
Public Utilities Review	No Comments	07/20/2023	Vacca
Traffic Eng Review	No Response	07/26/2023	Prins
Environmental Review	No Comments	07/26/2023	Kessler
Solid Waste Review	No Response	07/26/2023	Prins
Land Resource Review	No Response	07/26/2023	Prins
Fire Review	No Response	07/26/2023	Prins
Planning Review	No Comments	07/26/2023	Prins



The DRC reviewed this application with the following comments:

Engineering Review **Kyle Vaughan** **kyle.vaughan@myclearwater.com** **727-339-2108**

Engineering Review

General Comments:

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.

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

Case number: [LUP2023-06002 -- 210 MEADOW LARK LN](#)

Owner(s): First Baptist Church Of Clearwater Inc
110 N McMullen Booth Rd
Clearwater, FL 33759
PHONE: (727) 441-1581, Fax: No fax, Email: No email

Applicant: Brian Aungst Jr.
625 Cleveland Street Suite 200
Clearwater, FL
PHONE: (727) 441-8966, Fax: No fax, Email: Bja@macfar.Com

Representative: Brian Aungst Jr.
625 Cleveland Street Suite 200
Clearwater, FL
PHONE: (727) 441-8966, Fax: No fax, Email: Bja@macfar.Com

Location: 0.540 acres located on the west side of Meadow Lark Lane approximately 820 feet north of Gulf to Bay Boulevard.

Atlas Page: 292A

Zoning District: LMDR - Low Medium Density Residential

Request: This case involves a request to amend the Future Land Use Map from Residential Urban (RU) (Pinellas County) to Institutional (I) (City of Clearwater) upon annexation into the City (ANX2023-07008).

Proposed Use: Parks and Recreation Facilities

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

Assigned Planner: Dylan Prins, Long Range Planner



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Engineering Review	No Comments	07/19/2023	Vaughan
Stormwater Review	No Comments	07/20/2023	Vo
Public Utilities Review	No Comments	07/20/2023	Vacca
no comments			
Environmental Review	No Comments	07/26/2023	Kessler
Traffic Eng Review	No Comments	07/26/2023	Prins
Planning Review	Comments	07/26/2023	Prins
Fire Review	No Comments	07/26/2023	Prins
Land Resource Review	No Response	07/26/2023	Prins
Harbor Master Review	No Comments	07/26/2023	Prins
Solid Waste Review	No Response	07/26/2023	Prins
Route to Meeting	Ready for DRC	07/26/2023	Prins

The DRC reviewed this application with the following comments:

Planning Review Dylan Prins dylan.prins@myclearwater.com 727-562-4567 x3539

Planning Review
 1. Please provide more specific information on the mitigation devices or techniques that will be used to minimize impacts of the intended use of an athletic field to the remaining residential properties that abut or are adjacent to the subject parcels.



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TELEPHONE (727) 562-4567

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

Case number: [REZ2023-06001 -- 210 MEADOW LARK LN](#)

Owner(s): First Baptist Church Of Clearwater Inc
110 N McMullen Booth Rd
Clearwater, FL 33759
PHONE: (727) 441-1581, Fax: No fax, Email: No email

Applicant: Brian Aungst Jr.
625 Cleveland Street Suite 200
Clearwater, FL
PHONE: (727) 441-8966, Fax: No fax, Email: Bja@macfar.Com

Representative: Brian Aungst Jr.
625 Cleveland Street Suite 200
Clearwater, FL
PHONE: (727) 441-8966, Fax: No fax, Email: Bja@macfar.Com

Location: 0.540 acres located on the west side of Meadow Lark Lane approximately 820 feet north of Gulf to Bay Boulevard.

Atlas Page: 292A

Zoning District: LMDR - Low Medium Density Residential

Request: This case involves a request to amend the Zoning Atlas from the Single Family Residential (R-3) District (Pinellas County) to the Institutional (I) District upon annexation into the City (ANX2023-06007).

Proposed Use: Outdoor Recreation/Entertainment

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

Assigned Planner: Dylan Prins, Long Range Planner



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 TELEPHONE (727) 562-4567

Workflow:

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Engineering Review	No Comments	07/19/2023	Vaughan
Stormwater Review	No Comments	07/20/2023	Vo
Public Utilities Review	No Comments	07/20/2023	Vacca
no comments			
Fire Review	No Response	07/26/2023	Prins
Environmental Review	No Comments	07/26/2023	Kessler
Solid Waste Review	No Response	07/26/2023	Prins
Land Resource Review	No Response	07/26/2023	Prins
Harbor Master Review	No Response	07/26/2023	Prins
Planning Review	Comments	07/26/2023	Prins
Route to Meeting	Ready for DRC	07/26/2023	Prins
Traffic Eng Review	No Response	07/26/2023	Prins

The DRC reviewed this application with the following comments:

Planning Review Dylan Prins dylan.prins@myclearwater.com 727-562-4567 x3539

Planning Review
 1. Please provide more specific information on the mitigation devices or techniques that will be used to minimize impacts of the intended use of an athletic field to the remaining residential properties that abut or are adjacent to the subject parcels.



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TELEPHONE (727) 562-4567

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

9:20 AM

Case number: [ANX2023-07008 -- 3121 DOWNING ST](#)

Owner(s): Father Silas And Hend Andrew
3121 Downing Street
Clearwater, FL 33759
PHONE: (727) 455-8064, Fax: No fax, Email: No email

Applicant: Silas And Hend Andrew
3121 Downing Street
Clearwater, FL 33759
PHONE: (727) 455-8064, Fax: No fax, Email: Fathersilas1@gmail.Com

Representative: Silas And Hend Andrew
3121 Downing Street
Clearwater, FL 33759
PHONE: (727) 455-8064, Fax: No fax, Email: Fathersilas1@gmail.Com

Location: 0.212 acres located on the south side of Downing Street approximately 260 feet east of South McMullen Booth Road.

Atlas Page: 292A

Zoning District: LMDR - Low Medium Density Residential

Request: This case involves a request for voluntary annexation into the City of Clearwater. It is proposed that the property be assigned an initial Future Land Use Map designation of Residential Urban (RU) 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: Dylan Prins, Long Range Planner



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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	07/11/2023	Prins
Parks and Rec Review	No Comments	07/11/2023	Kader
Engineering Review	Comments	07/19/2023	Vaughan
Stormwater Review	No Comments	07/20/2023	Vo
Public Utilities Review	Comments	07/20/2023	Vacca
city of Clearwater water and sewer available			
Traffic Eng Review	No Response	07/26/2023	Prins
Environmental Review	No Comments	07/26/2023	Kessler
Solid Waste Review	No Response	07/26/2023	Prins
Land Resource Review	No Response	07/26/2023	Prins
Fire Review	No Response	07/26/2023	Prins
Planning Review	No Comments	07/26/2023	Prins



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TELEPHONE (727) 562-4567

The DRC reviewed this application with the following comments:

Engineering Review Kyle Vaughan kyle.vaughan@myclearwater.com 727-339-2108

Engineering Review

General Comments:

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.

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

9:25 AM

Case number: [FLD2021-12022A -- 193 BRIGHTWATER DR](#)

Owner(s): Langiewicz, Janusz Rev Trust
31 Stone Ridge Dr
South Barrington, IL 60010-9593
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Terri Skapik
1714 County Rd 1
Dunedin, FL 34698
PHONE: (727) 919-0848, Fax: No fax, Email: Terriskapik@woodsconsulting.Org

Representative: Terri Skapik
Woods Consulting
1714 County Rd. 1 Suite 22
Dunedin
PHONE: (727) 786-5747, Fax: No fax, Email: Terriskapik@woodsconsulting.Org

Location: 0.513 acres located on the south side of Brightwater Drive, approximately 1,500 feet east of Hamden Drive.

Atlas Page: 276A

Zoning District: Tourist

Request: The Community Development Board is reviewing an amendment to a multi-family use 1,340 square foot accessory dock with eight slips to a 1,181 square foot accessory dock with eight slips, and requests allowable flexibility for square footage of a commercial dock/pier greater than 500 square feet in deck area (Sections 3-601.C.3.).

Proposed Use: Attached Dwellings

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

Assigned Planner: Kevin Nurnberger, Senior Planner



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	07/06/2023	Nurnberger
Parks and Rec Review	No Comments	07/11/2023	Kader
Stormwater Review	No Comments	07/12/2023	Vo
Public Utilities Review	Comments	07/14/2023	Vacca
prior to building Permit			
Traffic Eng Review	No Comments	07/17/2023	Jordi
Engineering Review	No Comments	07/18/2023	Vaughan
Planning Review	Comments	07/21/2023	Nurnberger
Land Resource Review	No Comments	07/21/2023	McDonnell
Solid Waste Review	No Comments	07/26/2023	Winget
No concern per Brandi in solid waste.			
Environmental Review	No Comments	07/26/2023	Kessler

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - Prior to Building Permit

Set to DRAFT on 7/27/2023 1:37:12 PM

Issue created by Kyle Vaughan on 7/27/2023 1:37:12 PM
kyle.vaughan@myclearwater.com - 727-339-2108

These comments apply to FLD2021-12022 as well:

1. 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) 562- 4767.
2. Provide a copy of the recorded Parcel Combination Request from Pinellas County.



