



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, October 5, 2023

8:30 AM - Staff Review

9:00 AM

Case number: [ANX2023-09010 -- 2634 SOUTH DR](#)

Owner(s): Restoring Tampa Bay Llc
3033 Ridgelane Blvd
Ste B3
Tarpon Springs, FL 34688
PHONE: No phone, Fax: No fax, Email: No email

Applicant:
3033 Ridgelane Blvd
Ste B3
Tarpon Springs, FL 34688
PHONE: No phone, Fax: No fax, Email: No email

Representative: Housh Ghovaae
Northside Engineering
300 S Belcher Road
Clearwater, FL 33765
PHONE: (727) 709-0943, Fax: (727) 446-8036, Email:
Housh@northsideengineering.Net; Sandy@northsideengineering.Net

Location: 1.067 acres located on the north side of South Drive approximately 500 feet east of US Highway 19 N.

Atlas Page: 264A

Zoning District: MDR - Medium Density Residential

Request: This voluntary annexation petition involves one parcel of land occupied by a single family home. It is proposed that the initial Future Land Use Map category assigned by Residential Medium (RM) and the initial Zoning Atlas designation assigned by the Medium Density Residential (MDR) District.

Proposed Use: Attached Dwellings

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

Assigned Planner: Kyle Brotherton, Senior Planner



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Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/01/2023	Brotherton
Engineering Review	Comments	09/13/2023	Vaughan
Planning Review	No Comments	09/18/2023	Brotherton
Solid Waste Review	No Comments	09/19/2023	Portalatin
Environmental Review	No Comments	09/21/2023	Kessler
Stormwater Review	No Comments	09/22/2023	Vo
See Engineering's general conditions.			
Land Resource Review	No Comments	09/25/2023	Quinzi
Fire Review	No Response	10/02/2023	Hauck-Baker
Public Utilities Review	No Response	10/02/2023	Hauck-Baker
Parks and Rec Review	No Response	10/02/2023	Hauck-Baker
Traffic Eng Review	No Response	10/02/2023	Hauck-Baker



The DRC reviewed this application with the following comments:

Engineering Review Kyle Vaughan kyle.vaughan@myclearwater.com 727-444-8232

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

9:05 AM

Case number: [FLD2015-11046A -- 405 ISLAND WAY](#)

Owner(s): Azure Development Group Lp
13211 Walsingham Rd Ste A
Largo, FL 33774
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
Dunedin, FL 34698
PHONE: (727) 919-0848, Fax: No fax, Email: Terriskapik@woodsconsulting.Org

Location: 1.345-acre property is located on the east side of Island Way approximately 100 feet south of the intersection of Island Way with Skiff Point.

Atlas Page: 267B

Zoning District: IENCD - Island Estates Neighborhood Conservation Overlay District

Request: The Community Development Board (CDB) is reviewing an amendment to an existing multi-family dock in the Medium High Density Residential (MHDR) District of the Island Estates Neighborhood Conservation Overlay (IENCOD) District for the property located at 405-415 Island Way. The dock will exceed 500 square feet and is requesting flexibility consistent with the dock requirements (Section 3-601.C.2-3).

Proposed Use:

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Solid Waste Review	No Comments	09/19/2023	Portalatin
No concern from solid waste.			
Traffic Eng Review	No Comments	09/20/2023	Jordi
Environmental Review	Comments	09/21/2023	Kessler
Stormwater Review	Comments	09/21/2023	Vo
Public Utilities Review	No Comments	09/22/2023	Vacca
no comments			
Land Resource Review	No Comments	09/25/2023	McDonnell
Engineering Review	Comments	09/25/2023	Vaughan
Planning Review	Comments	10/02/2023	Hauck-Baker
Fire Review	No Review Required	10/02/2023	Hauck-Baker
Route to Meeting	Ready for DRC	10/02/2023	Hauck-Baker
Harbor Master Review	No Response	10/02/2023	Hauck-Baker
Parks and Rec Review	No Review Required	10/02/2023	Hauck-Baker
Determination of Completeness	Complete	10/05/2023	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to OPEN on 9/25/2023 11:22:51 AM

Issue created by Kyle Vaughan on 9/25/2023 11:22:51 AM
 kyle.vaughan@myclearwater.com - 727-444-8232

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.



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TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to Building Permit

Set to OPEN on 9/21/2023 1:21:27 PM

Issue created by Sarah Kessler on 9/21/2023 1:21:27 PM
sarah.kessler@myclearwater.com - 727-444-8233

A dock/dredge and fill permit may be required prior to conducting any additions. Contact Pinellas County Water and Navigation Authority at (727) 453-3385 for more information.

PLANNING - Prior to CDB: Disclaimer

Set to OPEN on 9/29/2023 9:11:30 AM

Issue created by Melissa Hauck-Baker on 9/29/2023 9:11:30 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

FLD Disclaimer

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

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

In order to be reviewed by the CDB on November 21, 2023, 10 complete sets (revised as needed, folded and collated) and one electronic version (uploaded) must be submitted no later than noon October 13, 2023.

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.

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.

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

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

Failure to meet deadlines will delay your application.

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

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

Set to OPEN on 10/2/2023 8:57:44 AM

Issue created by Melissa Hauck-Baker on 10/2/2023 8:57:44 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

1. That, the 1.345-acre subject property is located on the eastern side of Island Way approximately 100 feet south of the intersection of Island Way with Skiff Point;
2. That, the subject property is located within the Medium High Density Residential (MHDR) District of the Island Estates Neighborhood Conservation Overlay District (IENCOD) special area plan and the compatible Residential High (RH) future land use category;
3. That, the subject property received prior approval on February 16, 2016, through case FLD2015-11046 for a 2,729 square foot multi-use dock, with 16 wet slips as an accessory use to the 46-unit attached dwelling use;
4. That, the Development Order for FLD2015-11046 details that the 2,729 square foot dock consists of a main fixed dock of six feet by 225 feet, five fixed piers of four feet by 40 feet, one fixed pier five feet by 60 feet, one floating pier five feet by 36 feet and a total of 16 wet slips with a maximum length of 66 feet, a width of 225 feet and side (north and south) setbacks of 37.5 feet to dock and one-foot to tie poles;
5. That, the existing dock has been approved by Pinellas County Water and Navigation through permit WND-23-00704;
6. That, the current request is for a 190 square foot dock addition, consisting of two walkouts, one on each end of the dock and measuring 2.5 feet by 38 feet and installation of 14 boat lifts with flexibility to required setbacks and maximum dock width;
7. That, CDC Section 3-601.A, requires that, "No dock may be constructed, added to, or structurally altered without first obtaining approval by the city and a permit from the Pinellas County Water and Navigation Control Authority;"
8. That, CDC Section 3-601.C.2-3, require that a multi-use dock exceeding 500 square feet



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TELEPHONE (727) 562-4567

- must be reviewed as a commercial dock through the Level Two, Flexible Development review process;
9. That, the subject property features 300 linear feet of water frontage and the minimum side setback required is ten percent of the length of shoreline and the applicant requests reduction from 30 feet to 14 feet on the north and south proposed walkouts consistent with CDC Section 3-601.C.1.h.i.c;
10. That, the application requests flexibility for decreased side setbacks to a boatlift where the minimum required is 10 feet and the proposed project includes a 1-foot setback from boatlift on the north and south extended property lines, consistent with CDC Section 3-601.C.1.a.;
11. That, the application requests flexibility for the maximum length of a commercial dock which is 75% of the property waterfront length, 225 feet, OR 25% the width of the waterway which is 68.75 feet, and the dock is 64 feet which is consistent with CDC Section 3-601.C.1.h.iii
12. That, the application requests flexibility from the maximum width of a commercial dock which is 75% of the waterfront property width, the existing dock is 225 feet, which meets the maximum of 75% of the property width, however, the overall proposed width including the boatlifts in Slip #1 and #16 results in a total length of 298 feet, consistent with CDC Section 3-601.C.1.h.iii;
13. That, CDC Section 3-601.C.1.i. provides the deviations to the dimensional standards of CDC Section 3-601.C.3.h. which may be approved through a Level Two, flexible development planning application and the following are the justifications for the proposed project:
- iii.) A literal enforcement of the provisions of this section would result in extreme hardship due to the unique nature of the project and the applicant's property; and,
- iv.) The deviation sought to be granted is the minimum deviation that will make possible the reasonable use of the applicant's property. However, where an applicant demonstrates riparian or littoral rights which will affect the location of the dock, the minimum further deviation to provide for exercise of such rights shall be allowed; and,
- v.) The granting of the requested deviation will be in harmony with the general intent and purpose of this section and will not be injurious to the area involved or otherwise detrimental or of adverse effect to the public interest and welfare; and,
14. That, there are five area multi-use docks greater than 500 SF, with various approved deviations and/or constructed prior to the current parameters of CDC Section 3-601.C.1.h., including the following: 231-241 Skiff: 834 SF dock with 3-foot setback from boatlift to western property line, MIS2019-04005; 223 Island Way: 3,900 SF dock, 300 feet width, 60 feet length, FLD2013-11042; 125 Island Way: 1,838 SF dock, 150 feet width, 69 feet length, FLD2021-09017; 200-201 Skiff Point: 1,666 SF dock, 231 feet width, 44 feet length, FLD2007-05017; 311 Island Way: 660 SF dock, 5-foot setback from boatlift Slip #8, built 1971, which support the requested deviations and establishes consistency of the proposed project with the existing development pattern;
15. That, the proposed project is supported by the deviations provided in CDC Section 3-601.C.1.i., as the proposed boatlifts and walk-outs for Slip #1 and Slip #16 serve to provide safe stowage of vessels out of the water; and,
16. That, there are no active Code Compliance cases for the subject property.

STORMWATER - Prior to building permit issuance

Set to OPEN on 9/21/2023 2:18:41 PM

Issue created by Phuong Vo on 9/21/2023 2:18:41 PM
phuong.vo@myclearwater.com - 727-444-8228

General Comment:

DRC review is a prerequisite for Building Permit Review. Additional comments may be forthcoming upon submittal of a Building Permit Application.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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

TELEPHONE (727) 562-4567

9:15 AM

Case number: [FLS2023-08033 -- 310 PALM ISL SE](#)

Owner(s): Edward Mitchell And Mandi Pittenger
310 Palm Island Se
Clearwater, FL 33767
PHONE: (336) 671-3607, Fax: No fax, Email: No email

Applicant: Steven Farris
472 Harbor Dr S
Indian Rocks Beach, FL 33785
PHONE: (727) 330-5130, Fax: No fax, Email: Parker@fmconstructionllc.Com

Representative: Steven Farris
Farmore Construction
472 Harbor Dr S
Indian Rocks Beach, FL 33785
PHONE: (727) 330-5130, Fax: No fax, Email: Parker@fmconstructionllc.Com

Location: 0.148-acre property located on the north side of Palm Island SE approximately 105 feet east of the intersection of Palm Island SE with Island Way.

Atlas Page: 258B

Zoning District: IENCD - Island Estates Neighborhood Conservation Overlay District

Request: The Development Review Committee (DRC) is reviewing a proposed accessory dock structure for an existing detached dwelling use in the Island Estates Neighborhood Conservation Overlay District (IENCOD) of the Low Medium Density Residential (LMDR) zoning district for the property located at 310 Palm Island SE. The proposed dock/boatlift will be 20 feet in length and requests flexibility from required setbacks under Community Development Code Section 3-601.C.1.g.(i).

Proposed Use: Detached Dwellings

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Fire Review	No Comments	09/12/2023	Hatten
Engineering Review	Comments	09/13/2023	Vaughan
Stormwater Review	No Comments	09/19/2023	Vo
Solid Waste Review	No Comments	09/19/2023	Portalatin
No concern from solid waste			
Traffic Eng Review	No Comments	09/20/2023	Jordi
Environmental Review	Comments	09/21/2023	Kessler
Public Utilities Review	No Comments	09/22/2023	Vacca
no comments			
Land Resource Review	No Comments	09/25/2023	McDonnell
Harbor Master Review	No Response	10/02/2023	Hauck-Baker
Parks and Rec Review	No Review Required	10/02/2023	Hauck-Baker
Planning Review	Comments	10/02/2023	Hauck-Baker
Art Review	No Review Required	10/02/2023	Hauck-Baker
Determination of Completeness	Complete	10/05/2023	Hauck-Baker
Route to Meeting	Ready for DRC	10/05/2023	Hauck-Baker

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 OPEN on 9/13/2023 10:07:49 AM

Issue created by Kyle Vaughan on 9/13/2023 10:07:49 AM
kyle.vaughan@myclearwater.com - 727-444-8232

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.

