



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, May 1, 2025

8:30 AM - Staff Review

8:30 AM

Case number: [FLS2025-03016 -- 870 ELDORADO AVE](#)

Owner(s): Daniel M Bair
235 Windward Passage
Clearwater, FL 33767 223
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Wesley Davis
P.O. Box 240
Clearwater, FL 33757
PHONE: (941) 286-8138, Fax: No fax, Email: Wesleyd@sunarcgroup.Com

Representative: Wesley Davis
Sunarc Architecture, Llc
P.O. Box 240
Clearwater, FL 33757
PHONE: (941) 286-8138, Fax: No fax, Email: Wesleyd@sunarcgroup.Com

Location: On the west side of Eldorado Avenue approximately 200 feet west of Mandalay Avenue. (0.16-acres)

Atlas Page: 249A

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Standard Development approval for a detached dwelling in the Low Medium Density Residential (LMDR) District for the property at 870 Eldorado Avenue. The building will not exceed 30-feet in height and includes two off-street parking spaces. Requested is flexibility from front and side setback requirements (Community Development Code Section 2-203.C).

Proposed Use: Detached Dwellings

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

Assigned Planner: Thea French, Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	04/07/2025	French
Parks and Rec Review	No Comments	04/09/2025	Parry
Public Utilities Review	Comments	04/14/2025	Vacca
Solid Waste Review	No Comments	04/15/2025	Portalatin
Land Resource Review	Comments	04/16/2025	McDonnell
Environmental Review	Comments	04/21/2025	Kessler
Fire Review	No Comments	04/21/2025	Ramos
Engineering Review	Comments	04/22/2025	Dresch
Stormwater Review	Comments	04/22/2025	Dresch
Traffic Eng Review	Comments	04/22/2025	Dresch
Planning Review	Comments	04/23/2025	French

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 4/22/2025 6:41:10 PM

Issue created by Raymond Dresch on 4/22/2025 6:41:10 PM
 raymond.dresch@myclearwater.com - 727-444-8775

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



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ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 4/21/2025 12:49:42 PM

Issue created by Sarah Kessler on 4/21/2025 12:49:42 PM
sarah.kessler@myclearwater.com - 727-444-8233

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

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

LAND RESOURCE - Prior to BCP: Landscape Acknowledgement

Set to DRAFT on 4/16/2025 12:12:03 PM

Issue created by Danny McDonnell on 4/16/2025 12:12:03 PM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge;

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

PLANNING - Application Deemed Insufficient: Must Return to DRC

Set to DRAFT on 4/25/2025 1:19:50 PM

Issue created by Thea French on 4/25/2025 1:19:50 PM
thea.french@myclearwater.com - 727-444-8771

Substantial redesign is required and review of such must return to another DRC meeting. These items include but are not limited to the setback encroachments, waterfront sight visibility triangles.

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.

The next submittal deadline is Monday, June 2, 2025, by 12 noon. If complete this would be routed to the July 3, 2024, Development Review Committee Meeting. Strongly recommend submitting in advance of the deadline. Please work directly with Alba.Horanli@Myclearwater.com to have the best chance of a clean and orderly resubmittal. Submittals with conflicting sheets, version errors, etc. will not move forward.



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PLANNING - General Comments (Acknowledge)

Set to DRAFT on 4/23/2025 12:43:29 PM

Issue created by Thea French on 4/23/2025 12:43:29 PM
Issue is attached to page 1 in application.pdf
thea.french@myclearwater.com - 727-444-8771

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

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

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

Based on the issues identified by the DRC, this application is currently insufficient. Revised plans/application will need to be resubmitted and reviewed again by the DRC before a Development Order (DO) may be issued.

PLANNING - Prior to DO - mechanical equipment

Set to DRAFT on 4/25/2025 1:16:16 PM

Issue created by Thea French on 4/25/2025 1:16:16 PM
thea.french@myclearwater.com - 727-444-8771

Confirm the location of all mechanical equipment and provide narrative how it shall be screened.