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TELEPHONE (727) 562-4567

FIRE - Prior to CDB

Set to DRAFT on 7/24/2023 2:50:43 PM

Issue created by Keith Hatten on 7/24/2023 2:50:43 PM
Issue is attached to Plans on sheet DOCK SHEET 3
keith.hatten@myclearwater.com - 727-224-7368

Proposed marina dock is greater than 150 ft. hose lay from the closest fire department access.
The dock will require the addition of a standpipe and fire fighting hose valve. NFPA 1 Chp 28.

28.1.2.3* Fire Standpipe Systems.

28.1.2.3.1 Class I standpipe systems shall be provided for piers, bulkheads, and buildings
where the hose lay distance from the fire apparatus exceeds 150 ft.

Class I standpipe and under ground fire line shall be permitted under separate plans and permit.
Please acknowledge with plan note.

PLANNING - Conditions of Approval: Clarify if any issues

Set to DRAFT on 7/21/2023 11:59:56 AM

Issue created by Kevin Nurnberger on 7/21/2023 11:59:56 AM
Issue is attached to Plans on sheet DOCK SHEET 5
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Conditions of Approval:

General/Miscellaneous Conditions

1. That an application for building construction permit be submitted by September 19, 2024, unless time extensions are granted pursuant to CDC Section 4-407;
2. That the dock shall be designed, located, and constructed as approved by the Community Development Board; and,

Timing Conditions - Issuance of Certificate of Occupancy

3. That, the proposed Pinellas County Water/Navigation dock application shall not be approved by the City until the issuance of a Certificate of Occupancy for the approved resort attached dwelling building.

PLANNING - Findings of Fact: Clarify information is correct

Set to DRAFT on 7/21/2023 11:59:26 AM

Issue created by Kevin Nurnberger on 7/21/2023 11:59:26 AM
Issue is attached to Plans on sheet DOCK SHEET 5
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Findings of Fact:

The Planning and Development Department, having reviewed all evidence submitted by the applicant and requirements of the Community Development Code, finds that there is substantial competent evidence to support the following findings of fact:

1. That, the 0.513-acre site is located at the south side of Brightwater Drive, approximately 1,500 feet east of Hamden Drive;
2. That, the overall site is vacant;
3. That, the subject property is located within the Tourist (T) District and the Resort Facilities High (RFH) Future Land Use category;
4. That, the subject property is located in the Small Motel District of Beach by Design;
5. That, the subject property is comprised of three parcels with a frontage of approximately 200 feet along Brightwater Drive;
6. That, there is an approval for to construct a 11 new resort attached dwelling units within one building (21.41 dwelling units per acre);
7. That, the proposed dock will have an area of 1,181 square feet, a length of 59 feet, a width of 127 feet and an east setback of 42.9 feet and a west setback of 26.6 feet;
8. There are no active Code Compliance cases for the subject property.



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TELEPHONE (727) 562-4567

PUBLIC UTILITIES - issues

Set to DRAFT on 7/14/2023 11:47:13 AM

Issue created by Michael Vacca on 7/14/2023 11:47:13 AM

Issue is attached to Plans on sheet DOCK SHEET 11

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

Prior to Building permit

1. call out utility easements crossing water way, acknowledging not work or pile driving within utility easements.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

9:40 AM

Case number: [FLD2023-06013 -- 25 CAUSEWAY BLVD BAIT HOUSE](#)

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

Applicant: Nicole Shaw
501 Knights Run Ave, Unit 1317
Tampa, FL 33602
PHONE: (305) 393-1939, Fax: No fax, Email: Npauly@moffattnichol.Com

Representative: Nicole Shaw
Moffatt & Nichol
501 Knights Run Ave, Unit 1317
Tampa, FL 33602
PHONE: (305) 393-1939, Fax: No fax, Email: Npauly@moffattnichol.Com

Location: The subject project area is located on the south side of Causeway Boulevard a the Coronado Drive, Mandalay Avenue, and Causeway Boulevard intersection.

Atlas Page: 267A

Zoning District: Institutional

Request: The Community Development Board (CDB) is reviewing the redevelopment of the existing Clearwater Marina (marina facility) for a dock greater than 500 square feet in deck area in the Institutional (I) District and Pier 60 character district in Beach by Design for the property located at 25 Causeway Boulevard. The project includes 12 Kiosks (10 feet in height), 328 off-street parking spaces, 165 boat slips (including 2 floating jet ski docks), and requests allowable flexibility to setback, parking, and landscape requirements (Sections 2-1203.B, 3-601.C.3, 3-603, and 3-1202.G.). Subject to change upon resubmittal for the Community Development Board.

Proposed Use: Marinas and Marina Facilities

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

Assigned Planner: Kevin Nurnberger, Senior Planner



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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	07/07/2023	Nurnberger
Stormwater Review	Comments	07/11/2023	Vo
Parks and Rec Review	No Comments	07/11/2023	Kader
Traffic Eng Review	Comments	07/14/2023	Jordi
Engineering Review	Comments	07/17/2023	Vaughan
Public Utilities Review	Comments	07/21/2023	Vacca
prior to BCP, Acknowledge			
Fire Review	Comments	07/24/2023	Hatten
Environmental Review	No Comments	07/26/2023	Kessler
Solid Waste Review	No Comments	07/26/2023	Winget
No comments per Brandi in solid waste. Nothing is changing the compactor or enclosure.			
Land Resource Review	Comments	07/27/2023	McDonnell

The DRC reviewed this application with the following comments:

Plan Room Issues:



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TELEPHONE (727) 562-4567

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 7/17/2023 2:39:40 PM

Issue created by Kyle Vaughan on 7/17/2023 2:39:40 PM
kyle.vaughan@myclearwater.com - 727-339-2108

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.
7. 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. 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.

ENVIRONMENTAL - General Note

Set to DRAFT on 7/27/2023 11:14:08 AM

Issue created by Sarah Kessler on 7/27/2023 11:14:08 AM
sarah.kessler@myclearwater.com - 727-562-4897

All Environmental issues were addressed during project design.

FIRE - Prior to Development Order

Set to DRAFT on 7/24/2023 9:29:03 AM

Issue created by Keith Hatten on 7/24/2023 9:29:03 AM
Issue is attached to Plans on sheet C-500
keith.hatten@myclearwater.com - 727-224-7368

All fire lines down stream of existing DDCVA shall be new and installed in accordance with Florida Fire Prevention Code 7th Edition (NFPA 1 & 101), NFPA 303, and NFPA 14.
All new fire lines and marina standpipe system shall be designed, installed, and inspected under separate plans and permit.

Please acknowledge.

LAND RESOURCE - Prior to CDB: Landscape Plan

Set to DRAFT on 7/27/2023 11:23:40 AM

Issue created by Danny McDonnell on 7/27/2023 11:23:40 AM
danny.mcdonnell@myclearwater.com - 727-562-4575

Please replace silver saw palmetto with a smaller species (such as green saw palmetto) that will not outgrow the space.



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 - Acknowledge Prior to CDB: Disclaimer

Set to DRAFT on 7/31/2023 11:45:40 AM

Issue created by Kevin Nurnberger on 7/31/2023 11:45:40 AM

Issue is attached to Plans on sheet G-001

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Next Steps:

RESUBMITTAL: To be reviewed by the Community Development Board on May 16, 2023, ten (10) complete hardcopy sets (revised as needed, folded and collated) and one electronic version (uploaded) must be submitted no later than noon April 14, 2023.

All deadlines are 12 noon. The submittal calendar is posted online:

<https://www.myclearwater.com/Business-Development/Planning-and-Zoning-Approvals/Development-Review-Committee-DRCCommunity-Development-Board-CDB/Submittal-Calendar>

Planning Submittal Calendar 2022/2023

View Development Review Committee and Community Development Board submittal calendars

www.myclearwater.com

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

POSTING: When the hardcopies are delivered to the city, coordinate with the case planner to pick up the yellow posting sign and affidavit.

The applicant must post the property no less than 10 days prior to the CDB meeting and email the case planner and manager a photo of the posting and a copy of the signed affidavit of posting.

Disclaimers:

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

Please carefully review the listed request. It is the responsibility of the applicant to ensure that the request reflects what is wanted. Substantial redesign or unresolved issues will prevent the project from moving forward to the CBD.

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

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

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

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

Failure to meet deadlines will delay your application.

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



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PLANNING - Consistency in Plans - Prior to CDB

Set to DRAFT on 7/31/2023 9:46:12 AM

Issue created by Ellen Crandall on 7/31/2023 9:46:12 AM
Issue is attached to Plans on sheet G-101

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

The driveway configuration appears to be different on Sheet G-101 than on C-400. Ensure consistency of design throughout all plan set types.

PLANNING - Prio to CDB: Railing

Set to DRAFT on 7/31/2023 11:12:04 AM

Issue created by Kevin Nurnberger on 7/31/2023 11:12:04 AM
Issue is attached to Plans on sheet L-101

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Please provide a detail (picture) of the proposed railing that will run along the Coronado street front which will separate the public right-of-way from the Marina. Is there any additional proposed pedestrian access along the Coronado Street front other than the primary step-up entrance shown at the front of the Marina?