ENVIRONMENTAL - Prior to Building Permit

Set to OPEN on 9/21/2023 1:12:07 PM

Issue created by Sarah Kessler on 9/21/2023 1:12:07 PM
sarah.kessler@myclearwater.com - 727-444-8233

Continue to provide Pinellas County Water and Navigation application/permit.

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

PLANNING - Disclaimer

Set to OPEN on 9/20/2023 12:28:53 PM

Issue created by Melissa Hauck-Baker on 9/20/2023 12:28:53 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

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 - Prior to DO: Findings of Fact Applicant must verify

Set to OPEN on 10/2/2023 9:11:35 AM

Issue created by Melissa Hauck-Baker on 10/2/2023 9:11:35 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

1. That, the subject property features a detached dwelling use with an accessory dock structure which was permitted by Pinellas County Water and Navigation through permit, P35428-05, issued March 24, 2005, for a dock with a boatlift. The proposed project includes the demolition and removal of the existing dock while retaining the existing personal watercraft floating dock to be incorporated into the new dock with a boatlift;
2. That, the property is within the Low Medium Density Residential/Island Estates Neighborhood Conservation Overlay (LMDR/IENCO) District and Residential Urban (RU) Future Land Use designation;
3. That, CDC Section 3-601.C governs single-family or two-family dwelling docks, boatlifts and catwalks;
4. That, the irregularly shaped lot features 80 feet of frontage along the Palm Island right-of-way and tapers down to 42 feet along the waterfront property line, which results in dimensional challenges in meeting all of the bulk parameters for a dock;
5. That, the required setbacks for a dock and floating dock shall be located in the center one-third of the lot or 20 feet and a boatlift shall be a minimum of 10 feet from the property line as extended into the water consistent with CDC Section 3-601.C.1.a;
6. That, the center one-third equals 14 feet and the dock complies along the waterfront property line with 14 feet (west) and 20 feet (east) setbacks, but configuration of the side property lines extended into the water resulting in the dock setbacks being reduced to 7 feet (west) and 12 feet (east);
7. That, the boatlift is required have a minimum of a 10-foot setback and the proposed boatlift will have a 6-foot (east) setback;
8. That, no portion of the proposed dock and boatlift extends beyond the extended side property lines into the waterway, thus not obstructing or detracting from the utilization of and enjoyment of the adjacent properties;
9. That, consistent with CDC Section 3-601.C.1.g.i, deviations from the requirements of the dock/marina sections, CDC Section 3-601.C.1.a-f., may be granted through a Level One (minimum standard) approval provided that signed and notarized statements of no objection are submitted from each of the adjacent waterfront property owners;
10. That, the applicant was unable to secure the signed and notarized statements of no objection from each of the adjacent waterfront property owners which has necessitated the current Level One application;
11. That, consistent with CDC Section 3-601.C.1.g.i(b) a deviation may be approved through a Level One, flexible standard application, when the property configuration or shallow water depth precludes the placement of a dock in compliance with the required dimensional standards; however, the proposed dock will be similar in dimensional characteristics as surrounding dock patterns;
12. That, the irregularly shaped lot of the subject property results in a waterfront property width which is half of the street frontage dimension coupled with the uneven degree radiation of the extended side property lines resulted in the current request;
13. That, the surrounding properties are not identically impacted as compared with the subject property, to the east is 320 Palm Island SE which is a rectangularly shaped property with 80 feet of street frontage and waterfront property with a 40-foot dock featuring side setbacks of 20 feet (east) and 32 feet (west); to the north is 475 Island Way which is an irregularly shaped property with 80 feet of street frontage and 56 feet of waterfront property with a 26-foot dock featuring side setbacks of 20 feet (south) and 21 feet (north);
14. That, the subject property is not encumbered with any drainage or utility easements; and,
15. That, there are no active Code Compliance cases for the subject property.

Plan Room Conditions:

No Plan Room Conditions on this case.



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Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

9:40 AM

Case number: [FLS2023-08034 -- 2569 OCEAN BREEZE LN](#)

Owner(s): Toll Southeast Lp Company Inc
1140 Virginia Dr
Fort Washington, PA 19034 320
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Ed Marcinkiewicz
2569 Ocean Breeze Lane
Clearwater, FL 33761
PHONE: (732) 688-2471, Fax: No fax, Email: Ejmru81@icloud.Com

Representative: Ed Marcinkiewicz
2569 Ocean Breeze Lane
Clearwater, FL 33761
PHONE: (732) 688-2471, Fax: No fax, Email: Ejmru81@icloud.Com

Location: 0.249-acre property is located on the south side of Ocean Breeze Lane, approximately 480 feet west of the intersection of Ocean Breeze Lane with Hidden Lake Road and Cobalt Shores Lane.

Atlas Page: 166B

Zoning District: LMDR - Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed inground pool and deck as accessory to the existing detached dwelling use in the Low Medium Density Residential (LMDR) District for the property located at 2569 Ocean Breeze Lane. The proposed project will be 12 inches or less in height from grade and requests allowable flexibility from setback requirements. (Community Development Code Section 2-203.B)

Proposed Use: Detached Dwellings

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

Assigned Planner: Melissa Hauck-Baker, Senior Planner



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Workflow:

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Fire Review	No Comments	09/12/2023	Hatten
Engineering Review	Comments	09/13/2023	Vaughan
Solid Waste Review	No Comments	09/19/2023	Portalatin
No concerns from solid waste			
Traffic Eng Review	No Comments	09/20/2023	Jordi
Environmental Review	Comments	09/21/2023	Kessler
Stormwater Review	Comments	09/22/2023	Vo
Public Utilities Review	No Comments	09/22/2023	Vacca
no comments			
Land Resource Review	Comments	09/25/2023	Quinzi
Harbor Master Review	No Response	10/02/2023	Hauck-Baker
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Route to Meeting	Ready for DRC	10/05/2023	Hauck-Baker
Planning Review	Comments	10/05/2023	Hauck-Baker

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 OPEN on 9/13/2023 11:39:05 AM

Issue created by Kyle Vaughan on 9/13/2023 11:39:05 AM
kyle.vaughan@myclearwater.com - 727-444-8232

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.

ENVIRONMENTAL - Prior to Building Permit

Set to OPEN on 9/21/2023 1:15:37 PM

Issue created by Sarah Kessler on 9/21/2023 1:15:37 PM
sarah.kessler@myclearwater.com - 727-444-8233

Revise to provide a 15ft setback from the top of bank per Development Order for Case FLS2019-05019 Findings of Fact comment #7, "...except for waterfront properties where the rear yard setback is 25 feet from property line and 15 feet from top of bank..."

LAND RESOURCE - Prior to DO Site Plan

Set to OPEN on 9/25/2023 3:51:31 PM

Issue created by Michael Quinzi on 9/25/2023 3:51:31 PM
michael.quinzi@myclearwater.com - 727-444-8770

Show the 4 required shade trees that will be displaced by the proposed pool on the site plan.

Acknowledge a C of O condition requiring 4 code code sized native shade trees or equivalents. These trees must meet the minimum code requirements and be installed.

PLANNING - Disclaimer

Set to OPEN on 9/20/2023 11:27:57 AM

Issue created by Melissa Hauck-Baker on 9/20/2023 11:27:57 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

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.



CITY OF CLEARWATER

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

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

Set to OPEN on 10/2/2023 9:20:27 AM

Issue created by Melissa Hauck-Baker on 10/2/2023 9:20:27 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

That, the 0.249-acres located on the south side of Ocean Breeze Lane approximately 480 feet west of the intersection of Ocean Breeze Lane with Hidden Lake Road and Cobalt Shores Lane;

That, the subject property is located on the south side of Ocean Breeze Lane with 56.39 feet of frontage and features a detached dwelling constructed through permit, BCP2022-020711, and the Certificate of Occupancy was issued on July 28, 2023;

That, the property is in the Low Medium Density Residential District (LMDR) zoning district and features a future land use designation of Residential Urban (RU), where a detached dwelling use is a minimum standard development permitted use consistent with CDC Section 2-302;

That, the subject property received prior approval through cases FLS2019-05019 and PLT2019-03002, which included the lot layouts, established required setbacks and preliminary plat review for the entire 33-lot subdivision through the Development Order dated August 22, 2019;

That, the approved and applicable setbacks include 15 feet front setback or 18 feet front setback for garages to guarantee off-street parking, 5 feet for side setback, and 7.5 feet for rear yard setback, except for waterfront properties where the rear yard setback is 25 feet from property line and 15 feet from top of bank;

That, the subject property is waterfront, Lot 24 of the previously approved project and the existing setbacks for the recently completed detached dwelling are 18-foot front, 6-foot side, and 25-foot minimum rear setback;

That, there is a 5-foot drainage and utility easement along each of the side yard property lines which will not be impacted through the proposed project;

That, the proposed Impervious Surface Ratio will be 0.53 which is below the 0.65 maximum permitted consistent with CDC Section 2-201.1, maximum development potential; and,

That, there are no active Code Compliance cases for the subject property.

PLANNING - Prior to DO: Acknowledge applicable setbacks

Set to OPEN on 9/28/2023 4:15:43 PM

Issue created by Melissa Hauck-Baker on 9/28/2023 4:15:43 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

The subject property received prior approval through case FLS2019-05019, which included the lot layouts and established the setbacks, for the entire 33-lot subdivision through the Development Order dated August 22, 2019. The applicable setbacks include 15 feet front setback or 18 feet front setback for garages to guarantee off-street parking, 5 feet for side setback, and 7.5 feet for rear yard setback, except for waterfront properties where the rear yard setback is 25 feet from property line and 15 feet from top of bank.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - Prior to DO: Rear Setback

Set to OPEN on 9/28/2023 3:16:02 PM

Issue created by Melissa Hauck-Baker on 9/28/2023 3:16:02 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

The required setbacks for the subdivision were determined through the prior approval of cases FLS2019-05019/PLT2019-03002. The approval is detailed in the Development Order dated August 22, 2019 and item number seven under Findings of Fact states, "The proposed subdivision will create 33 lots for detached dwellings and the proposed setbacks are 15 feet front setback or 18 feet front setback for garages to guarantee off-street parking, 5 feet for side setback (except Lots 16, 17, 33 which will have 15 feet side setback from top of bank), and 7.5 feet for rear yard, except waterfront properties where the rear yard setback is 25 feet from property line and 15 feet from top of bank, or properties with the Transportation Utility overlay, where a 10 foot buffer is required." This approval requires that no construction occurs within 15 feet of the top of bank. The proposed project includes a less than 15-foot setback to the top of bank. The proposed pool and deck must be modified so that no portion of it encroaches into the required 15-foot to top of bank.

PLANNING - Prior to DO: Sight Visibility Triangles

Set to OPEN on 9/20/2023 11:27:05 AM

Issue created by Melissa Hauck-Baker on 9/20/2023 11:27:05 AM
melissa.hauck-baker@myclearwater.com - 727-444-8769

The waterfront sight visibility triangles are applicable at the normal water level (NWL), consistent with CDC Section 3-904.B and must be shown on the plans with the permitted encroachment along the east property line of the pool and deck which must be less than 12 inches in order to be compliant with the requirements consistent with CDC Section 3-204.H, accessory structures.

PLANNING - Prior to DO: Site Plan

Set to OPEN on 9/28/2023 4:07:27 PM

Issue created by Melissa Hauck-Baker on 9/28/2023 4:07:27 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

Revise the Site Plan to show all dimensions, specifically the distance from edge of pool decking to the top of bank (TOB), where the minimum permitted is 15 feet. There is no flexibility to this required dimension.

STORMWATER - General condition

Set to OPEN on 9/22/2023 5:53:02 PM

Issue created by Phuong Vo on 9/22/2023 5:53:02 PM
phuong.vo@myclearwater.com - 727-444-8228

Please submit a response letter acknowledging that DRC review is a prerequisite for Building Permit Review; additional comments will be forthcoming upon submittal of a Building Permit Application.

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

10:10 AM

Case number: [FLS2023-08035 -- 869 BRUCE AVE](#)

Owner(s): Robert Ingle
4409 E Andrea Dr
Cave Creek, FL 85331
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Shelly Ingle
869 Bruce Ave
Clearwater, FL 33767
PHONE: (270) 226-8285, Fax: No fax, Email: Shellyingle1@gmail.Com

Representative: Shelly Ingle
869 Bruce Ave
Clearwater, FL 33767
PHONE: (270) 226-8285, Fax: No fax, Email: Shellyingle1@gmail.Com

Location: The 0.176-acre property is located 869 Bruce Avenue; located on the east side of Bruce Avenue approximately 250 feet south of the Kipling Plaza and Bruce Avenue intersection. The subject property is located within the Low Medium Density Residential (LMDR) District with a future land use plan designation of Residential Urban (RU).

Atlas Page: 249A

Zoning District: LMDR - Low Medium Density Residential

Request: Development Review Committee (DRC) is reviewing an application for a detached dwelling in the Low Medium Density Residential (LMDR) District for the property located at 869 Bruce Avenue. The proposed detached dwelling will be 30 feet in height, includes two off-street parking spaces, and requests allowable flexibility from front setback requirements (CDC Section 2-203.B.).

Proposed Use: Detached Dwellings

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

Assigned Planner: Thea French, Planner



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

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/06/2023	French
Fire Review	No Comments	09/12/2023	Hatten
Stormwater Review	Comments	09/19/2023	Vo
Solid Waste Review	No Comments	09/19/2023	Portalatin
No concern from solid waste.			
Traffic Eng Review	Comments	09/20/2023	Jordi
Environmental Review	Comments	09/21/2023	Kessler
Land Resource Review	No Comments	09/27/2023	McDonnell
Planning Review	No Comments	09/29/2023	French
Public Utilities Review	No Comments	09/29/2023	Vacca
Engineering Review	Comments	10/05/2023	Hauck-Baker
Route to Meeting	Ready for DRC	10/05/2023	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to ANSWERED on 10/2/2023 12:53:53 PM



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Issue created by Kyle Vaughan on 9/14/2023 12:45:11 PM

kyle.vaughan@myclearwater.com - 727-444-8232

General Comments:

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



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

Shelly Ingle on 10/2/2023 12:53:24 PM - ANSWERED

1. Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.

We acknowledge that all required Engineering conditions/comments (including Stormwater, Traffic, Utilities and Environmental) are to be completed and we will do so.

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.

We acknowledge that additional comments may be forthcoming upon submittal of a Building Permit Application and we will answer/address those comments at that time.

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).

We acknowledge and will 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.

We acknowledge that work on right-of-way shall require a permit with the appropriate entity and that we will request any needed permit(s).

5. Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.

We acknowledge that we are responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way and we will do so.

6. Contractor shall request an easement inspection prior to any construction near an easement.

We acknowledge that our contractor needs to request an easement inspection prior to any construction near an easement and we will have the contractor do so.

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.

We acknowledge that if the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications will be completed by us, at our expense. Also, 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.

Shelly Ingle on 10/2/2023 12:53:53 PM - ANSWERED



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

1. *Written Acknowledgement of all Engineering (including Stormwater, Traffic, Utilities and Environmental) conditions/comments is required.*

We acknowledge that all required Engineering conditions/comments (including Stormwater, Traffic, Utilities and Environmental) are to be completed and we will do so.

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.*

We acknowledge that additional comments may be forthcoming upon submittal of a Building Permit Application and we will answer/address those comments at that time.

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).*

We acknowledge and will 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.*

We acknowledge that work on right-of-way shall require a permit with the appropriate entity and that we will request any needed permit(s).

5. *Applicant shall be responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way.*

We acknowledge that we are responsible for maintaining all landscaping, hardscaping and lighting located within Right of Way and we will do so.

6. *Contractor shall request an easement inspection prior to any construction near an easement.*

We acknowledge that our contractor needs to request an easement inspection prior to any construction near an easement and we will have the contractor do so.

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.*

We acknowledge that if the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications will be completed by us, at our expense. Also, 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 OPEN on 9/21/2023 1:17:51 PM

Issue created by Sarah Kessler on 9/21/2023 1:17:51 PM

sarah.kessler@myclearwater.com - 727-444-8233

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

STORMWATER - Prior to Building Permit

Set to OPEN on 9/19/2023 3:08:57 PM

Issue created by Phuong Vo on 9/19/2023 3:08:57 PM

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

1) Please acknowledge in response letter that prior to Building permit, Per City of Clearwater Stormwater Drainage Criteria construction plans to show proposed lot grading including directing runoff to the designed destination, said grading plan when implemented shall not adversely impact adjoining properties.



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 DO- Sight visibility triangles

Set to OPEN on 9/20/2023 12:56:41 PM

Issue created by Gus Jordi on 9/20/2023 12:56:41 PM

Issue is attached to Plans on sheet JOB

gus.jordi@myclearwater.com - 727-919-421-8370

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 (not the edge of the street pavement). 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

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

10:25 AM

Case number: [FLD2023-08018 -- 2080 PALMETTO ST](#)

Owner(s): Extra Closet Mini Storage
6327 Edgewater Dr
Orlando, FL 32810-4719
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Krikor Kassarjian
13825 Icot Blvd., Ste. 605
Clearwater, FL 33760
PHONE: (727) 475-0001, Fax: (727) 524-6090, Email:
Krikor@gulfcoastconsultinginc.Com

Representative: Krikor Kassarjian
Gulf Coast Consulting Inc
13825 Icot Blvd., Ste. 605
Clearwater, FL 33760
PHONE: (727) 475-0001, Fax: (727) 524-6090, Email:
Krikor@gulfcoastconsultinginc.Com

Location: northeast corner of Palmetto Street and Knapp Drive.

Atlas Page: 271B

Zoning District: IRT - Industrial, Research and Technology

Request: The Community Development Board is reviewing the establishment of a proposed Vehicle Sales/Display use in conjunction with an existing Self-Storage use in the Industrial (IRT) District for the property located at 2080 Palmetto Street. No changes to the existing building are proposed. Site changes are limited six new parking spaces and new landscaping. The project requests allowable flexibility from lot area, existing setback and use (CDC Section 2-1304.D).

Proposed Use: Self-Storage Warehouse

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

Assigned Planner: Mark Parry, Senior Planner



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

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	09/08/2023	Crandall
Fire Review	No Comments	09/12/2023	Hatten
Solid Waste Review	No Comments	09/19/2023	Portalatin
No concerns with solid waste. Dumpster should never be blocked.			
Traffic Eng Review	Comments	09/20/2023	Jordi
Environmental Review	Comments	09/21/2023	Kessler
Stormwater Review	Comments	09/22/2023	Vo
Public Utilities Review	No Comments	09/22/2023	Vacca
no comments			
Engineering Review	Comments	09/25/2023	Vaughan
Land Resource Review	Comments	09/28/2023	McDonnell
Parks and Rec Review	No Review Required	10/02/2023	Hauck-Baker
Planning Review	Comments	10/05/2023	Parry
Route to Meeting	Ready for DRC	10/05/2023	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - General Comments (Acknowledge):

Set to OPEN on 9/19/2023 11:34:44 AM

Issue created by Kyle Vaughan on 9/19/2023 11:34:44 AM
 kyle.vaughan@myclearwater.com - 727-444-8232

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.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to Building Permit

Set to OPEN on 9/21/2023 1:23:55 PM

Issue created by Sarah Kessler on 9/21/2023 1:23:55 PM
sarah.kessler@myclearwater.com - 727-444-8233

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

LAND RESOURCE - Prior to CDB: Landscape Plan

Set to OPEN on 9/28/2023 8:19:04 AM

Issue created by Danny McDonnell on 9/28/2023 8:19:04 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge:

An updated landscape plan will be required prior to building permit if the trees rated 2.5 are not upgraded to a 3 after being treated by an ISA Certified Arborist.

LAND RESOURCE - Prior to CDB: Tree Removal

Set to OPEN on 9/28/2023 8:16:53 AM

Issue created by Danny McDonnell on 9/28/2023 8:16:53 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

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

Please show these trees being removed on the plans.

Please acknowledge:

Trees rated below 3.0 will need to be removed if they are not upgraded to at least a 3.0 after treatment performed by an ISA Certified Arborist.

PLANNING - Additional Landscaping.

Set to OPEN on 9/13/2023 10:42:46 AM

Issue created by Mark Parry on 9/13/2023 10:42:46 AM
Issue is attached to Plans on sheet LA1
mark.parry@myclearwater.com - 727-444-8768

There are opportunities to located understory trees along Knapp Street between the two shade trees south of the driveway as well along the north property line between the street and building. Shrub material can be placed along the north side of the building. Shrubs can also be placed along the north edge of the pond on the south side of the building - this would also screen the A/C units. An understory tree could be located in the island on the south side of the driveway.

PLANNING - Building Height.

Set to OPEN on 9/13/2023 10:41:23 AM

Issue created by Mark Parry on 9/13/2023 10:41:23 AM
Issue is attached to Plans on sheet COVER
mark.parry@myclearwater.com - 727-444-8768

Please provide the height of the building.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
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TELEPHONE (727) 562-4567

PLANNING - Drive Aisle Width.

Set to OPEN on 9/13/2023 10:41:09 AM

Issue created by Mark Parry on 9/13/2023 10:41:09 AM
Issue is attached to Plans on sheet C3
mark.parry@myclearwater.com - 727-444-8768
Please show the requisite 24 foot drive aisle width.

PLANNING - Fencing/Walls.

Set to OPEN on 9/13/2023 10:41:39 AM

Issue created by Mark Parry on 9/13/2023 10:41:39 AM
Issue is attached to Plans on sheet C3
mark.parry@myclearwater.com - 727-444-8768
Fencing/Walls. Clarify if any new fencing/walls are proposed.

PLANNING - Handicap Space Dimensions.

Set to OPEN on 9/13/2023 10:40:59 AM

Issue created by Mark Parry on 9/13/2023 10:40:59 AM
Issue is attached to Plans on sheet C3
mark.parry@myclearwater.com - 727-444-8768
Please include the dimensions for the handicap space - width, depth and aisle width.

PLANNING - Interior Landscape Area.

Set to OPEN on 9/13/2023 10:40:27 AM

Issue created by Mark Parry on 9/13/2023 10:40:27 AM
Issue is attached to Plans on sheet LA1
mark.parry@myclearwater.com - 727-444-8768
Please provide the total interior landscape area shown in SF and as a percentage of the total vehicular use area. Please also clearly indicate which areas are proposed to count towards the interior landscape area - minimum size applies.

PLANNING - Mechanical Equipment Screening.

Set to OPEN on 9/13/2023 10:42:15 AM

Issue created by Mark Parry on 9/13/2023 10:42:15 AM
Issue is attached to Plans on sheet C3
mark.parry@myclearwater.com - 727-444-8768
Clarify how existing mechanical equipment will be screened from view from adjacent properties and street rights-of-way.

PLANNING - Overhead Utilities.

Set to OPEN on 9/13/2023 10:42:33 AM

Issue created by Mark Parry on 9/13/2023 10:42:33 AM
Issue is attached to Plans on sheet C3
mark.parry@myclearwater.com - 727-444-8768
Clarify if overhead utilities along Knapp Drive will be placed underground.

PLANNING - Parking Assessment.

Set to OPEN on 9/13/2023 10:44:45 AM

Issue created by Mark Parry on 9/13/2023 10:44:45 AM
Issue is attached to Plans on sheet C3
mark.parry@myclearwater.com - 727-444-8768
Please go ahead and provide some sort of summary which clarifies needed parking vs. proposed parking. The total parking requirement is 22 spaces including the 1,560 square feet of sales/display area.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - Parking Spaces Required.

Set to OPEN on 9/13/2023 10:40:42 AM

Issue created by Mark Parry on 9/13/2023 10:40:42 AM
Issue is attached to Plans on sheet COVER
mark.parry@myclearwater.com - 727-444-8768

Please provide the number of self-storage units and the amount lot sales/rental area in the site data table (yes, I see the number of storage units listed in the parking assessment). These two components determine the amount of required parking.

PLANNING - Sight Visibility Triangle.

Set to OPEN on 9/13/2023 10:42:24 AM

Issue created by Mark Parry on 9/13/2023 10:42:24 AM
Issue is attached to Plans on sheet C3
mark.parry@myclearwater.com - 727-444-8768

Please add a sight triangle at the intersection Palmetto and Knapp.

PLANNING - Signage.

Set to OPEN on 9/13/2023 10:43:03 AM

Issue created by Mark Parry on 9/13/2023 10:43:03 AM
Issue is attached to Plans on sheet C3
mark.parry@myclearwater.com - 727-444-8768

There probably is little opportunity to make any changes to the building however the existing freestanding could be brought into compliance with Code which is probably not a bad compromise. Bring signage into incompliance with Code will be a condition of approval.

PLANNING - Solid Waste.