PLANNING - Prior to CDB: Barrier

Set to DRAFT on 7/26/2023 12:37:16 PM

Issue created by Kevin Nurnberger on 7/26/2023 12:37:16 PM
Issue is attached to Plans on sheet G-101

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

What type of barrier is proposed between the pedestrian plaza/Marin Walkway and the gangway of the docks? A proposed railing free standing railing on a wall? If not is the railing to be 42 inches in height or 42 inches in height on top of a three foot high wall combination?

PLANNING - Prior to CDB: Benches and walkway width

Set to DRAFT on 7/26/2023 10:57:03 AM

Issue created by Kevin Nurnberger on 7/26/2023 10:57:03 AM
Issue is attached to Plans on sheet G-101

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Any benches or similar street furniture to be provided on this section of southwest end of the marina walkway?

PLANNING - Prior to CDB: Building Color and Design of Kiosks

Set to DRAFT on 7/31/2023 11:28:08 AM

Issue created by Kevin Nurnberger on 7/31/2023 11:28:08 AM
Issue is attached to Plans on sheet A-311

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Staff has reviewed the proposed design of and Color of the Kiosks. It does not appear the building design of the kiosks will add to the pedestrian experience desired in Beach by Design. The brown color is not provided in the color palette which is a recommended palette for building colors is presented in the plan. The style of the building should be a higher quality design of a Florida Tropical vernacular aquatic/nautical to enhance the pedestrian experience along the Marina Walk and Pedestrian Plaza.

PLANNING - prior to CDB: Clarify loss of Parking Spaces

Set to DRAFT on 7/26/2023 7:41:11 AM

Issue created by Kevin Nurnberger on 7/26/2023 7:41:11 AM
Issue is attached to Plans on sheet A-101

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Clarify the exact location of the parking spaces are to be eliminated. Clarify the number, I believe it's 38 spaces? Please also provide more detail to the reason of the loss of these spaces. Such as to provide and improved Marina Walk and pedestrian plaza that meets the width requirements of sidewalks in Beach by Design and for the general improvement for the overall pedestrian experience the parking spaces lost are located along the western edge of the walkway. They are lots to improvements. Clarify how the loss will not affect parking for the marina itself and the loss of 38 parking spaces show will it have no effect on beach parking. Specific any parking options in the nearby area for parking as will as a statement the most tourists on foot use the Marina facilities for the commercial fleet.

PLANNING - Prior to CDB: dock and walkway heights

Set to DRAFT on 7/26/2023 1:09:53 PM



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TELEPHONE (727) 562-4567

Issue created by Kevin Nurnberger on 7/26/2023 1:09:53 PM
Issue is attached to Plans on sheet L-101
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

How much higher is the dock gangway from the marina walk? Is there a wall as the barrier?

PLANNING - Prior to CDB: East Setback

Set to DRAFT on 7/26/2023 8:12:15 AM

Issue created by Kevin Nurnberger on 7/26/2023 8:12:15 AM
Issue is attached to Plans on sheet G-101
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Clarify where the east setback to dock is from and to. It is hard to read where the setback is from and if it meets code requirement for minimum side setback.. It does not appear to meet the east setback, Using the hash line.

PLANNING - Prior to CDB: Floating Jet Ski Docks

Set to DRAFT on 7/26/2023 12:58:35 PM

Issue created by Kevin Nurnberger on 7/26/2023 12:58:35 PM
Issue is attached to Plans on sheet G-101
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Please be aware the Community Development Board will approve the square footage of dock area requested in this Level Two application. It has been determined that floating jet ski docks are part of a dock and add square footage to the dock area. It will be each time a future floating dock is added the square footage of the dock increases and will require amendments to this plan. You may wish to add any areas thought to be or may be used for future floating docks to this application and increase the area of the dock.

PLANNING - Prior to CDB: Loss of Parking Spaces

Set to DRAFT on 7/26/2023 8:14:37 AM

Issue created by Kevin Nurnberger on 7/26/2023 8:14:37 AM
Issue is attached to Plans on sheet G-101
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Is this area on the west end the location where the parking spaces are to be eliminated? Is it the only location where existing spaces will be lost to the marina replacement for the Marina Walk and pedestrian walkway and Plaza?

PLANNING - Prior to CDB: Number of Kiosks

Set to DRAFT on 7/27/2023 7:59:31 AM

Issue created by Kevin Nurnberger on 7/27/2023 7:59:31 AM
Issue is attached to Plans on sheet A-311
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Provide the final count or number of kiosks that are a part of this marina replacement. I count 12 is that correct.

PLANNING - Prior to CDB: Restaurant Parking

Set to DRAFT on 7/31/2023 11:20:32 AM

Issue created by Kevin Nurnberger on 7/31/2023 11:20:32 AM
Issue is attached to Plans on sheet G-101
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Please add to the table in the Parking Demand Study an additional column for the number of restaurants and the square footage of each restaurant as well as the square footage of the overall Retail Plaza building. In Retail Plazas as the building is being reviewed as restaurants within the retail plaza may occupy up to 25 percent of the total gross floor area of the retail plaza. Any restaurant, or fraction thereof, that exceeds 25 percent must provide off-street parking at a rate consistent with the parking requirement for the restaurant use in the district. Recalculate the number of parking spaces to ensure the 40 odd remaining code compliant parking spaces meet the need of the minimum required number of parking spaces for restaurants in a retail plaza.



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TELEPHONE (727) 562-4567

PLANNING - Prior to CDB: Separate walkway barrier

Set to DRAFT on 7/26/2023 12:32:29 PM

Issue created by Kevin Nurnberger on 7/26/2023 12:32:29 PM

Issue is attached to Plans on sheet G-101

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

What type of barrier is proposed between the public walkway and marina walkway - if there is one proposed? Is it steps that lead up to the new Marina Walkway. It notes bulkhead replacement. Any fence or wall/bulkhead proposed on the bulkhead to separate out the two walkways?

PLANNING - Prior to CDB: Shade Structure

Set to DRAFT on 7/26/2023 12:34:52 PM

Issue created by Kevin Nurnberger on 7/26/2023 12:34:52 PM

Issue is attached to Plans on sheet G-101

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Clarify the shade structure will be made of permanent material not fabric? Also - provide the height of the shade structures that will encroach into the parking area. They must be a height to not conflict with vehicles parking in affected parking spaces and pedestrian in the Plaza or Marina Walk..

PLANNING - Prior to CDB: Signs

Set to DRAFT on 7/26/2023 1:20:51 PM

Issue created by Kevin Nurnberger on 7/26/2023 1:20:51 PM

Issue is attached to Plans on sheet L-101

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Please remove the monument sign and its note from plan to be not a part of this proposal. A separate sign permit will be required for any future signs for the marina and kiosks.

PLANNING - Prior to CDB: Storage of fuel and sewer

Set to DRAFT on 7/31/2023 9:55:08 AM

Issue created by Kevin Nurnberger on 7/31/2023 9:55:08 AM

Issue is attached to Plans on sheet G-101

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Please provide a note on plans as well as a detailed response that clarifies that no fuel or sewer will be stored overwater. That the storage tanks are upland located under parking area.

PLANNING - Prior to CDB: To Clarify the request

Set to DRAFT on 7/26/2023 8:17:05 AM

Issue created by Kevin Nurnberger on 7/26/2023 8:17:05 AM

Issue is attached to Plans on sheet G-101

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Clarify in a list the requested flexibility for this City Dock marina replacement project. City Dock greater than 500 sq.ft.; West end side setback; length and width of the dock?

PUBLIC UTILITIES - prior to Permitting

Set to DRAFT on 7/21/2023 12:16:47 PM

Issue created by Michael Vacca on 7/21/2023 12:16:47 PM

Issue is attached to Plans on sheet C-501

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

acknowledge prior to permitting

as per phone conversation 7/21/23 and city engineer Mr. Walker

1. call out flow meter will be installed at lift station.
2. call-out all private water service and fire lines to be replaced under boardwalk.
3. the water meter location inside the building storage room to be either relocated or have new connection provided.
4. call out - all meter box(s), valve box(s) and manhole shall have accessibility during construction and not covered or blocked.



STORMWATER - Prior to Building Permit issuance

Set to DRAFT on 7/11/2023 4:28:24 PM

Issue created by Phuong Vo on 7/11/2023 4:28:24 PM
phuong.vo@myclearwater.com - 727-562-4752

General conditions:

1. DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application.
2. Permits from other agencies such as SWFWMD, FDEP, FDOT, ACOE, and Pinellas County may be required. Applicant is responsible for obtaining said permits.

TRAFFIC ENG - sight visibility triangles

Set to DRAFT on 7/14/2023 2:12:22 PM

Issue created by Gus Jordi on 7/14/2023 2:12:22 PM
Issue is attached to Plans on sheet G-101
gus.jordi@myclearwater.com - 727-562-4775

Please follow section 3-904 of the community development code. The sight visibility triangles need to be added to the plan along both sides of each driveway and the front property line. . No structure or landscaping may be present or installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle. Link: https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR

TRAFFIC ENG - South/west Driveway

Set to DRAFT on 7/14/2023 1:52:02 PM

Issue created by Gus Jordi on 7/14/2023 1:52:02 PM
Issue is attached to Plans on sheet G-101
gus.jordi@myclearwater.com - 727-562-4775

The south/west marina entrance is presently a right- in and right-out. The vehicular travel isle width for that parking area was reduced to 14' width where only one direction of travel can take place. In this case, The driveway has to be either right-in only or right-out only.