Set to OPEN on 9/13/2023 10:43:13 AM

Issue created by Mark Parry on 9/13/2023 10:43:13 AM
Issue is attached to Plans on sheet C3
mark.parry@myclearwater.com - 727-444-8768

Clarify how the solid waste area will be improved to meet current Code requirements pursuant to CDC section 3-201.G. Providing a Code-compliant dumpster enclosure will be a condition of approval.

PLANNING - Specific Use Criterion 1.

Set to OPEN on 9/13/2023 11:37:01 AM

Issue created by Mark Parry on 9/13/2023 11:37:01 AM
Issue is attached to page 1 in Comprehensive Infill Narrative 2-1304D.pdf
mark.parry@myclearwater.com - 727-444-8768

Table 2-1302 lists "self storage" a permitted use not "storage". Technically, the existing plan does not comply with all site requirements as the required side setback are 15 feet where between 14 and 13 feet to building exists. The proposed plan also does not include a code compliant dumpster enclosure, signage, parking count or landscaping. It might be more accurate to say that the site is being brought up to current code to the maximum extent practicable. You may want to add in a discussion as to how the proposed vehicle sales/display use will enhance and augment the existing self-storage use. Remember that the criterion talks about the fact that the site can't be developed without the requested deviations and the site is already developed.

PLANNING - Specific Use Criterion 6.

Set to OPEN on 9/13/2023 11:37:25 AM

Issue created by Mark Parry on 9/13/2023 11:37:25 AM
Issue is attached to page 3 in Comprehensive Infill Narrative 2-1304D.pdf
mark.parry@myclearwater.com - 727-444-8768

You probably want to enter into a discussion highlighting all the site improvements such as landscaping, removing vehicles from unpaved surfaces, adding a dumpster enclosure and bring signage into compliance with Code.



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 - Vehicle Sales/Display Area.

Set to OPEN on 9/13/2023 10:41:46 AM

Issue created by Mark Parry on 9/13/2023 10:41:46 AM

Issue is attached to Plans on sheet C3

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

Please delineate the vehicle sales/display area.

PLANNING - Vehicle Types.

Set to OPEN on 9/13/2023 10:42:04 AM

Issue created by Mark Parry on 9/13/2023 10:42:04 AM

Issue is attached to Plans on sheet C3

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

Clarify the types/sizes of vehicles which will be provided for rent. Clarify if sales of vehicles will be conducted or if only rentals are included with the use. A condition of approval will limit the number and sizes of vehicles/trailers for rent.

STORMWATER - Prior to CDB

Set to OPEN on 9/22/2023 11:59:19 AM

Issue created by Phuong Vo on 9/22/2023 11:59:19 AM

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

Prior to CDB:

1) The submitted plan lacks legends and plan notes but it does appear to show the existing pond is proposed to be re-configured having 3 vertical walls, and one which is located along r-o-w. Please verify and revise plan/plan notes/legends to show pond shall not have vertical wall along r-o-w/property line and shall not exceed 50% of the total pond perimeter.

2) Please expand drainage narrative to include the following:

- Drainage calculations showing the pond has sufficient capacity to meet City of Clearwater water quality and attenuation.
- Acknowledging that the construction plan at Building permit submittal will show high point at driveway with proper slope backward and implementation of internal curbing as needed to retain and divert onsite drainage to the pond.
- Acknowledging that the construction plan at Building permit submittal will clearly show the conveyance system (pipe and/or designated swale) routing roof drainage to the pond.

TRAFFIC ENG - Prior to CDB- Driveway width and radii

Set to OPEN on 9/25/2023 2:03:23 PM

Issue created by Gus Jordi on 9/25/2023 2:03:23 PM

gus.jordi@myclearwater.com - 727-919-421-8370

1. The driveway width should be 24' minimum to allow for two proper 12' lanes. Please separate the opposing direction of traffic utilizing a double yellow line meeting MUTCD standards. The width and the radii of the driveway may be determined by the results presented of the turning templates.

2. Please show the driveway radii.



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TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to CDB- Sight visibility triangles adjacent to streets

Set to OPEN on 9/20/2023 1:47:56 PM

Issue created by Gus Jordi on 9/20/2023 1:47:56 PM
gus.jordi@myclearwater.com - 727-919-421-8370

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 (not the edge of the street pavement), and along the property lines adjacent to street corner when applicable. 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 CDB- Turning Templates

Set to OPEN on 9/20/2023 1:44:46 PM

Issue created by Gus Jordi on 9/20/2023 1:44:46 PM
gus.jordi@myclearwater.com - 727-919-421-8370

Please indicated the largest truck size to be present and provide turning templates on the plan demonstrating all possible turns that would take place by the largest truck size, entering into the parking spaces and leaving the parking spaces. The isle width may be determined by the ability for these trucks to maneuver safely.

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

10:55 AM

Case number: [FLS2023-06022 -- 420 BAY AVE](#)

Owner(s): Oaks On The Bay Llc
5801 Ulmerton Rd Ste 200
Clearwater, FL 33760 395
PHONE: No phone, Fax: No fax, Email: No email

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

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

Location: located on the west side of Bay Avenue approximately 170 feet south of Pierce Street.

Atlas Page: 286A

Zoning District: D - Downtown

Request: The Development Review Committee (DRC) is reviewing a proposed 223-unit attached dwelling development (38 dwelling units allocated from the Public Amenities Incentive Pool) in the Downtown (D) District and the Downtown Core Character District for the property located at 420 Bay Avenue. The proposal includes a building height of 470 feet (from grade), a minimum of one off-street parking space per unit, requests allowable flexibility from setbacks, cross parcel connections, solid waste location, fencing location, architectural standards and an allocation of 38 dwelling units from the Public Amenities Incentive Pool. (Clearwater Downtown Redevelopment Plan, Community Development Code (CDC) Appendix C Sections 803.C.1, 803.D, 803.I.2, 803.J, 803.L and 301.A.2 under pending Ordinance No. 9664-23).

Proposed Use: Attached Dwellings

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

Assigned Planner: Mark Parry, Senior Planner



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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	06/12/2023	Parry
Fire Review	No Comments	09/12/2023	Hatten
Public Utilities Review	No Comments	09/18/2023	Vacca
no comments			
Stormwater Review	No Comments	09/21/2023	Vo
Environmental Review	No Comments	09/21/2023	Kessler
Land Resource Review	No Comments	09/26/2023	Quinzi
Solid Waste Review	Comments	10/02/2023	Winget
Route to Meeting	Ready for DRC	10/02/2023	Winget
Traffic Eng Review	No Response	10/02/2023	Hauck-Baker
Parks and Rec Review	No Response	10/02/2023	Hauck-Baker
Planning Review	Comments	10/02/2023	Winget
Engineering Review	No Response	10/02/2023	Hauck-Baker

The DRC reviewed this application with the following comments:

Plan Room Issues:



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

ENGINEERING - General Comments (Acknowledge):

Set to ACCEPTED on 8/7/2023 12:22:53 PM

Issue created by Kyle Vaughan on 6/14/2023 11:27:57 AM
kyle.vaughan@myclearwater.com - 727-444-8232

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.

Brian Aungst on 7/19/2023 10:22:37 AM - ANSWERED

Acknowledged.

ENGINEERING - Prior to BCP

Set to ACCEPTED on 8/7/2023 12:22:42 PM

Issue created by Kyle Vaughan on 6/14/2023 11:35:56 AM
kyle.vaughan@myclearwater.com - 727-444-8232

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.

Brian Aungst on 7/19/2023 10:23:00 AM - ANSWERED

Acknowledged. The applicant has referred to this property as #444 Bay Avenue.

ENGINEERING - Prior to CDB

Set to ACCEPTED on 8/7/2023 12:23:23 PM

Issue created by Sarah Kessler on 6/29/2023 2:35:15 PM
sarah.kessler@myclearwater.com - 727-444-8233

Acknowledge that impacts to mangroves require additional permits from Pinellas County and potentially the state.

Acknowledge that development near the water's edge may require additional engineering or support to prevent erosion or subsistence of land.

Brian Aungst on 7/19/2023 10:23:23 AM - ANSWERED

Acknowledged.



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TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to Building Permit

Set to ACCEPTED on 8/2/2023 11:22:10 AM

Issue created by Sarah Kessler on 6/26/2023 11:14:51 AM
sarah.kessler@myclearwater.com - 727-444-8233

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

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

Brian Aungst on 7/19/2023 10:23:53 AM - ANSWERED

Acknowledged. The owner is providing asbestos abatement/removal prior to demolition of the villa buildings.

ENVIRONMENTAL - Prior to DO:

Set to ACCEPTED on 9/21/2023 1:19:02 PM

Issue created by Sarah Kessler on 8/2/2023 11:29:35 AM
sarah.kessler@myclearwater.com - 727-444-8233

Plans show a proposed seawall beyond the top of bank and riprap along the water's edge. This constitutes filling of a wetland; provide an approved jurisdictional wetland line.

Brian Aungst on 8/31/2023 8:59:29 PM - ANSWERED

Acknowledged. The seawall has been relocated landward of the jurisdictional wetland boundary line, which is now shown on the plans, so there will be no wetland filled. The wetland line is awaiting final confirmation from SWFWMD.

ENVIRONMENTAL - Prior to DO:

Set to ACCEPTED on 9/21/2023 1:19:15 PM

Issue created by Sarah Kessler on 8/2/2023 11:29:15 AM
sarah.kessler@myclearwater.com - 727-444-8233

Please acknowledge that filling of wetlands requires an US Army Corps of Engineers and Florida Department of Environmental Protection permit.

Brian Aungst on 8/31/2023 8:59:57 PM - ANSWERED

Acknowledged.

ENVIRONMENTAL - Prior to DO:

Set to ACCEPTED on 9/21/2023 1:18:47 PM

Issue created by Sarah Kessler on 8/2/2023 11:29:55 AM
sarah.kessler@myclearwater.com - 727-444-8233

Per Section 51.901 of the Community Development Code, no new development or fill shall be permitted within wetlands. Provide a 25 ft setback from the jurisdictional wetland line.

Brian Aungst on 8/31/2023 8:58:41 PM - ANSWERED

Acknowledged. No new development or fill will be done within wetlands. The plans have been revised to show the seawall and wetland setbacks meeting code.



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TELEPHONE (727) 562-4567

FIRE - Prior to Development Order

Set to ACCEPTED on 7/26/2023 8:43:50 AM

Issue created by Keith Hatten on 6/20/2023 9:58:27 AM
Issue is attached to Plans on sheet A101
keith.hatten@myclearwater.com - 727-224-7368

Proposed Motor Lobby Canopy projections or any other building feature that extends out over the drive shall have minimum vertical clearance of 14ft.
Please acknowledge and show on plans.

Brian Aungst on 7/19/2023 10:24:22 AM - ANSWERED

Acknowledged. The motor lobby canopies will provide a minimum of 14 feet of clearance. The architectural plans were revised. See Sheets A101,A110,A140.

FIRE - Prior to Development Order

Set to ACCEPTED on 7/26/2023 8:44:46 AM

Issue created by Keith Hatten on 6/20/2023 9:51:50 AM
Issue is attached to Plans on sheet C05.0
keith.hatten@myclearwater.com - 727-224-7368

Proposed hydrant shown shall be relocated to drive entrance and connected directly to existing 12" water main to provide need fire flow in accordance with NFPA 1 Chp 18.

Brian Aungst on 7/19/2023 10:24:44 AM - ANSWERED

Acknowledged. As agreed to at the July 6, 2023 DRC meeting, we have now added another fire hydrant at the entrance to Bay Avenue as requested and this can be seen on all relevant plan sheets.

FIRE - Prior to Development Order

Set to ACCEPTED on 7/26/2023 8:45:58 AM

Issue created by Keith Hatten on 6/20/2023 9:42:12 AM
Issue is attached to Plans on sheet C05.0
keith.hatten@myclearwater.com - 727-224-7368

Relocate FDC bank further away from the towers. Location shown is too close to the buildings.

Brian Aungst on 7/19/2023 10:25:01 AM - ANSWERED

Acknowledged. As agreed to at July 6, 2023 DRC meeting, the FDC bank and the proposed private fire hydrant were relocated closer to Bay Avenue along the side of the driveway and this is reflected in the relevant plan sheets.

LAND RESOURCE - mangroves tree barricades - Prior to DO

Set to ACCEPTED on 9/26/2023 2:00:06 PM

Issue created by Ellen Crandall on 8/6/2023 7:58:17 AM
Issue is attached to Plans on sheet TP1
ellen.crandall@myclearwater.com - 727-444-8764

The tree preservation plan shall show tree barricades at or greater than the full dripline of app species of mangroves as required under CDC Section 3-1205.E.1.

Brian Aungst on 8/31/2023 8:50:33 PM - ANSWERED

Acknowledged. The mangrove tree barricades have been added to Sheet TP1 "Existing Tree Protection Plan."



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

LAND RESOURCE - Prior to BCP - LA1 Landscape Plan

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

Issue created by Michael Quinzi on 6/27/2023 2:53:43 PM

Issue is attached to Plans on sheet LA1

michael.quinzi@myclearwater.com - 727-444-8770

Not in ponds – As per CDC section 3-1202.D.3. Front slopes of stormwater retention areas may comprise up to 50 percent of any required landscape buffer width, provided that the slope is 4:1 or flatter and all required shrub plantings are not more than six inches below the top of the bank and provided that the buffer width is at least five feet in width.

Brian Aungst on 7/19/2023 10:26:23 AM - ANSWERED

Acknowledged.

LAND RESOURCE - Prior to DO - ET1 Tree Inventory

Set to ACCEPTED on 9/26/2023 2:08:20 PM

Issue created by Michael Quinzi on 6/27/2023 4:07:11 PM

Issue is attached to Plans on sheet ET1

michael.quinzi@myclearwater.com - 727-444-8770

Include trees along the west perimeter (Mangroves Palms etc.)

Tree # 22 Live Oak shall be rated 3. Mitigation will be required.

Brian Aungst on 7/19/2023 10:26:47 AM - ANSWERED

The Tree Inventory was revised to include the Mangroves and Palm trees on the western perimeter. The rating for Tree #22 has been changed to a "3" and the Inches Spreadsheet also revised.

Michael Quinzi on 8/3/2023 5:55:56 PM - NOTACCEPTED

It appears that some Mangrove trees will be impacted by the sea wall and the retention pond, please clarify. The Land Resource staff dose not support the removal of Mangrove trees.

Brian Aungst on 8/31/2023 9:17:19 PM - ANSWERED

Acknowledged. No mangroves or wetlands will be affected. The proposed seawall is landward of the wetland jurisdictional boundary line and the mangroves for the southern portion of the western project boundary. No seawall is proposed for the northern portion of the western boundary. The plans have been revised and there are no impacts to the mangroves.

LAND RESOURCE - Prior to DO - Inches Spreadsheet

Set to ACCEPTED on 8/3/2023 5:47:14 PM

Issue created by Michael Quinzi on 6/28/2023 9:02:30 AM

michael.quinzi@myclearwater.com - 727-444-8770

Revise Inches Spreadsheet to include mitigation for tree # 22 - 40 inch Live Oak, it's condition rating is to be changed to 3. Additionally 5 Phoenix dactylifera palms that are rated 3 or grater and receive a deficit of 2.5 inches each.

Brian Aungst on 7/19/2023 10:27:03 AM - ANSWERED

The inches spreadsheet on the tree inventory was revised accordingly.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

LAND RESOURCE - Prior to DO - Mangrove Trees

Set to ACCEPTED on 7/31/2023 9:29:32 AM

Issue created by Michael Quinzi on 6/28/2023 9:56:27 AM
michael.quinzi@myclearwater.com - 727-444-8770

The protection of Mangrove trees is regulated by Pinellas County any impact of Mangrove trees must be approved by them.

Revise Tree Inventory and Tree Preservation Plan to include Mangrove Trees.

Brian Aungst on 7/19/2023 10:27:19 AM - ANSWERED

Acknowledged. The applicant will coordinate with Pinellas County regarding any impact to Mangroves on the shoreline and a note to that affect has been added to Sheets ET1, LA1 and TP1.

LAND RESOURCE - Prior to DO - TP1 Tree Preservation Plan

Set to ACCEPTED on 9/26/2023 2:10:55 PM

Issue created by Michael Quinzi on 6/27/2023 3:52:32 PM
Issue is attached to Plans on sheet TP1
michael.quinzi@myclearwater.com - 727-444-8770

Include all utilities, irrigation, grade changes, sea wall, stormwater and stormwater swales on the Tree Preservation Plan.

Clarify how the western edge of the site will be stabilized. Seawalls?

For trees # 50 and 51 provide detail showing that the Shuffle Board Court will be removed by hand under tree canopies, do not allow heavy equipment under trees, work from outside of the canopy. Barricade size shall be increased after asphalt/concrete is removed. Show the dimensions of the tree barricades and if applicable root pruning.

Provide detail of the methodology for removing Brazilian Pepper trees while protecting Mangrove trees along the west perimeter.

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

Brian Aungst on 7/19/2023 10:27:44 AM - ANSWERED

The Tree Preservation Plan, Sheet TP1 has been revised with additional proposed and existing conditions information being provided. The seawall will be reconstructed along the western property line of the site. Existing "rip-rap" and concrete chunks will be removed for a much neater look. As per the previous response, any impacts to the existing Mangroves will be coordinated and permitted through Pinellas County. The shuffleboard courts under Trees #503 will be removed by hand without using heavy equipment under these trees. A note has been included in the Civil plans and Tree Preservation Plan, see Sheets C02.0 & TP1. Notes on the removal of Brazilian Pepper and FEPPC invasive species (exotics) with general methodology has been added to the Tree Preservation Plan, Sheet TP1. Brazilian Pepper areas have been noted for removal on the Tree Preservation Plan.

Michael Quinzi on 8/3/2023 6:06:37 PM - NOTACCEPTED

It appears that some Mangrove trees will be impacted by the sea wall and the retention pond, please clarify. The Land Resource staff dose not support the removal of Mangrove trees.

Brian Aungst on 8/31/2023 9:18:30 PM - ANSWERED

Acknowledged. The western edge will be stabilized by a seawall landward of the wetland jurisdictional boundary line and the mangroves for the southern portion of the western project boundary. No seawall is proposed for the northern portion of the western project boundary. The plans have been revised and there are no impacts to the mangroves.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

PLANNING - Awnings, canopies, etc.

Set to ACCEPTED on 7/26/2023 11:01:00 AM

Issue created by Mark Parry on 6/13/2023 12:11:50 PM

Issue is attached to Plans on sheet A111

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

SECTION C-408. Urban Residential 2 (Consistent with Street Type D); Flexibility for all Design Standards, below, is available per 803.N.

Not all sections include a separate call out for 803.N D) Ground Floor Facades & Entries

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

Additional details are needed to show compliance with this provision. Clarify that canopies or other forms of weather protection is provided at front building entries.

Brian Aungst on 7/19/2023 10:28:26 AM - ANSWERED

Canopies are proposed for both building entrances. Additional details of the typical entrance canopy have been added on sheet A140 (details 1 & 4).

PLANNING - Bike parking

Set to ACCEPTED on 9/28/2023 8:38:48 AM

Issue created by Mark Parry on 6/13/2023 12:10:38 PM

Issue is attached to Plans on sheet A101

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

SECTION C-303. PERMITTED USES & PARKING C) Bicycle Parking

1. Long-term bicycle spaces parking requirements for new development, additions, and expansions are listed in Table 2. Long-Term Bicycle Parking;

2. Where provided, short-term bicycle parking areas shall be in highly visible locations along pedestrian walkways and near building entries.;

3. All short-term and long-term bicycle parking provided shall comply with the bicycle parking standards in Section 3-1411 of this Development Code."

A total of 56 long-term bike spaces are needed. The bike parking areas are noted. Clarify the number of provided spaces in each designated space. Clarify that the spaces meet CDC 3-1411. This data could be just added to the site data table as a line item and one of the bike parking areas could just be labeled with the number of spaces as "TYP").

Brian Aungst on 7/19/2023 10:28:56 AM - ANSWERED

The required 56 long-term bike parking/storage spaces are shown at the ground floor of building B and basement 1 of building A. The short-term bicycle parking spaces are shown on the Preliminary Site Plan Sheet C03.0. There is one rack per building (5 spaces per rack). These racks are shown near the building entrances. The site data table now includes the 56 long-term bike parking spaces.

Mark Parry on 7/26/2023 11:08:56 AM - NOTACCEPTED

I'm seeing to areas of long-term bike parking of 23 spaces each which is 46 spaces.

Brian Aungst on 8/31/2023 9:24:46 PM - ANSWERED

The site plan shows a total of 56 long term bicycle parking spaces on the ground floor of buildings A and B and basement 1 of building A. The short-term bicycle parking spaces are shown on the Preliminary Site Plan Sheet C03.0. There is one rack per building (5 spaces per rack). These racks are shown near the building entrances.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - Building Bays - upper floors

Set to ACCEPTED on 9/28/2023 8:42:15 AM

Issue created by Mark Parry on 6/13/2023 12:22:15 PM

Issue is attached to Plans on sheet A112

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

SECTION C-602. FACADE TREATMENT & DESIGN:

B) Facade Articulation; Flexibility may be permitted/available pursuant to 803.L.

3. To avoid flat, continuous facades above the ground floor on all building sides, the maximum length of an upper floor facade section shall be between 80 and 120 feet and the articulation between upper floor facade sections shall be accomplished by recessing the facade 2 feet minimum for a distance of at least 10 feet as illustrated in Figure 31. Facade Bays & Articulation. Additional information needed to show compliance with this provision.

Please add dimensions for upper floor façade bays. Flexibility may be needed pursuant to 803.L.

Brian Aungst on 7/19/2023 10:29:15 AM - ANSWERED

Flexibility not required. Dimensions have been added to upper floor plans (See Sheets A105, A106, A106.A, A107). No façade sections are longer than 120 feet, and façade recesses are minimum 2' for a distance larger than 10'. We have also added façade bay dimensions.

Mark Parry on 7/26/2023 9:55:38 AM - NOTACCEPTED

I think these dimensions would be better shown on Sheets A110 through A122. I'm not seeing any dimensions on sheets A105-107, anyway.

Brian Aungst on 8/31/2023 9:19:16 PM - ANSWERED

Acknowledged. Dimensions have been added to sheets A105 through A107, and to sheets A110 through A122 where applicable.

PLANNING - Building Entry - design

Set to ACCEPTED on 7/26/2023 9:28:27 AM

Issue created by Mark Parry on 6/13/2023 12:27:27 PM

Issue is attached to Plans on sheet A112

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

SECTION C-605. BUILDING ENTRIES:

B) Design Treatment:

Primary building entries, including main entries to individual tenant spaces and to lobbies used to access upper story building space, shall be distinguished by facade design, accomplished through the use of a combination of materials, articulation, or other architectural treatments such as variation in building height, arches, columns, towers, or similar treatments that provide interest to the building facade and draw attention to the entrance.

Clarify where the primary building entries area. It may be necessary to provide some details/close up perspectives/elevations.

Brian Aungst on 7/19/2023 10:29:39 AM - ANSWERED

Notes have been added to Sheet A101 to clarify location of primary building entries for both buildings. Additional details of building entries have been added to Sheet A140 (details 1&4).



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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PLANNING - Changes in Plane

Set to ACCEPTED on 7/26/2023 9:53:10 AM

Issue created by Mark Parry on 6/13/2023 12:23:30 PM

Issue is attached to Plans on sheet A112

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SECTION C-602. FACADE TREATMENT & DESIGN:

B) Facade Articulation; Flexibility may be permitted/available pursuant to 803.L and N.

4. Vertical or horizontal changes in the plane of a building facade for step backs, facade articulation, or other purposes shall be differentiated by architectural features including but not limited to coping, balustrades, cornice lines, change in materials, or changes in color.

Additional information regarding façade articulation and differential architectural features needed to show compliance with this provision. Flexibility may be needed pursuant to 803.L.

Brian Aungst on 7/19/2023 10:29:53 AM - ANSWERED

One of the main design features of both buildings is their façade articulation, characterized by the use of generous step backs along the building envelope on their residential floors. These step backs create deep balconies/terraces, which generate a vibrant movement and different conditions of cast shadows on the facades. See Sheets A105, A106, A106.A, A107 for floorplans step back dimensions.

PLANNING - Conflict with Comp. Plan - Prior to DO

Set to OPEN on 10/2/2023 9:44:02 AM

Issue created by Ellen Crandall on 8/6/2023 7:57:47 AM

Issue is attached to Plans on sheet TP1

ellen.crandall@myclearwater.com - 727-444-8764

The Development Review Committee will not approve a site plan which requires the removal of mangroves. Redesign to prevent all impacts to mangroves. Additionally, the location of the new seawall appears to be seaward of the existing rip-rap shoreline which effectively results in filling in a wetland. These two environmental impacts are in direct conflict with City of Clearwater Comprehensive Plan Policies. Prior to DO re-design and provide responses to show compliance with the Comprehensive Plan.