TRAFFIC ENG - Southwest lot Accessible space ramp.

Set to DRAFT on 7/14/2023 2:21:12 PM

Issue created by Gus Jordi on 7/14/2023 2:21:12 PM
Issue is attached to Plans on sheet G-101
gus.jordi@myclearwater.com - 727-562-4775

1. South west Lot: The accessible space in the southwest parking lot area must have the accessible ramp line up with the accessible space isle.
2. please show the accessible spaces ramps along the front line of the south parking lot.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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

TELEPHONE (727) 562-4567

10:25 AM

Case number: [FLS2023-06023 -- 948 ELDORADO AVE](#)

Owner(s): Amy M Belanger
948 Eldorado Ave
Clearwater, FL 33767 103
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Denis Osbon
3118 Gulf To Bay Blvd
Unit 311
Clearwater, FL 33759
PHONE: (727) 418-7913, Fax: No fax, Email: Denis@archlogicus.Com

Representative: Denis Osbon
Arch Logic Llc
3118 Gulf To Bay Blvd
Unit 311
Clearwater, FL 33759
PHONE: (727) 418-7913, Fax: No fax, Email: Denis@archlogicus.Com

Location: The 0.144 acre property is located on the west side of Eldorado Avenue approximately 200 feet north of the Laurel Street and Eldorado intersection.

Atlas Page: 238A

Zoning District: LMDR - Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed addition at 30 feet in height or less, and pool and deck 12 inches in height from grade or less as accessory, to an existing detached dwelling in the Low Medium Density Residential (LMDR) District for the property located at 948 Eldorado Avenue. The project requests allowable flexibility from setback requirements as a residential infill project (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

Assigned Planner: Kevin Nurnberger, Senior Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/05/2023	Nurnberger
Engineering Review	Comments	06/14/2023	Vaughan
Parks and Rec Review	No Comments	06/18/2023	Kader
Public Utilities Review	No Comments	06/20/2023	Vacca
no comments			
Traffic Eng Review	Comments	06/21/2023	Jordi
Stormwater Review	No Comments	06/21/2023	Vo
Land Resource Review	Comments	06/23/2023	Quinzi
Fire Review	No Comments	07/24/2023	Hatten
Solid Waste Review	No Comments	07/26/2023	Winget
No concerns per Brandi in solid waste			

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 6/14/2023 1:36:43 PM

Issue created by Kyle Vaughan on 6/14/2023 1:36:43 PM
 kyle.vaughan@myclearwater.com - 727-339-2108

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.
7. 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. 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.



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TELEPHONE (727) 562-4567

ENGINEERING - Prior to D.O.

Set to DRAFT on 6/14/2023 2:15:32 PM

Issue created by Kyle Vaughan on 6/14/2023 2:15:32 PM
kyle.vaughan@myclearwater.com - 727-339-2108

Please show 5' utility easement along West side of property, and ties between the closest proposed structures and the easement on site plan.

ENVIRONMENTAL - Confirm prior to Development Order

Set to DRAFT on 6/26/2023 11:18:18 AM

Issue created by Sarah Kessler on 6/26/2023 11:18:18 AM
sarah.kessler@myclearwater.com - 727-562-4897

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

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 6/26/2023 11:17:58 AM

Issue created by Sarah Kessler on 6/26/2023 11:17:58 AM
sarah.kessler@myclearwater.com - 727-562-4897

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

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

LAND RESOURCE - Prior to DO - Site Plan A0.2 Tree Preservation Plan

Set to DRAFT on 6/23/2023 9:32:02 AM

Issue created by Michael Quinzi on 6/23/2023 9:32:02 AM
Issue is attached to Plans on sheet A0.2
michael.quinzi@myclearwater.com - 727-562-4558

Show all trees on the site plan including palms with 10 feet or more of clear trunk, Seagrapes and neighbors trees. Indicate trees that will be removed. Clarify the new location of the relocated palm tree appears to be in the neighbors yard.

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.



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TELEPHONE (727) 562-4567

PLANNING - Findings

Set to DRAFT on 6/9/2023 11:10:56 AM

Issue created by Kevin Nurnberger on 6/9/2023 11:10:56 AM

Issue is attached to Plans on sheet A0.0

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Planning Review

1. The requested front yard setback reduction to 14 feet is within the allowable range of 10 feet to 25 feet for a front yard setback within the Low Medium Density Residential District; However it has been the policy of the city to require such properties located on the west side of Eldorado to meet a minimum front setback of 18 feet to ensure no vehicle will be parked or obstructing the public right-of-way. The 18 foot setback is consistent with the length of a standard code compliant parking space.
2. A survey of previously approved Flexible Standard cases, 31 properties, 26 cases involved front yard setback reductions and 5 cases involved rear or side setback reductions; this represents 84 percent of the previously approved cases and development pattern is consistent with the current request.
3. The reduction in the front (east) setback will not impede off-street parking within the private property area as all parking will be provided on-site with a single car garage and two stacked parking spaces at ground level providing the minimum parking requirement of two off-street parking spaces on-site.
4. The proposed impervious surface ratio of 0.64 is less than the maximum ISR permitted of 0.65.
5. Applicant has properly addressed both the General Applicability and Flexibility Criteria.

PLANNING - Prior to Development Order: 18 foot setback

Set to DRAFT on 7/27/2023 10:42:08 AM

Issue created by Kevin Nurnberger on 7/27/2023 10:42:08 AM

Issue is attached to Plans on sheet A0.2

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

It has been the policy/requirement of the city that the building needs to be setback a minimum of 18 feet from the property line. The 18 feet is the standard length of a standard code compliant parking space. This setback is to ensure that no vehicle should be able to park in the public right-of-way to obstruct vehicles and pedestrian traffic.

PLANNING - Prior to Development Order: Building Height

Set to DRAFT on 6/2/2023 9:10:15 AM

Issue created by Kevin Nurnberger on 6/2/2023 9:10:15 AM

Issue is attached to Plans on sheet A3.0

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Revise the east elevation to show the building height measured from the BFE to the mid-point of the pitched roof as well to mid-point of cupola.

PLANNING - Prior to Development Order: CCCL

Set to DRAFT on 7/21/2023 1:07:25 PM

Issue created by Kevin Nurnberger on 7/21/2023 1:07:25 PM

Issue is attached to Plans on sheet A0.2

kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Clarify or state that there will be no structure a part of this proposal to be seaward of the CCCL.



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TELEPHONE (727) 562-4567

PLANNING - Prior to Development Order: Clarify Possible Rear Yard New Construction

Set to DRAFT on 6/23/2023 11:25:38 AM

Issue created by Kevin Nurnberger on 6/23/2023 11:25:38 AM
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

The plans submitted show the possibility of new rear yard construction with pool and pool deck or rear yard patio area. The survey/plans this work to extend beyond the Coastal Control Construction Line (CCCL) Clarify if there is proposed new construction in the rear yard happening simultaneously to the proposed new additions in the front yard. If this is the case it will require possibly a Level Two review and go back through the review process. However, there are three options:

1. Remove all sheets and pictures that show work in the rear yard and remove any proposed rear yard work from the site plan to show only the rear yard as it currently exists;
2. Revise any new rear yard construction to comply with minimum required side and rear setbacks. Show no new construction seaward of the CCCL. Revise ISR if needed; or,
3. This Level One application will need to be withdrawn. You will need to reapply as a Level Two application for an approval from the Community Development Board (CDB) because any new construction seaward of the CCCL requires an approval from the CDB. The process would have to start over again as a new case. It will go back through the review process as a Level two. So you will need to expand your work description to include the proposed reduction to the front (east) and side (south) setbacks as well as any proposed reduction to additional side and rear setbacks. It will also need to include the note that this application includes work beyond the CCCL.

PLANNING - Prior to Development Order: pool side setback

Set to DRAFT on 7/21/2023 1:06:15 PM

Issue created by Kevin Nurnberger on 7/21/2023 1:06:15 PM
Issue is attached to Plans on sheet A0.2
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

It is understood why the side setback request was originally for the continuance of the house but the side setback to pool can be met as it is a new unattached structure.

PLANNING - Prior to Development Order: Side Setback

Set to DRAFT on 6/2/2023 1:36:54 PM

Issue created by Kevin Nurnberger on 6/2/2023 1:36:54 PM
Issue is attached to Plans on sheet A0.2
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Clarify the reduction to side setback is only requested for the portion of the new addition to align with the existing walls. There is a measurement on the site plan shows the nearest building setback is 4.03 feet closer to the minimum side setback of 5 feet rather than 3.8 feet.

TRAFFIC ENG - Prior to Building Permit- sight visibility triangles

Set to DRAFT on 6/21/2023 3:26:25 PM

Issue created by Gus Jordi on 6/21/2023 3:26:25 PM
Issue is attached to Plans on sheet A0.2
gus.jordi@myclearwater.com - 727-562-4775

Please follow section 3-904 of the community development code. The sight visibility triangles need to be added to the plan along both sides of each driveway and the front property line. No structure or landscaping may be present or installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle. Link: https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR

TRAFFIC ENG - Prior to Do- Driveway length

Set to DRAFT on 6/21/2023 3:25:16 PM

Issue created by Gus Jordi on 6/21/2023 3:25:16 PM
Issue is attached to Plans on sheet A0.2
gus.jordi@myclearwater.com - 727-562-4775

All driveways shall be a minimum of eighteen-feet in length from the structure to the right of way or back of sidewalk, whichever is closer.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

10:45 AM

Case number: [FLD2023-06014 -- 701 N MISSOURI AVE](#)

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

Applicant: Hanelore Entzion
2210 Tall Pines Drive
Largo, FL 33771
PHONE: (727) 547-5917, Fax: No fax, Email: Hanelore.Entzion@lsfnet.Org

Representative: Jason Sheridan
Pennoni Associates
5755 Rio Vista Drive
Clearwater, FL 33760
PHONE: (302) 743-5617, Fax: No fax, Email: Jsheridan@pennoni.Com

Location: 0.489-acres located on the east side of North Missouri Avenue approximately 175 feet south of the intersection with North Missouri Avenue and Seminole Street.

Atlas Page: 278A

Zoning District: Institutional

Request: The Community Development Board (CDB) is reviewing a proposed child daycare use in the Institutional (I) District for the property located at 701 North Missouri Avenue. The proposed use is 15 feet in height, provides 15 parking spaces and requests flexibility for use, parking, and landscaping (Community Development Code Sections 2-1204.A and 3-1202.G). Subject to change upon final submittal for Community Development Board.

Proposed Use: Retail Sales and Services

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



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

Workflow:

Review Name	Task Status	Status Date	Last Name
Stormwater Review	Comments	07/11/2023	Vo
Parks and Rec Review	No Comments	07/11/2023	Kader
Public Utilities Review	Comments	07/14/2023	Vacca
Prior to Building Permit comments			
Traffic Eng Review	Comments	07/17/2023	Jordi
Fire Review	Comments	07/20/2023	Hatten
Land Resource Review	Comments	07/25/2023	Quinzi
Harbor Master Review	No Review Required	07/27/2023	Hauck-Baker
Solid Waste Review	Comments	07/27/2023	Hauck-Baker
Comments provided by Solid Waste staff, however, they are not included within the Workflow drop-down options.			
Planning Review	Comments	07/27/2023	Hauck-Baker
Determination of Completeness	Complete	08/03/2023	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:



CITY OF CLEARWATER

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

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 7/12/2023 1:36:34 PM

Issue created by Kyle Vaughan on 7/12/2023 1:36:34 PM
kyle.vaughan@myclearwater.com - 727-339-2108

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.
2. Plans submitted have been reviewed for general engineering criteria only, additional comments (including Stormwater, Traffic, Utilities and Environmental) may be forthcoming upon submittal of a Building Permit Application.
3. Work on right-of-way shall require a permit with the appropriate entity.
4. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.
5. 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. 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.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 7/26/2023 10:24:24 AM

Issue created by Sarah Kessler on 7/26/2023 10:24:24 AM
sarah.kessler@myclearwater.com - 727-562-4897

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

Provide 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.

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

FIRE - Prior to CDB

Set to DRAFT on 7/20/2023 11:37:24 AM

Issue created by Keith Hatten on 7/20/2023 11:37:24 AM
Issue is attached to Plans on sheet 5
keith.hatten@myclearwater.com - 727-224-7368

Proposed FDC for fire sprinkler system will require the installation of a supporting fire hydrant. Hydrant shall be on same side of drive or roadway as the FDC and shall be not more than 50 ft from FDC.

Please acknowledge and show on plans.

FIRE - Prior to CDB

Set to DRAFT on 7/20/2023 12:01:04 PM

Issue created by Keith Hatten on 7/20/2023 12:01:04 PM
Issue is attached to Plans on sheet 4
keith.hatten@myclearwater.com - 727-224-7368

Fire Department access lanes or drives shall be minimum 20ft in clear width. NFPA 1 Chp 18.

Clear width may be reduced to not less than 14ft if one way direction of travel with pavement marking and signage identifying one way travel.

North drive shall be increased to

Please acknowledge and show on plan



CITY OF CLEARWATER
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MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567

FIRE - Prior to CDB

Set to DRAFT on 7/20/2023 11:42:52 AM

Issue created by Keith Hatten on 7/20/2023 11:42:52 AM
Issue is attached to Plans on sheet 5
keith.hatten@myclearwater.com - 727-224-7368

Proposed remote FDC shall be piped directly to sprinkler riser, not tied to fire main.

Please acknowledge and show on plans.

LAND RESOURCE - Prior to BCP Tree Preservation Plan

Set to DRAFT on 7/25/2023 4:01:56 PM

Issue created by Michael Quinzi on 7/25/2023 4:01:56 PM
Issue is attached to Plans on sheet CS2000
michael.quinzi@myclearwater.com - 727-562-4558

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

NOTE- Address the impact to the root systems of trees # 12 and #13.

Include off site trees on Preservation Plan.

LAND RESOURCE - Prior to CDB Landscape Plan / Inches Spreadsheet

Set to DRAFT on 7/25/2023 4:19:59 PM

Issue created by Michael Quinzi on 7/25/2023 4:19:59 PM
Issue is attached to Plans on sheet CS2000
michael.quinzi@myclearwater.com - 727-562-4558

This sheet is in conflict with the Landscape Plan, please clarify. The Landscape Plan dose not show a Live Oak tree.

Provide more replacement trees. Due to limited space accent trees are recommended.

Update inches spreadsheet after Tree Inventory is updated.

LAND RESOURCE - Prior to CDB Tree Inventory / Arborist Information

Set to DRAFT on 7/25/2023 3:47:54 PM

Issue created by Michael Quinzi on 7/25/2023 3:47:54 PM
Issue is attached to Plans on sheet CS2000
michael.quinzi@myclearwater.com - 727-562-4558

Update tree inventory:

- Some trees have declined or died and need the rating to be downgraded.
- Correct missed named species.
- Adjacent off-site trees up to 25 feet must be shown on the tree survey.
- Arborist shown on Tree Inventory and Tree Preservation Plan- Please clearly label the Name of the ISA Certified Arborist, contact information, and ISA certification number on all plan sheets involving trees. This includes but is not limited to the tree inventory, tree preservation plans, and any demo sheets showing tree removal.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

LAND RESOURCE - Tree Removal Prior To Building Permit

Set to DRAFT on 7/25/2023 4:05:14 PM

Issue created by Michael Quinzi on 7/25/2023 4:05:14 PM
michael.quinzi@myclearwater.com - 727-562-4558

Apply for a Tree Removal permit and pay the associated fees. This must be done prior to issuance of the building permit.

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

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

PLANNING - Disclaimer & Next Steps

Set to DRAFT on 7/27/2023 8:17:22 AM

Issue created by Melissa Hauck-Baker on 7/27/2023 8:17:22 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

Next Steps:

RESUBMITTAL: In order to be reviewed by the CDB on September 19, 2023, 10 complete sets (revised as needed, folded and collated) and one electronic version (uploaded) must be submitted no later than noon August 11, 2023.

All deadlines are 12 noon. The submittal calendar is posted online:

<https://www.myclearwater.com/Business-Development/Planning-and-Zoning-Approvals/Development-Review-Committee-DRCCommunity-Development-Board-CDB/Submittal-Calendar>

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

POSTING: When the hardcopies are delivered to the city, coordinate with the case planner to pick up the yellow posting sign and affidavit.

The applicant must post the property no less than 10 days prior to the CDB meeting and email the case planner and manager a photo of the posting and a copy of the signed affidavit of posting.

Disclaimers:

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

Please carefully review the listed request. It is the responsibility of the applicant to ensure that the request reflects what is wanted. Substantial redesign or unresolved issues will prevent the project from moving forward to the CBD.

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

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

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

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

Failure to meet deadlines will delay your application.