- F.1.5.4 The City shall within the limits of state legislation protect all mangrove species from disturbance and/or destruction and to provide public awareness of mangrove resources and their importance and value to the food chain of marine life through the strict enforcement of the City tree protection ordinance.
- F.1.3.4 Prohibit development that will needlessly disturb or destroy native vegetation. This shall be achieved through the site plan review process and site inspections.
- E.3.1 Objective - The City shall continue to protect coastal wetlands, estuaries and wildlife habitats to maintain or increase the acreage for threatened and endangered species populations.
- F.1.5.1 Wetlands shall not be dredged and filled or disturbed in any manner other than by natural phenomenon and their natural functions shall be protected, except through the implementation of State or City mitigation standards. E.3.1.2 Development applications shall be reviewed to ensure that proposed new development or redevelopment will not encroach on or remove wetlands or beaches. New development and redevelopment shall be guided away from environmentally sensitive areas and into those most able to withstand impacts.
- F.1.5.3 The City shall protect and prevent disturbance of any natural wetland areas whether publicly or privately owned, by utilizing assessments and authority provided by the Florida Department of Environmental (FDEP), the Southwest Florida Water Management District (SWFWMD), Pinellas County and the Army Corps of Engineer.
- E.3.2.6 The City will maintain shoreline protection and erosion control by:
 - Continuing the appropriate use of beach nourishment and pursuit of sand bypassing;
 - Facilitating the installation and maintenance of native beach dune vegetation along appropriate areas of beach; and
 - Considering hard structures, such as seawalls, only when alternative options are unavailable

Brian Aungst on 8/31/2023 8:51:16 PM - ANSWERED

Acknowledged. All plans have been revised to evidence that there will be no impact to the mangroves or the wetlands.



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TELEPHONE (727) 562-4567

Brian Aungst on 8/31/2023 8:56:31 PM - ANSWERED

Acknowledged. All plans have been revised to evidence that there will be no impact to the mangroves or the wetlands. The mangroves will not be disturbed or negatively affected. The plans reflect that the project will not be disturbing nor destroying native vegetation. The environmental scientist has inspected the site and all vegetation on it. The seawall is being placed behind the wetland jurisdictional boundary line. This will avoid all impacts to the mangroves, wetlands, wildlife, and keep the seawall out of the intertidal zone, and the adjoining marine waters. No wetlands will be filled, or mangroves affected. As per above, the seawall will be installed behind the wetland jurisdictional boundary line to avoid impacts to the wetland, the shoreline, and the mangroves. To avoid impacts to mangroves, wetland and the adjacent marine waters a wetland jurisdictional boundary line has been flagged and surveyed and the request has been submitted to have the line formally approved by SWFWMD.

Brian Aungst on 9/1/2023 10:24:34 AM - ANSWERED

Acknowledged. All plans have been revised to evidence that there will be no impact to the mangroves or the wetlands. The mangroves will not be disturbed or negatively affected. The plans reflect that the project will not be disturbing nor destroying native vegetation. The environmental scientist has inspected the site and all vegetation on it. The seawall is being placed behind the wetland jurisdictional boundary line. This will avoid all impacts to the mangroves, wetlands, wildlife, and keep the seawall out of the intertidal zone, and the adjoining marine waters. No wetlands will be filled, or mangroves affected. As per above, the seawall will be installed behind the wetland jurisdictional boundary line to avoid impacts to the wetland, the shoreline, and the mangroves. To avoid impacts to mangroves, wetland and the adjacent marine waters a wetland jurisdictional boundary line has been flagged and surveyed and the request has been submitted to have the line formally approved by SWFWMD. The transition of the seawall and non-seawall areas will be provided with natural landscape (stabilized) at a maximum slope of 25%. Further clarification will be provided by a structural engineer at a later stage of the project design as needed. The seawall will be constructed in the standard means and methods in or to stabilize the upland and protect the shoreline. The proposed on-site seawall will not connect to the existing neighbor seawall and will only serve the proposed project site needs only. Further clarification will be provided by a structural engineer at a later stage of the project design as needed.

PLANNING - Density Pool - TDR

Set to ACCEPTED on 7/26/2023 9:12:22 AM

Issue created by Mark Parry on 6/13/2023 12:09:35 PM

Issue is attached to Plans on sheet C01.0

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

SECTION C-301. DEVELOPMENT POTENTIAL A) Maximum Development Potential
f. TDR

Clarify that it is understood that no unit allocated from the Pool may not be transferred off site.
We can just add that as a note to the site data table, I think.

Brian Aungst on 7/19/2023 10:30:22 AM - ANSWERED

Acknowledged. The Site Data Table now specifies there are 38 units from the Public Amenities Incentive Pool that cannot be transferred off-site.



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PLANNING - Façade Materials - prohibited

Set to ACCEPTED on 7/26/2023 9:30:34 AM

Issue created by Mark Parry on 6/13/2023 12:24:03 PM

Issue is attached to Plans on sheet A112

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

SECTION C-602. FACADE TREATMENT & DESIGN:

E) Prohibited Glass Treatments on Ground Floors: Flexibility may be permitted/available pursuant to 803.M and N. The use of reflective, translucent, fritted, and other forms of non-transparent glass in wall and window systems on ground floor facades is prohibited.

Please add a note regarding the prohibition of certain glass treatments to the elevations.

Brian Aungst on 7/19/2023 10:31:00 AM - ANSWERED

Acknowledged. A general note has been added to Sheets A110, A111, A112, A113.

PLANNING - Fence/wall - location

Set to ACCEPTED on 7/26/2023 8:53:38 AM

Issue created by Mark Parry on 6/13/2023 12:13:41 PM

Issue is attached to Plans on sheet C03.0

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SECTION C-506. LANDSCAPE & FENCING/WALLS:

1. Fences and/or walls, where permitted along side and/or rear property lines, shall be located behind front building facades, and shall be painted, architecturally finished and designed consistent with and complementary to the exterior facade of the building. Flexibility may be permitted/available pursuant to 803.D.

Fencing is shown between the buildings and the street. Flexibility needed 803.D. This component of flexibility was not provided by the applicant although staff noted that it may be something needed. Staff opted to include the request with the public notification. The options are to move the fence back so it is not between the street and the building or revise your request to include a response to the flexibility criterion pursuant to 803.D which provides that "Where flexibility is approved, wall, railing, fence or other similar improvement height shall be 6 feet maximum, and any portion above 3 feet in height shall be at least 50 percent open (i.e., picket style)".

Brian Aungst on 7/19/2023 10:31:28 AM - ANSWERED

We agree to request flexibility regarding the fence location. We had thought the "front setback" referred to the 8-foot minimum front setback in Urban Residential 2 frontage. As discussed at the July 6, 2023 DRC meeting the "front setback" refers to the 186.5 feet between bay Avenue and Building "B". We are proposing fence along the south property line and the north property line, and due to the peculiar shape of the parcel some of this fence will be in the front setback between Building "B" and Bay Avenue. We acknowledge that any fence in this front 186.5 feet cannot be solid above 3-feet in height, and must be 50% open (ie: picket, railing)



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PLANNING - Fence/Wall - prohibited

Set to ACCEPTED on 7/26/2023 8:54:19 AM

Issue created by Mark Parry on 6/13/2023 12:15:08 PM

Issue is attached to Plans on sheet C03.0

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SECTION C-506. LANDSCAPE & FENCING/WALLS:

B) Fences & Walls: Flexibility may be permitted/available pursuant to 803.N.

2. Chain link, razor wire, barbed wire, or other similar fences are prohibited.

Add a note to this effect (prohibition of chainlink, razor wire, barbed wire, etc.) on the site plan.

Brian Aungst on 7/19/2023 10:31:50 AM - ANSWERED

Acknowledged. A note has been added to the Plans regarding prohibited fence materials as can be seen on plan A101.

PLANNING - Flexibility Needed pursuant to 803.D

Set to ACCEPTED on 7/26/2023 8:54:36 AM

Issue created by Mark Parry on 6/13/2023 12:15:54 PM

Issue is attached to Plans on sheet C03.0

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"1. Flexibility in the prohibition of walls, railings, fencing or other similar improvements in front of buildings with Workshop/Flex, Urban Residential 2, Neighborhood Infill or Neighborhood Conservation Frontages along Street Types D, E, and F may be approved where the placement of a wall, railing, fence or other similar improvement in front of the building does not negatively affect the project's pedestrian orientation or is found to be compatible with front setback conditions on abutting and nearby properties. Where flexibility is approved, wall, railing, fence or other similar improvement height shall be 6 feet maximum, and any portion above three feet in height shall be at least 50 percent open (i.e., picket style).; 2. Flexibility in the application of landscaping standards in front setbacks on buildings with Storefront 2, Urban Residential 1, Urban Residential 2, Neighborhood Infill and Neighborhood Conservation Frontages found in Section C-407.C, Section C-408.C, Section C-409.C, and Section C-410.C may be approved if pedestrian orientation is not adversely impacted and site functionality is improved. "

Response from applicant required.

Brian Aungst on 7/19/2023 10:32:12 AM - ANSWERED

We agree to request flexibility regarding the fence location. We had thought the "front setback" referred to the 8-foot minimum front setback in Urban Residential 2 frontage. As discussed at the July 6, 2023 DRC meeting the "front setback" refers to the 186.5 feet between bay Avenue and Building "B". We are proposing fence along the south property line and the north property line, and due to the peculiar shape of the parcel some of this fence will be in the front setback between Building "B" and Bay Avenue. We acknowledge that any fence in this front 186.5 feet cannot be solid above 3-feet in height, and must be 50% open (ie: picket, railing)



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PLANNING - Flexibility Needed pursuant to 803.L?

Set to ACCEPTED on 9/28/2023 8:42:33 AM

Issue created by Mark Parry on 6/13/2023 12:21:24 PM
Issue is attached to Plans on sheet A112
mark.parry@myclearwater.com - 727-444-8768

Flexibility in meeting the facade design and articulation standards in Appendix C, Division 6, may be approved where the alternative design treatment provides a varied and interesting design, and the alternative treatment is integral to the building's design and results in facades of equal or better quality than the standards would produce.

Possible response needed if flexibility is needed.

Brian Aungst on 7/19/2023 10:32:34 AM - ANSWERED

We have added dimensions to the architectural plans to show that our facade does indeed meet the articulation standards given in the code and have a facade design that is equal to or better than the standards listed. Flexibility on this matter will not be required.

Mark Parry on 7/26/2023 9:56:32 AM - NOTACCEPTED

I'm not seeing the dimensions. Please add them to Sheets A110 - 113 and A121 and 122.

Brian Aungst on 8/31/2023 9:20:34 PM - ANSWERED

Acknowledged. Dimensions have been added to sheets A105 through A107, and to sheets A110 through A122 where applicable.

PLANNING - FLS Disclaimer:

Set to ACCEPTED on 7/26/2023 9:16:38 AM

Issue created by Mark Parry on 6/13/2023 12:34:45 PM
Issue is attached to Plans on sheet C03.0
mark.parry@myclearwater.com - 727-444-8768

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

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

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 prior to issuance of a DO unless otherwise noted.

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."

Brian Aungst on 7/19/2023 10:32:54 AM - ANSWERED

Acknowledged.



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PLANNING - Ground floor awning, canopies - clearance

Set to ACCEPTED on 7/26/2023 9:29:39 AM

Issue created by Mark Parry on 6/13/2023 12:26:41 PM
Issue is attached to Plans on sheet A112
mark.parry@myclearwater.com - 727-444-8768

SECTION C-603. AWNINGS, CANOPIES, & BALCONIES:

1. Ground floor awnings, canopies, and other forms of shading devices or structures, where provided, shall comply with the following standards. b. Such devices and structures shall be permitted into required setbacks and over street rights-of-way provided a clearance of eight feet over grade is maintained.

Clarify if awnings/canopies are provided. If so, provided details which show dimensions showing ground clearance.

Brian Aungst on 7/19/2023 10:33:17 AM - ANSWERED

Canopies are provided at building entrances and will overhang the motor lobby area. They will provide at least 14 feet of clearance. This is shown on Sheets A101 and A140.

PLANNING - Ground floor awning, canopies - lighting and material

Set to ACCEPTED on 7/26/2023 9:29:07 AM

Issue created by Mark Parry on 6/13/2023 12:27:00 PM
Issue is attached to Plans on sheet A112
mark.parry@myclearwater.com - 727-444-8768

SECTION C-603. AWNINGS, CANOPIES, & BALCONIES:

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

Clarify if awnings/canopies are provided. If so, provided details which show that the proposed materials will be in compliance with this provision.