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



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TELEPHONE (727) 562-4567

PLANNING - Findings of Fact

Set to DRAFT on 7/26/2023 4:21:04 PM

Issue created by Melissa Hauck-Baker on 7/26/2023 4:21:04 PM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

Findings of Fact: Applicant must acknowledge the accuracy of the following:

1. That the subject site consists of an 0.489-acre portion of the total, two lot, 0.978-acre property, located on the east side of North Missouri Avenue approximately 175 feet south of the intersection with North Missouri Avenue and Seminole Street.
2. That since 2013, Lutheran Services of Florida (LSF) has been operating a Head Start school at this location.
3. LSF Head Start in Pinellas County helps young children from low-income families prepare to succeed in school through comprehensive child development and family support services. Head Start and Early Head Start programs promote children's development through services that support early learning health and family well-being.
4. The main goal of the Head Start Program is to prepare children for school and their School readiness goals, mean the expectations of children's status and progress across domains of language and literacy development, cognition and general knowledge, approaches to learning, physical well-being and motor development, and social and emotional development that will improve their readiness for kindergarten.
5. The Head Start Program also requires higher qualifications for the Head Start teaching workforce.
6. The project site is located in the Institutional (I) zoning district and the Institutional (I) future land use designation where the maximum development potential is a Floor Area Ratio (FAR) of 0.65 and Impervious Surface Ratio (ISR) of 0.85, consistent with CDC Section 2-1201.1 maximum development potential.
7. LSF is requesting to demolish the existing 2,470 square-foot building and proposes a new 8,000 square foot building.
8. The use as a head start school has been classified as a daycare use which is a retail sales and service use.
9. A retail sales and service use is not a minimum standard development permitted use in the Institutional (I) zoning district consistent with CDC Section 2-1202 and as a Level One, Flexible standard development use, retail sales and service use is limited to the following criteria: 1. The goods and services which are available are limited to goods and services directly related to the physical health and well-being of persons or animals, and 2. The retail sales and service use is located in a building which is used for a principal use which is otherwise permitted and the retail sales and service use occupies no more than ten percent of the gross floor area of the building, consistent with CDC Section 2-1203.N.
10. It was determined that the proposed use of a child daycare may be requested as a Level Two, Flexible development application as a Comprehensive Infill Redevelopment Project consistent with the Countywide Future Land Use rules.
11. The proposed "Head Start School" will be reviewed as a Comprehensive Infill Redevelopment Project consistent with CDC Section 2-1204.A and Table 2-1204.
12. As a minimum standard development use, a school use requires a front setback of 25 feet, a side setback of 10 feet and a rear setback of 20 feet consistent with CDC Table 2-1202.
13. The proposed front setback is 65 feet, the side setback (north) will be less than 10 feet, the side setback (south) will be 10 feet and the rear setback will be 15 feet.

PLANNING - Prior to CDB: Comprehensive Landscaping Program

Set to DRAFT on 7/27/2023 8:16:48 AM

Issue created by Melissa Hauck-Baker on 7/27/2023 8:16:48 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

The application did not include a Comprehensive Landscaping Program application consistent with CDC Section 3-1202.G. Clarification must be provided.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

PLANNING - Prior to CDB: Landscape Plan

Set to DRAFT on 7/27/2023 8:16:18 AM

Issue created by Melissa Hauck-Baker on 7/27/2023 8:16:18 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

The landscaping plan must address the proposed compliance with required landscaping, perimeter buffers, interior site landscaping, foundation landscaping consistent with CDC Section 3-1202. Missouri Avenue is classified as a local street which requires a 10-foot buffer, a 5-foot buffer is required along the south property line, a 10-foot buffer is required along the east property line and a 5-foot buffer is required along the north property line. The proposed plan does not comply with these requirements.

PLANNING - Prior to CDB: Parking Area

Set to DRAFT on 7/27/2023 8:15:15 AM

Issue created by Melissa Hauck-Baker on 7/27/2023 8:15:15 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

The project site includes two parcels, with only one ingress/egress location. The corner lot features two buildings with a total of 1,728 square feet. The project parcel proposed building is 8,000 square feet. The required number of spaces based on 5 spaces per 1,000 SF GFA for a retail sales and service use is 49 spaces. The existing parking lot services both parcels and will feature 15 spaces. The Parking Justification Narrative describes the intensity of the existing parking demand. There are five permanent staff and parents use the spaces for drop-off and pick-up which is only momentary. The narrative details that the increased facility size is not expected to increase parking demand. The applicant must provide information regarding the total number of staff for both parcels as well as the actual parking demand.

PLANNING - Prior to CDB: Unity of Title

Set to DRAFT on 7/27/2023 8:15:47 AM

Issue created by Melissa Hauck-Baker on 7/27/2023 8:15:47 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

The existing configuration of the subject property includes two separate parcels. The site functions as one due to the corner parcel lacks vehicular access and a parking lot. The parcels are in common ownership by the city and therefore combining the lots should be relatively easy.

PUBLIC UTILITIES - issues

Set to DRAFT on 7/14/2023 11:19:16 AM

Issue created by Michael Vacca on 7/14/2023 11:19:16 AM
Issue is attached to Plans on sheet 5
mike.vacca@myclearwater.com - 727-265-1831

Prior to BPC (building permit)

1. call out location of the existing potable water meter on plans.
2. call out location of the existing sewer connection on plans
3. reclaimed water is available form irrigation. connection point would be from Seminole street.

SOLID WASTE - Enclosure Material/dimensions

Set to DRAFT on 7/26/2023 2:00:05 PM

Issue created by Brandi Portalatin on 7/26/2023 2:00:05 PM
brandi.portalatin@myclearwater.com - 727-562-4920

Location of enclosure is good. I see it says 6ft. wooden privacy fence around the enclosure. Please bring the enclosure up to code per our ordinance, 32.284 waste receptacle; section 3-201.D in clearwater community development code and city engineering index 701. Dimensions and material is important to ensure our trucks can service the containers properly. If a recycling program is going to be implemented then the enclosure will need to be larger for either barrels or another large container to fit inside. Thank you.



CITY OF CLEARWATER

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

STORMWATER - Prior to Building Permit issuance

Set to DRAFT on 7/11/2023 4:37:55 PM

Issue created by Phuong Vo on 7/11/2023 4:37:55 PM
phuong.vo@myclearwater.com - 727-562-4752

Prior to Building Permit:

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

General conditions:

1. DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application.
2. ERP permit from SWFWMD may be required; applicant is responsible for obtaining said permit.

TRAFFIC ENG - Parking Study

Set to DRAFT on 7/17/2023 10:56:29 AM

Issue created by Gus Jordi on 7/17/2023 10:56:29 AM
Issue is attached to Plans on sheet 2
gus.jordi@myclearwater.com - 727-562-4775

The applicant response to item # 6"-Parking Demand Study was not submitted", is inaccurate. My latest correspondence with Aaron Pakulak from the applicant side clearly stating that " we would be ok to review your parking reduction justification when you present it, if it is not sufficient we will ask for more data/ information. " I am still waiting for that study. I Did not say to him that a parking reduction justification would be sufficient for this submission.

TRAFFIC ENG - Prior to Building Permit - markings and signage

Set to DRAFT on 7/27/2023 10:44:35 AM

Issue created by Gus Jordi on 7/27/2023 10:44:35 AM
Issue is attached to Plans on sheet 4
gus.jordi@myclearwater.com - 727-562-4775

- 1 Please provide marking and signage to make sure one- way entrance and one-way exit are clearly signed and marked and include marking for the direction of flow in the parking lot.
2. please provide location and sign details for the Accessible ramp.
3. please mark the accessible space with the accessible space isle next to it in accordance with Clearwater Engineering Construction Design standards, Section 100-Streets/Accessible Parking stall/index N0. 118

Link: <https://www.myclearwater.com/My-Government/City-Departments/Public-Works/Construction-Design-Standards>

TRAFFIC ENG - Prior to Building Permit- Sight visibility triangles

Set to DRAFT on 7/27/2023 10:54:50 AM

Issue created by Gus Jordi on 7/27/2023 10:54:50 AM
gus.jordi@myclearwater.com - 727-562-4775

Sight Visibility Triangle

Please follow section 3-904 of the community development code. The sight visibility triangles need to be added to the plan along both sides of each driveway and the front property line. No structure or landscaping may be present or installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle. Link: https://library.municode.com/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to CDB- Accessible path

Set to DRAFT on 7/27/2023 11:07:22 AM

Issue created by Gus Jordi on 7/27/2023 11:07:22 AM
gus.jordi@myclearwater.com - 727-562-4775

An accessible path from the public sidewalk to the building accessible entrance is an ADA related requirement and should be on the site plan.

Florida Stat § 553.503 (2020) states the following: "

Adoption of federal standards.—Subject to modifications under this part, the federal Americans with Disabilities Act Standards for Accessible Design, and related regulations provided in 28 C.F.R. parts 35 and 36 and 49 C.F.R. part 37, are hereby adopted and incorporated by reference as the law of this state and shall be incorporated into the Florida Accessibility Code for Building Construction and adopted by the Florida Building Commission in accordance with chapter 120."

The Guide to ADA Accessibility Standards, Chapter 4: Accessible Routes ([access-board.gov](https://www.access-board.gov)) , (<https://www.access-board.gov/ada/guides/chapter-4-accessible-routes/>) states the following: At least one accessible route must be provided within the site to accessible facility entrances from these site arrival points, where provided: accessible parking and accessible passenger loading zones ,public streets and sidewalks, and each public transportation stop. The guide provides a general schematic example.

ADA design expertise is important for having a good submittal relating to design of accessible path from the public sidewalk to the accessible building entrance. Our ADA experts will review your submittal.

Link: <https://www.access-board.gov/ada/guides/chapter-4-accessible-routes/>

TRAFFIC ENG - Prior to CDB-Turning templates

Set to DRAFT on 7/27/2023 10:39:14 AM

Issue created by Gus Jordi on 7/27/2023 10:39:14 AM
Issue is attached to Plans on sheet 4
gus.jordi@myclearwater.com - 727-562-4775

Please provide turning templates for a 19' size vehicle, a fire truck and sanitation truck in and out and thru the parking lot..