Brian Aungst on 7/19/2023 10:33:43 AM - ANSWERED

Canopies are provided at main building entrances and the materials being used will comply to code standards. See Sheet A140 for additional information (details 1&4).

PLANNING - Ground floor awning, canopies - projection

Set to ACCEPTED on 7/26/2023 9:29:53 AM

Issue created by Mark Parry on 6/13/2023 12:26:06 PM
Issue is attached to Plans on sheet A112
mark.parry@myclearwater.com - 727-444-8768

SECTION C-603. AWNINGS, CANOPIES, & BALCONIES:

1. Ground floor awnings, canopies, and other forms of shading devices or structures, where provided, shall comply with the following standards. a. Such devices and structures shall project 5 feet minimum, 10 feet maximum from the front facade with the exception that in no case shall such projection be closer than five feet from the curbline.

Clarify if awnings/canopies are provided. If so, provided details which show projection dimensions.

Brian Aungst on 7/19/2023 10:34:02 AM - ANSWERED

Acknowledged. Canopies are provided at main building entrances and will not project further than 10' from the front façade and will not be closer than 5' from the curbline. See Sheet A140 for additional information (details 1&4).



CITY OF CLEARWATER

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PLANNING - Hardscape Setbacks to south -Prior to DO

Set to ACCEPTED on 9/28/2023 8:31:35 AM

Issue created by Ellen Crandall on 8/7/2023 12:31:54 PM
Issue is attached to Plans on sheet LA1
ellen.crandall@myclearwater.com - 727-444-8764

Clarify and call out the south property line setback to hardscape and stairs. It appears to be zero feet where five feet is required.

Brian Aungst on 8/31/2023 8:46:32 PM - ANSWERED

The landscape plan has been revised and stairs relocated. There is a 5-foot landscape buffer between the stairs and south property line.

PLANNING - Height Transition for Building B

Set to ACCEPTED on 9/28/2023 8:41:05 AM

Issue created by Mark Parry on 7/27/2023 9:46:04 AM
Issue is attached to Plans on sheet A121
mark.parry@myclearwater.com - 727-444-8768

I need a section for Building B showing the requisite stepbacks between floors three and six and 12 and 15.

Brian Aungst on 8/31/2023 9:01:15 PM - ANSWERED

Acknowledged. The architectural plans have been revised to clearly show the 15-foot stepbacks above floor #2 and floor #14. See Sheet A121A.

PLANNING - Hurricane Shutters

Set to ACCEPTED on 7/26/2023 9:30:17 AM

Issue created by Mark Parry on 6/13/2023 12:25:00 PM
Issue is attached to Plans on sheet A112
mark.parry@myclearwater.com - 727-444-8768

SECTION C-602. FACADE TREATMENT & DESIGN:

H) Security & Hurricane Protection:

2. Hurricane shutters, if provided, shall be fitted as an integral part of the storefront design, not visible when not in use, and only be used during the time frame in which a formally issued hurricane warning is in effect.

Please add a note regarding hurricane shutters to the elevations.

Brian Aungst on 7/19/2023 10:34:20 AM - ANSWERED

The applicant is not proposing any hurricane shutters. Hurricane proof glass will be provided. A general note has been added to Sheets A110, A111, A112, A113.

PLANNING - LED

Set to ACCEPTED on 7/26/2023 9:30:09 AM

Issue created by Mark Parry on 6/13/2023 12:25:41 PM
Issue is attached to Plans on sheet A112
mark.parry@myclearwater.com - 727-444-8768

SECTION C-602. FACADE TREATMENT & DESIGN:

I) Facade Lighting:

Light Emitting Diode (LED) rope/ribbon lighting, neon lighting, or other types of lighting used to outline windows, or other architectural features shall be prohibited.

Please add a note to the elevations regarding the prohibition of LEDs.

Brian Aungst on 7/19/2023 10:34:42 AM - ANSWERED

Acknowledged. A note has been added to the plans. See sheets A110, A111, A112, A113.



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PLANNING - Mechanical - location

Set to ACCEPTED on 7/26/2023 9:19:14 AM

Issue created by Mark Parry on 6/13/2023 12:28:38 PM
Issue is attached to Plans on sheet C03.0
mark.parry@myclearwater.com - 727-444-8768

SECTION C-606. MECHANICAL EQUIPMENT:

A) Equipment Placement:

Equipment, shall be placed on roofs or to the rear or side of buildings and shall not be placed in front setbacks or between any street and any building.

Clarify where mechanical equipment will be located. A roof-top plan may be necessary.

Brian Aungst on 7/19/2023 10:35:01 AM - ANSWERED

Roof-top equipment will be minimized by using Pinellas County chilled water. Any rooftop equipment will be properly screened. A rooftop plan is now provided, see Sheet A108.

PLANNING - Mechanical - screening, elevator penthouse

Set to ACCEPTED on 7/26/2023 9:18:43 AM

Issue created by Mark Parry on 6/13/2023 12:31:44 PM
Issue is attached to Plans on sheet C03.0
mark.parry@myclearwater.com - 727-444-8768

SECTION C-606. MECHANICAL EQUIPMENT:

B) Equipment Screening:

3. Elevator penthouses shall be designed to complement the design of street-facing building façades and shall be clad on all sides in material used on street-facing façades.

Please show elevator penthouse structures and clarify how they will be finished.

Brian Aungst on 7/19/2023 10:35:17 AM - ANSWERED

Acknowledged. A rooftop plan is now provided, see Sheet A108. Mechanical screening and elevator penthouse walls to be CMU walls finished in white stucco, in line with the materials palette used throughout the buildings.

PLANNING - Mechanical - screening, general

Set to ACCEPTED on 7/26/2023 9:19:01 AM

Issue created by Mark Parry on 6/13/2023 12:29:04 PM
Issue is attached to Plans on sheet C03.0
mark.parry@myclearwater.com - 727-444-8768

SECTION C-606. MECHANICAL EQUIPMENT:

B) Equipment Screening:

1. Ground-mounted mechanical equipment shall be screened from public view by landscape screens or architecturally-finished walls and enclosures designed consistent with the exterior facade of the building.

Clarify where mechanical equipment will be located and how it will be screened. A roof-top/screening plan may be necessary.

Brian Aungst on 7/19/2023 10:35:39 AM - ANSWERED

Acknowledged. A rooftop plan is now provided, see Sheet A108. Mechanical screening and elevator penthouse walls to be CMU walls finished in white stucco, in line with the materials palette used throughout the buildings.



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PLANNING - Mechanical - screening, rooftop

Set to ACCEPTED on 7/26/2023 9:18:51 AM

Issue created by Mark Parry on 6/13/2023 12:31:22 PM
Issue is attached to Plans on sheet C03.0
mark.parry@myclearwater.com - 727-444-8768

SECTION C-606. MECHANICAL EQUIPMENT:

B) Equipment Screening:

2. Rooftop-mounted mechanical equipment shall be screened by a parapet wall, articulated roofline or other roof screen, or similar device that is integrated into the building's architectural design and of a height equal to or exceeding the height of the mechanical equipment being screened.

Clarify where mechanical equipment will be located and how it will be screened. A roof-top/screening plan may be necessary.

Brian Aungst on 7/19/2023 10:35:56 AM - ANSWERED

Acknowledged. A rooftop plan is now provided, see Sheet A108. Mechanical screening and elevator penthouse walls to be CMU walls finished in white stucco, in line with the materials palette used throughout the buildings.

PLANNING - New information results in new comments. Return to DRC.

Set to ACCEPTED on 9/28/2023 8:40:16 AM

Issue created by Ellen Crandall on 8/6/2023 7:57:13 AM
Issue is attached to Plans on sheet TP1
ellen.crandall@myclearwater.com - 727-444-8764

The resubmittal after DRC provided additional information and clarification on the existence of mangroves on the property as well as the extent and location of new sea wall. This is new information, and these items have significant implications. New information resulted in new comments from reviewers. It is anticipated a return to the Development Review Committee is required due to the redesign required. The anticipated timeline is resubmittal by Friday September 1, by 12 noon for the October 5th DRC meeting.

Brian Aungst on 8/31/2023 8:58:03 PM - ANSWERED

Acknowledged. All plans have been revised to evidence that there will be no impact to any mangroves by employing a hybrid solution, as discussed with City staff, with a seawall and natural buffers per Code. The seawall is located landward from the jurisdictional wetland boundary so as not to disturb the mangroves or wetlands and all proposed work will take place landward of the wetland line.

PLANNING - No. Existing Units

Set to ACCEPTED on 7/26/2023 9:12:00 AM

Issue created by Mark Parry on 6/13/2023 12:36:44 PM
Issue is attached to Plans on sheet C01.0
mark.parry@myclearwater.com - 727-444-8768

Clarify the number of existing dwelling units

Brian Aungst on 7/19/2023 10:36:13 AM - ANSWERED

Currently there are 22 existing villa units in the four (4) villa buildings. These buildings were recently vacated and will be demolished.



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TELEPHONE (727) 562-4567

PLANNING - Parking Location/Design

Set to OPEN on 9/28/2023 9:58:51 AM

Issue created by Mark Parry on 6/13/2023 12:12:32 PM

Issue is attached to Plans on sheet A101

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

SECTION C-408. Urban Residential 2 (Consistent with Street Type D);
E) Parking

1. In addition to the following standards, parking location, design and access shall meet the standards in Appendix C, Division 5.

Typical, parking spaces and drive aisle dimension lines and clarification of EV-ready spaces needed.

Brian Aungst on 7/19/2023 10:36:39 AM - ANSWERED

The project is proposing a total of 363 parking spaces (1.62 per unit) which exceeds code requirement. To achieve the bonus 15% of these spaces (55 spaces) will be EV Ready this is noted on the Site Data Table.

Mark Parry on 7/26/2023 10:58:50 AM - NOTACCEPTED

*I'm coming up with 59 EV ready spaces required based on a Minimum 20% of all required parking spaces and a minimum 10% for all additional parking spaces (not required). 223 spaces are required where 363 spaces are provided. $223 * 20\% = 44.6$. $363 - 223 = 140$. $140 * 10\% = 14$. $44.6 + 14 = 58.6$ rounded to 59.*

Brian Aungst on 8/31/2023 9:23:01 PM - ANSWERED

Acknowledged. The site plan was modified to contain 337 spaces, which exceeds the code requirement of 223 spaces. The EV Ready space requirement is 56 spaces (20% of $223 = 44.6$ spaces + 10% of excess 114 spaces = 11.4 spaces) the plans show 57 EV ready spaces, 31 in Building A and 26 in Building B.

Mark Parry on 9/28/2023 9:58:51 AM - NOTACCEPTED

Seven handicap spaces are required where I'm counting six.

I'm counting 280 parking spaces total (which is fine as 223 are required) where the data table lists 337 spaces provided. I'm not sure where I'm missing nearly 100 spaces (there's three levels of parking, right?).

Finally, I'm counting 37 spaces marked as "EV" although I don't know if those are EV installed or EV ready. Regardless, 50 EV ready spaces and 12 EV installed are required.

PLANNING - Parking Spaces

Set to ACCEPTED on 7/26/2023 11:09:06 AM

Issue created by Mark Parry on 6/13/2023 12:09:57 PM

Issue is attached to Plans on sheet A101

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

SECTION C-303. PERMITTED USES & PARKING A) Use & Off-Street Parking Table
Dimensions and such

Typical dimensions are needed for standard and handicap parking spaces.

Brian Aungst on 7/19/2023 10:36:54 AM - ANSWERED

The parking spaces have been dimensioned. A standard space is 9-feet by 18-feet, a Handicap space is 12-feet wide by 18-feet deep with a 5-foot striped walkway.



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PLANNING - Permitted Density

Set to ACCEPTED on 7/26/2023 9:16:27 AM

Issue created by Mark Parry on 6/13/2023 12:35:25 PM
Issue is attached to page 2 in Oaks FLS Application.pdf
mark.parry@myclearwater.com - 727-444-8768

On page two of the FLD/FLS application under maximum permitted dwelling units, change that from 226 to 185.

Brian Aungst on 7/19/2023 10:37:15 AM - ANSWERED

The permitted BASE density is 185 units before applying any bonuses. The application was changed to reflect 185 maximum permitted units.

PLANNING - Security - prohibited

Set to ACCEPTED on 7/26/2023 9:30:24 AM

Issue created by Mark Parry on 6/13/2023 12:24:29 PM
Issue is attached to Plans on sheet A112
mark.parry@myclearwater.com - 727-444-8768

SECTION C-602. FACADE TREATMENT & DESIGN:

H) Security & Hurricane Protection:

1. Security bars are prohibited on windows or doors visible from public streets, public sidewalks, or public spaces.

Please add a note to the elevations regarding the prohibition of security bars and such.