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

11:15 AM

Case number: [FLS2023-06026 -- 842 HARBOR ISL](#)

Owner(s): Joshua Robert Anderson
234 Dolphin Pt Unit 2
Clearwater, FL 33767 211
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Amber Lissy
110 Island Way
Clearwater Beach
PHONE: No phone, Fax: No fax, Email: Permits@islandwaypools.Net

Representative: Amber Lissy
Island Way Pools
110 Island Way
Clearwater Beach
PHONE: No phone, Fax: No fax, Email: Permits@islandwaypools.Net

Location: 0.245-acre property is located on the west side of Harbor Island, approximately 2,500 feet north of the intersection with Harbor Passage.

Atlas Page: 249B

Zoning District: IENCD - Island Estates Neighborhood Conservation Overlay District

Request: The Development Review Committee (DRC) is reviewing a proposed inground pool and deck as accessory to the existing detached dwelling use in the Island Estates Neighborhood Conservation Overlay District (IENCOD) of the Low Medium Density Residential (LMDR) District for the property located at 842 Harbor Island. The proposed project will be 12 inches or less in height from grade and requests allowable flexibility from setback requirements as a residential infill project. (Community Development Code Section 2-1602(E).2)

Proposed Use: Detached Dwellings

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Parks and Rec Review	No Comments	07/11/2023	Kader
Traffic Eng Review	No Comments	07/17/2023	Jordi
Public Utilities Review	No Comments	07/17/2023	Vacca
No comments			
Stormwater Review	Comments	07/18/2023	Vo
Engineering Review	Comments	07/19/2023	Vaughan
Land Resource Review	Comments	07/25/2023	Quinzi
Solid Waste Review	No Comments	07/26/2023	Winget
No concern per Brandi in solid waste.			
Environmental Review	Comments	07/26/2023	Kessler
Planning Review	Comments	07/27/2023	Hauck-Baker
Determination of Completeness	Complete	08/03/2023	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 7/19/2023 9:23:15 AM

Issue created by Kyle Vaughan on 7/19/2023 9:23:15 AM
 kyle.vaughan@myclearwater.com - 727-339-2108

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.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

ENGINEERING - Prior to D.O.

Set to DRAFT on 7/25/2023 2:43:11 PM

Issue created by Kyle Vaughan on 7/25/2023 2:43:11 PM
kyle.vaughan@myclearwater.com - 727-339-2108

Please provide right of way permit for current sidewalk demolition.
Please provide approved maintenance of traffic plan for closed portion of sidewalk showing alternative pedestrian path of safe travel through construction zone.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 7/26/2023 10:35:11 AM

Issue created by Sarah Kessler on 7/26/2023 10:35:11 AM
sarah.kessler@myclearwater.com - 727-562-4897

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

LAND RESOURCE - Prior to CDB Tree Preservation

Set to DRAFT on 7/25/2023 9:52:16 AM

Issue created by Michael Quinzi on 7/25/2023 9:52:16 AM
michael.quinzi@myclearwater.com - 727-562-4558

The sidewalk in the front was removed impacting 3 shade trees. Who is doing the work ? What permit is it associated with ?

Provide a tree preservation plan for all trees on site. An Arborist shall address the impact of the work that has previously occurred in the front yard including the required sidewalk replacement.

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

PLANNING - Disclaimer

Set to DRAFT on 7/27/2023 9:20:38 AM

Issue created by Melissa Hauck-Baker on 7/27/2023 9:20:38 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

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

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

All the Planning Comments need to be fully addressed in Plan Room. Failure to fully and completely address all Planning comments will delay your application. Failure to coordinate narratives, plans, elevations and all documents with each other will delay your application.

Failure to meet deadlines will delay your application.

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



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TELEPHONE (727) 562-4567

PLANNING - Findings of Fact: Applicant shall verify the following:

Set to DRAFT on 7/27/2023 8:56:52 AM

Issue created by Melissa Hauck-Baker on 7/27/2023 8:56:52 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

1. That, the 0.245-acres located on the west side of Harbor Island approximately 2,500 feet north of Harbor Passage;
2. That, the subject property is located on the west side of Harbor Island with 84.5 feet of frontage and features a detached dwelling constructed in 1970, which pre-dates the current Community Development Code (CDC);
3. That, the property is in the Island Estates Neighborhood Conservation Overlay District (IENCOD) of the Low Medium Density Residential District (LMDR) and features a future land use designation of Residential Urban (RU), where the required front yard setback is 25 feet, the side yard setback is 7.5 feet and the rear setback is 15 feet consistent with CDC Table 2-1602(D), Minimum standard development;
4. That, the requested rear yard (west) setback reduction to 5 feet is within the allowable range of five feet to 15 feet for a rear yard setback for a detached dwelling as a Residential Infill Project consistent with Table 2-1602.E;
5. That, the proposed side yard (north) setback will be 5 feet and the proposed side yard (south) setback will be 5 feet from edge of pool deck to the property line which is allowable within the range of 3 feet to 7.5 feet for a side yard setback for a detached dwelling as a Residential Infill Project consistent with Table 2-1602.E.
6. That, the proposed pool and deck will be less than 12 inches from grade and meets the requirement of an accessory use and permitted encroachment into a waterfront sight visibility triangle requirement of Section 3-904.B.
7. That, the use of a single-family, detached dwelling is the only permitted use eligible for application as a Residential Infill Project consistent with CDC Section 2-1602(E).2.b, which supports the requested modifications to the existing detached dwelling use;
8. That, there are no existing drainage or utility easements encumbering the subject property;
9. That, historically, there have been a number of properties where the rear yard setback has been reduced to 5 feet, including 837 Harbor Island/FLS2008-02005; 830 Harbor Island/FLS2015-06015; 679 Harbor Island/FLS2010-11033; 654 Harbor Island/FLS2014-09027 and 625 Harbor Island where the rear setback was reduced to 3 feet under FLS2010-04013;
10. That, the proposed Impervious Surface Ratio will be 0.59 which is below the 0.65 maximum permitted; and,
11. That, there are no active Code Compliance cases for the subject property.

PLANNING - Prior to DO: Side Setbacks

Set to DRAFT on 7/27/2023 9:02:14 AM

Issue created by Melissa Hauck-Baker on 7/27/2023 9:02:14 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

The prior approval for the property under case FLS2021-07026 included side setbacks of 7.5 feet for both the north and south property lines, consistent for a detached dwelling as a Residential Infill Project consistent with Table 2-1602.E. The proposed plan must be modified to include a 7.5-foot side yard setback instead of the 5-foot side yard setback noted on the plans. which exceed the allowable range of three feet to 7.5 feet for a side yard setback for a That, as a Level One, Flexible Standard Development, a Residential Infill Project application may request flexibility for a front yard setback in the range of 15 feet to 25 feet, a side yard setback in the range of 3 feet to 7.5 feet and a rear yard setback in the range of 5 feet to 15 feet consistent with CDC Section 2-1602.E;

STORMWATER - General condition

Set to DRAFT on 7/18/2023 11:24:52 AM

Issue created by Phuong Vo on 7/18/2023 11:24:52 AM
phuong.vo@myclearwater.com - 727-562-4752

Please acknowledge that DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application.



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TELEPHONE (727) 562-4567

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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

TELEPHONE (727) 562-4567

11:35 AM

Case number: [FLS2023-06024 -- 2025 ROGERS ST](#)

Owner(s): Rogers Street 2025 Llc
519 Island Way
Clearwater, FL 33767 190
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Jacob Stinton
1514 7th St W
Palmetto, FL 34221
PHONE: (941) 812-1735, Fax: No fax, Email: Svtmerle@gmail.Com

Representative: Jacob Stinton
Stinton Consturction Llc
1514 7th St W
Palmetto, FL 34221
PHONE: (941) 812-1735, Fax: No fax, Email: Svtmerle@gmail.Com

Location: The property is located at the terminus of Rogers Street approximately 440 feet east of South Hercules Avenue.

Atlas Page: 298B

Zoning District: MHDR - Medium High Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed fence and gate for an existing attached dwelling use in the Medium Density High Residential (MDHR) District for the property located at 2025 Rogers Street. The fence and gate are six feet in height and request allowable flexibility for height and location (Community Development Code Section 3-804.A.1).

Proposed Use: Attached Dwellings

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

Assigned Planner: Thea French, Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Traffic Eng Review	Comments	07/17/2023	Jordi
Stormwater Review	Comments	07/18/2023	Vo
Engineering Review	Comments	07/19/2023	Vaughan
Public Utilities Review	Comments	07/20/2023	Vacca
see the issues comments			
Land Resource Review	Comments	07/25/2023	Quinzi
Determination of Completeness	Complete	08/03/2023	French

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to DRAFT on 7/19/2023 10:08:56 AM

Issue created by Kyle Vaughan on 7/19/2023 10:08:56 AM
 kyle.vaughan@myclearwater.com - 727-339-2108

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

ENGINEERING - Prior to DO

Set to DRAFT on 7/19/2023 11:09:09 AM

Issue created by Kyle Vaughan on 7/19/2023 11:09:09 AM
 kyle.vaughan@myclearwater.com - 727-339-2108

Please provide a legible survey with site plan showing the exact location of all proposed improvements and their dimensions.