Brian Aungst on 7/19/2023 10:37:32 AM - ANSWERED

Acknowledged. There are no security bars proposed. A general note was added to the plans, See Sheets A110,A11,A112,A113.

PLANNING - Shore Stabilization

Set to ACCEPTED on 9/28/2023 8:41:28 AM

Issue created by Mark Parry on 6/29/2023 9:44:03 AM
Issue is attached to Plans on sheet C03.0
mark.parry@myclearwater.com - 727-444-8768

Clarify how the western edge of the site will be stabilized. Seawalls? Please address CDC Section 3-907.A as related to distance from Preservation District.

Brian Aungst on 7/19/2023 10:38:01 AM - ANSWERED

The seawall will be reconstructed on the western property line and the existing "rip-rap" will be removed. Per C-508.A the minimum building setback for a waterfront lot is 20-feet from the seawall, which his proposed. Section C-907.A does not apply since the seawall provides an exemption by creating an abrupt boundary between the water and the upland area at the boundary.

Ellen Crandall on 8/6/2023 8:11:03 AM - DRAFT

4. Address compliance with CDC Section 3-907 if the new seawall is unable to be approved due to impacts to wetlands. It is unclear if the existing rip-rap an existing feature which creates an abrupt transition. Additionally, there is significant native vegetation (mangroves) within this buffer area that are not being protected, as required by this code section. This needs to be re-addressed.

Brian Aungst on 8/31/2023 9:13:12 PM - ANSWERED

The seawall is being reconstructed and the existing rip-rap removed on the west side of the site. The seawall creates an abrupt boundary between the water and the upland area and will protect the wetlands from development encroachment. On the northern shoreline a 25-foot buffer will be provided to the natural shoreline and a seawall is not proposed on this portion of the shoreline pursuant to direction received from City staff.



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PLANNING - Sight Visibility Triangles

Set to ACCEPTED on 7/26/2023 9:17:40 AM

Issue created by Mark Parry on 6/13/2023 12:32:34 PM
Issue is attached to Plans on sheet C03.0
mark.parry@myclearwater.com - 727-444-8768

Section 3-904. - Sight visibility triangle.

A. To minimize traffic hazards at street or driveway intersections, no structure or landscaping may be installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle described in the following figure.

Please show sight visibility triangles where the driveway and the front property line intersect. They are currently shown at the edge of the driveway and the edge of the street. This is the incorrect location.

Brian Aungst on 7/19/2023 10:38:21 AM - ANSWERED

The plans were revised accordingly, The sight triangles are now on the west property line at the Bay Avenue ROW line.

PLANNING - South Setback Clarification - Prior to DO

Set to ACCEPTED on 9/28/2023 8:31:59 AM

Issue created by Ellen Crandall on 8/7/2023 12:24:31 PM
Issue is attached to Plans on sheet A101
ellen.crandall@myclearwater.com - 727-444-8764

The south setback is unclear as the architectural plans appear to show a five foot plus 15 foot setback, and in some instances and additional 15 foot setback.

The civil plans appear to show a five foot south side setback.

While five feet is the minimum, the pre-application meeting notes on page four directed that "Side: Generally, to the north and south. Five foot minimum required where 15 feet on the south and 11 feet on the north are provided. Due to the height of the towers, the requested density and flexibility, staff would emphasize the need for larger than standard code required side setbacks."

Clarify the south side setback and remain consistent with the direction provided at the pre-application public amenities discussion.

Brian Aungst on 8/31/2023 8:47:40 PM - ANSWERED

Acknowledged. The south building setback has been increased to 15-feet.

PLANNING - Waterfront Sight Visibility Triangles

Set to ACCEPTED on 7/26/2023 9:17:29 AM

Issue created by Mark Parry on 6/13/2023 12:32:49 PM
Issue is attached to Plans on sheet C03.0
mark.parry@myclearwater.com - 727-444-8768

Section 3-904. - Sight visibility triangle.

B. To enhance views of the water from waterfront property, no structure or landscaping may be installed within the sight visibility triangle described in the following figure, with the exception of an at-grade swimming pool, at-grade deck, and a non-opaque fence not to exceed 48 inches in height.

Please show the required waterfront sight visibility triangles.

Brian Aungst on 7/19/2023 10:38:39 AM - ANSWERED

Waterfront visibility triangles were added as requested. There is no proposed building or landscaping in these waterfront sight triangles. See Preliminary Site Plan Sheet C03.0 and Landscape Plan, Sheet LA1.



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PLANNING - Waterfront. Parking

Set to ACCEPTED on 7/26/2023 9:57:23 AM

Issue created by Mark Parry on 6/13/2023 12:20:42 PM

Issue is attached to Plans on sheet C03.0

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

SECTION C-508. WATERFRONT DEVELOPMENT B) Parking

1. Residential uses along Clearwater Harbor shall be designed with parking garages or with parking areas internal to the site/building and screened from Clearwater Harbor.

Additional information needed to show compliance with this provision.

Brian Aungst on 7/19/2023 10:38:52 AM - ANSWERED

Acknowledged. A schematic section of the western side of the parking garage is provided. The garage will be screened by landscaping and an amenity area as viewed from Clearwater Harbor. See Sheet A132 for an illustrative view and Sheet A140, detail 3, for additional information.

PUBLIC UTILITIES - prior to building permit

Set to ACCEPTED on 8/3/2023 2:07:12 PM

Issue created by Michael Vacca on 6/22/2023 2:22:25 PM

Issue is attached to Plans on sheet C05.0

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

Acknowledge prior to building permit

1. per section 3-806, no Fence or wall may enclose any water meters / box or manhole. All water meters, Fire detector assemblies and fire hydrants to have unobstructed clearance around these apparatuses, Public Utilities shall have access and maintenance clearances.
2. call out, the water meter and fire detector assemblies, shall have separate wet taps from the existing water main.
3. call out, all on project site sanitary sewer manholes will be privately owned and maintained.
4. call out, the pipe material and sizes for both water and gravity mains
5. Reclaimed water is available for use
6. call out, due to the city allowing private fire hydrants, a double detector check valve assemblies shall be connected, making all building fire protection and fire hydrant(s) within the project privately owned and maintained

Brian Aungst on 7/19/2023 10:39:14 AM - ANSWERED

Acknowledged.



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SOLID WASTE - Prior to DO

Set to OPEN on 10/2/2023 9:44:06 AM

Issue created by Melissa Hauck-Baker on 7/6/2023 2:13:05 PM
melissa.hauck-baker@myclearwater.com - 727-444-8769

1. The storm drain being located outside the enclosure area where our truck will be servicing the trash. At times leachate can leak from the trucks or a hose could rupture and then go down the drain.
2. Driving on a long private driveway on the property is not Solid Wastes preferred option as now it increases chances of having leachate or hydraulic fluids spilled on the driveway and turn around area. This leaves stains that look unappealing to those walking, riding, or coming into their home.
3. Please add dimensions to the enclosure and if it's a double enclosure or single. Seeing this will be residential they will need a recycling program. Therefore I suggest building a double enclosure, one for garbage and one for recycling. The dimensions can be found in Sec. 32.284 (6).

Brian Aungst on 7/19/2023 10:41:53 AM - ANSWERED

- 1) *The inlet has been relocated to be outside of the enclosure area. See Sheet C04.0.*
- 2) *Acknowledged.*
- 3) *Acknowledged. Dumpster enclosure has been revised to be a double enclosure. Dimensions have been included for the dumpster enclosure. See Sheet C03.0.*

Brandi Portalatin on 8/7/2023 4:45:48 PM - NOTACCEPTED

*Thank you for acknowledging the above comments.
The height requirement needs to be shown at 20ft.
A solid waste truck template needs to be shown.
Need clarification on the turn around area with the lobby.*

Brian Aungst on 8/31/2023 9:02:39 PM - ANSWERED

As discussed at our August 24th meeting, the required clearance is 14 feet, the plans show a 16-foot vertical clearance. See sheets A110, A140.

STORMWATER - Prior to D.O.

Set to ACCEPTED on 9/21/2023 11:38:42 AM

Issue created by Kyle Vaughan on 8/1/2023 2:29:05 PM
kyle.vaughan@myclearwater.com - 727-444-8232

1. Stormwater retention ponds cannot have vegetation in them.
2. Stormwater retention ponds are not a justifiable reason to remove mangroves.

Brian Aungst on 8/31/2023 9:00:31 PM - ANSWERED

Acknowledged. All plans have been updated to make clear that mangroves are not being removed or affected. The stormwater pond has been relocated to avoid mangroves. Vegetation is not included in the retention ponds.

Phuong Vo on 9/21/2023 11:38:42 AM - ACCEPTED

*** Please be advised, design constraints and/or design parameters such as seasonal high water table, percolation rate, grades etc. are not factored and/or reviewed in this conceptual design level; the pond's size/shape/depth/location at Building Permit application may differ from what are shown on the approved conceptual site plan at DRC level. If the Building Permit's finalized plan differs substantially in comparison with the approved conceptual site plan at DRC, the applicant may have to go through DRC process again (to be determined by the Planning Dept.).*



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STORMWATER - Prior to DO

Set to ACCEPTED on 7/25/2023 8:23:18 PM

Issue created by Phuong Vo on 6/21/2023 7:06:16 PM
phuong.vo@myclearwater.com - 727-444-8228

Please acknowledge that comments will be forthcoming upon submittal of building permit application.

Brian Aungst on 7/19/2023 10:39:31 AM - ANSWERED

Acknowledged.

TRAFFIC ENG - Prior to DO- Site plan- Driveway radii

Set to ACCEPTED on 7/28/2023 1:49:03 PM

Issue created by Gus Jordi on 6/21/2023 4:26:14 PM
Issue is attached to Plans on sheet C03.0
gus.jordi@myclearwater.com - 727-919-421-8370

1. Minimum Driveway radii should be 25 feet.
2. Please provide radii at every corner with radius.

Brian Aungst on 7/19/2023 10:39:54 AM - ANSWERED

The northern driveway radius was changed to 25 feet as requested. The southern n radius is 30-feet to accommodate fire trucks, since this is the direction a fire truck would access the site.

TRAFFIC ENG - Prior to DO- Site plan, Parking

Set to ACCEPTED on 7/28/2023 1:47:54 PM

Issue created by Gus Jordi on 6/21/2023 4:34:46 PM
Issue is attached to Plans on sheet C03.0
gus.jordi@myclearwater.com - 727-919-421-8370

1. Please provide parking isles dimension
2. please provide typical dimension for the different type of parking spaces

Brian Aungst on 7/19/2023 10:40:10 AM - ANSWERED

Dimensions were added to the drive aisles within the parking garage. All drive aisles are minimum 24 feet.

TRAFFIC ENG - Prior to DO- Traffic Impact study

Set to ACCEPTED on 7/28/2023 1:53:59 PM

Issue created by Gus Jordi on 6/21/2023 4:36:01 PM
Issue is attached to Plans on sheet C03.0
gus.jordi@myclearwater.com - 727-919-421-8370

Received TIA repo and are our comments:

1. Agree with the trip generation, distribution and capacity analysis and that there is no operational issue that needs to be addressed as a result of the development generated traffic.
2. Even though the plan shows bike parking, please address in the TIA report the bicycle access to the development- existing or planned bicycle infrastructure, if bicycle parking or lockers will be provided. Should provide a statement regarding that so all modes of access are addressed

Brian Aungst on 7/19/2023 10:40:28 AM - ANSWERED

Acknowledged regarding the minimal traffic impact and study findings. The Traffic Study (TIA) was revised to include discussion of bicycle and pedestrian access to the site from Bay Avenue.

TRAFFIC ENG - Prior to Do- Turning templates

Set to ACCEPTED on 7/28/2023 1:36:47 PM

Issue created by Gus Jordi on 6/21/2023 4:41:06 PM
Issue is attached to Plans on sheet C03.0

gus.jordi@myclearwater.com - 727-919-421-8370

1. Please provide turning templates for a 19' size passenger car in the parking deck at all turns including entering/exiting driveway .
2. Provide turning templates for a sanitary truck on the site plans and entering /exiting driveway.

Brian Aungst on 7/19/2023 10:40:43 AM - ANSWERED

Turning templates were added to the Plan set for a passenger car for the driveway and parking garage levels. A sanitation truck template was provided for the driveway and circular turnaround area. See Turning Template Details on Sheet C-06.0.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.