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 7/26/2023 10:36:21 AM

Issue created by Sarah Kessler on 7/26/2023 10:36:21 AM
 sarah.kessler@myclearwater.com - 727-562-4897

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



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

LAND RESOURCE - Site Plan prior to Development Order

Set to DRAFT on 7/25/2023 10:09:56 AM

Issue created by Michael Quinzi on 7/25/2023 10:09:56 AM
michael.quinzi@myclearwater.com - 727-562-4558

Please submit a survey / site plan with location and dimensions of purposed construction and the location of existing trees.

PLANNING - Current survey

Set to DRAFT on 7/21/2023 4:20:14 PM

Issue created by Thea French on 7/21/2023 4:20:14 PM
thea.french@myclearwater.com - 727-562-4567 x2297

Provide a clean, current unedited survey to include clearly labeled dimensions.

PLANNING - Disclaimer

Set to ACCEPTED on 7/21/2023 4:21:49 PM

Issue created by Thea French on 7/5/2023 4:11:04 PM
thea.french@myclearwater.com - 727-562-4567 x2297

4. Disclaimer: Please be aware that Staff has only reviewed your application for COMPLETENESS not for SUFFICIENCY. Completeness refers to whether all of the required items have been submitted NOT if they adequately meet applicable code requirements/provisions. Once the application has been determined to be complete a full review will be conducted by Staff for SUFFICIENCY. This review will determine compliance with all applicable Code provisions. Please note that additional comments may be generated at or after the application has been determined to be complete.

- It is ultimately the responsibility of the applicant to ensure that the request reflects what is wanted.
- Failure to address all Planning comments fully and completely will delay your application.
- Failure to coordinate narratives, plans, elevations, and all documents with each other will delay your application.
- Failure to meet deadlines will delay your application.
- Finally, please be aware that City Staff will not organize, collate, or otherwise piece together this or any other application. The responsibility of providing a complete, collated, and organized submittal rests solely with the applicant.

A complete application must be submitted by Monday, July 10, 2023, by 12 noon.

If the application does not successfully resubmit by the incompleteness deadline listed on this letter, the next deadline is the following resubmittal (the first working day of the month) which is also posted online at: <https://www.myclearwater.com/Business-Development/Planning-and-Zoning-Approvals/Development-Review-Committee-DRCCommunity-Development-Board-CDB/Submittal-Calendar>

Jacob Stinton on 7/7/2023 12:29:58 PM - ANSWERED

We have attached requested items

PLANNING - General Applicability 3-914.A.4

Set to DRAFT on 7/21/2023 2:12:57 PM

Issue created by Thea French on 7/21/2023 2:12:57 PM
thea.french@myclearwater.com - 727-562-4567 x2297

Provide a complete response to page 3; Section 3-914 A.4. "The proposed development is designed to minimize traffic congestion." You must communicate HOW, and/or WHY your development minimizes traffic congestion.



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TELEPHONE (727) 562-4567

PLANNING - General Information Page 2

Set to ACCEPTED on 7/21/2023 3:59:37 PM

Issue created by Thea French on 7/5/2023 4:09:31 PM
thea.french@myclearwater.com - 727-562-4567 x2297

1. Completely fill in page 2 of the application – General Information: Hotel units may be n/a.
Floor area ratio may be n/a. All other fields must be filled in; be sure to include ISR calculations.

Jacob Stinton on 7/7/2023 12:31:18 PM - ANSWERED

we have attached requested document with updated information

PLANNING - Lack of support for request

Set to DRAFT on 7/27/2023 2:24:38 PM

Issue created by Thea French on 7/27/2023 2:24:38 PM
thea.french@myclearwater.com - 727-562-4567 x2297

The proposed gate creates several circumstances regarding safety, access for solid waste, fire, vehicular stacking, and turnaround for a dead-end street. These are detailed in the DRC comments, and if not fully satisfied it is anticipated this request will be denied.

PLANNING - Materials

Set to DRAFT on 7/21/2023 4:16:03 PM

Issue created by Thea French on 7/21/2023 4:16:03 PM
thea.french@myclearwater.com - 727-562-4567 x2297

Clarify the material that will be used in the construction of the pillars, fence, and gate.

PLANNING - Site Plan

Set to DRAFT on 7/28/2023 9:32:31 AM

Issue created by Thea French on 7/28/2023 9:32:31 AM
thea.french@myclearwater.com - 727-562-4567 x2297

This is an after-the-fact request and there needs to be an unedited survey and clearly labeled site plan with dimensions that show all current conditions of the site including restriping of parking, landscaping, elevations, vehicular and pedestrian circulation systems, both on-site and off-site, with proposed points of access, etc. The survey and site plan needs to show the entire property.

PLANNING - Site Plan Elevations

Set to NOTACCEPTED on 7/21/2023 4:15:19 PM

Issue created by Thea French on 7/5/2023 4:10:35 PM
thea.french@myclearwater.com - 727-562-4567 x2297

3. Include elevations for design standards to show the existing and proposed improvements. Must include height per the definition of height to mid-point of the pitch of the roof. Call out the height of the existing structure and the proposed improvements.

Jacob Stinton on 7/7/2023 12:30:28 PM - ANSWERED

We have attached requested documents

Thea French on 7/21/2023 4:15:19 PM - NOTACCEPTED

Must include detailed site plans, elevations, and landscape plans, and call out each proposed change. It's important to clearly communicate the existing structures and proposed changes.

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



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - Site Plans

Set to NOTACCEPTED on 7/21/2023 4:07:19 PM

Issue created by Thea French on 7/5/2023 4:10:01 PM
thea.french@myclearwater.com - 727-562-4567 x2297

2. Provide a complete site plan with dimensions showing property lines, proposed improvements, existing structures, sidewalks, curb lines, edge of road, buildings, and driveways to include - ingress or egress to or from the entrance, any drive aisle, parking area, or landscaped areas.

Jacob Stinton on 7/7/2023 12:30:57 PM - ANSWERED

We attached top and front view of site plans

Thea French on 7/21/2023 4:07:19 PM - NOTACCEPTED

Please provide a site plan which clearly shows property lines, existing structures to remain, and the proposed improvements. The site plan also needs to show the dimensions of all proposed work (including paving) to the adjacent property line.

PLANNING - Vehicle stacking spaces

Set to DRAFT on 7/21/2023 2:03:49 PM

Issue created by Thea French on 7/21/2023 2:03:49 PM
thea.french@myclearwater.com - 727-562-4567 x2297

Clearly provide a written response and modify the site plan to comply with Section 3-1406.B.1 (which requires 40 feet of clear stacking) and also review 1406.B.4 as this may help you. (Include a narrative that clarifies the gate mechanisms and traffic flows. Illustrate clear stacking for a minimum of 40 vehicles before the gate.)

PUBLIC UTILITIES - issues

Set to DRAFT on 7/20/2023 11:36:23 AM

Issue created by Michael Vacca on 7/20/2023 11:36:23 AM
Issue is attached to Plans on sheet 1
mike.vacca@myclearwater.com - 727-265-1831

please provide

1. a utility plans - showing all existing underground utility locations, including the easements with the project work area
2. utility plans - will need to show the location of any of the concrete footers that are expected to be installed in relationship to the existing undergrounds utilities and easements.

SOLID WASTE - Maneuvering concern

Set to DRAFT on 7/26/2023 2:25:24 PM

Issue created by Brandi Portalatin on 7/26/2023 2:25:24 PM
brandi.portalatin@myclearwater.com - 727-562-4920

SW trucks will not be able to make that tight turn to the right with only one gate open. We have to swing wide now to clear the parked cars.

STORMWATER - Prior to DO issuance

Set to DRAFT on 7/18/2023 11:53:59 AM

Issue created by Phuong Vo on 7/18/2023 11:53:59 AM
phuong.vo@myclearwater.com - 727-562-4752

- 1) Submit a site plan for the proposed work which shall be drawn over the existing topographic survey.
- 2) Please acknowledge that on the submittal of Building Permit, applicant to clearly show on the site plan the proposed grades and how they tie with the existing grades to demonstrate that the proposed work will not result in drainage puddles on the public r-o-w.

TRAFFIC ENG - Prior to Do - Dead-end Street (Rogers St)

Set to DRAFT on 7/17/2023 11:36:01 AM

Issue created by Gus Jordi on 7/17/2023 11:36:01 AM
gus.jordi@myclearwater.com - 727-562-4775

If request will cause Roger Street to be a dead end Street, provisions that would allow vehicles the ability to turn around must be presented when they realize the road is blocked and without the gates interfering with that at anytime whether they are opened or closed.

TRAFFIC ENG - Prior to Do- Site plan

Set to DRAFT on 7/17/2023 11:33:40 AM

Issue created by Gus Jordi on 7/17/2023 11:33:40 AM
gus.jordi@myclearwater.com - 727-562-4775

Please provide a site plan that shows property line fence gate location exactly, parking property lines, right-of-way lines and streets/street names.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.