PLANNING - Prior to DO: Division 9 - General Applicability Standards (walkways)

Set to DRAFT on 4/23/2025 12:54:38 PM

Issue created by Thea French on 4/23/2025 12:54:38 PM
Issue is attached to Plans on sheet A101
thea.french@myclearwater.com - 727-444-8771

Section 3-903

A. Except for fences, walls, outdoor lighting, signs, minimum door landing required by the Florida Building Code, walkways leading to building entrances, driveway access to garages, and/or vehicular cross access (driveways), shared parking, and trash staging areas, no building or structure shall be permitted in a setback required by the applicable zoning district. Sidewalks shall be no greater than 42 inches in width, nor greater in width than that required by the Florida Building Code.

Revise any walkway approaches to front entrance with dimensions no wider than forty-two inches, as needed.



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PLANNING - Prior to DO: Flexibility request as a Detached Dwelling

Set to DRAFT on 4/23/2025 1:10:39 PM

Issue created by Thea French on 4/23/2025 1:10:39 PM
Issue is attached to page 1 in application.pdf
thea.french@myclearwater.com - 727-444-8771

Responses to the Section 2-203.C Detached dwelling do not meet the criteria. If you pursue a flexibility as a detached dwelling for this application, staff would be recommending a denial.

Division 2 - LMDR Table 2-203 does not allow a request for a front setback reduction as a detached dwelling to be less than 15-feet and a side setback to be less than 5-feet. If you continue this process through the flexibility request for a detached dwelling, your case will be headed towards a denial.

You may want to check if these requests would be better served through a different request. For example, a residential infill project may request a lesser setback than for a detached dwelling.

Confirm the specific request and use you will be utilizing.

Please confirm the specific flexibility and use. Update all related plans and narratives as necessary. Be sure to update all sections that reference the selected flexibility, (confirm pages 6 & 7)

PLANNING - Prior to DO: General Applicability Criteria - Evidence

Set to DRAFT on 4/23/2025 1:51:58 PM

Issue created by Thea French on 4/23/2025 1:51:58 PM
Issue is attached to Plans on sheet SK-1
thea.french@myclearwater.com - 727-444-8771

The information provided is not substantial competent evidence of the existing, surrounding development pattern supporting the request.

Provide the date, the case number and description of approved FLS cases, or building permits that support your case.

PLANNING - Prior to DO: Landscape Plan

Set to DRAFT on 4/23/2025 4:37:40 PM

Issue created by Thea French on 4/23/2025 4:37:40 PM
thea.french@myclearwater.com - 727-444-8771

Provide a landscape plan that meets the standards in Division 12 of the CDC.

PLANNING - Prior to DO: Permitted encroachments into setbacks

Set to DRAFT on 4/23/2025 1:22:30 PM

Issue created by Thea French on 4/23/2025 1:22:30 PM
Issue is attached to Plans on sheet A101
thea.french@myclearwater.com - 727-444-8771

Please identify and dimension the Site Plan to be consistent with the CDC pursuant with the following:

Section 3-908. - Permitted encroachments into setbacks and over street rights-of-way.

C. Open or unenclosed fire escapes and outside stairways shall be permitted to extend into a required setback area not more than three feet provided through access is not obstructed.

D.1. Balconies, decks, bay windows, and similar features that linearly extend 50 percent or less of the width of the building wall to which they are attached shall be permitted to extend into a required setback area not more than 24 inches provided through access is not obstructed.



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PLANNING - Prior to DO: Required parking spaces

Set to DRAFT on 4/23/2025 1:54:24 PM

Issue created by Thea French on 4/23/2025 1:54:24 PM
Issue is attached to Plans on sheet A110
thea.french@myclearwater.com - 727-444-8771

A detached dwelling requires 2 off-street parking spaces.

Provide to-scale dimensions of parking spaces.

PLANNING - Prior to DO: Sight Visibility Triangles - section 3-904.A

Set to DRAFT on 4/23/2025 12:24:06 PM

Issue created by Thea French on 4/23/2025 12:24:06 PM
Issue is attached to Plans on sheet A101
thea.french@myclearwater.com - 727-444-8771

Sight Visibility Triangles

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.

Triangles are 20 feet by 20 feet at the front property line corners.

Indicate the required triangles on the site plan. The requisite sight visibility triangles should be along the edges of the driveway where it intersects with the front property line and along the driveway.

Please see CDC Division 9. Section 3-904.A for additional details.

PLANNING - Prior to DO: Site Data

Set to DRAFT on 4/23/2025 1:32:09 PM

Issue created by Thea French on 4/23/2025 1:32:09 PM
Issue is attached to Plans on sheet G100
thea.french@myclearwater.com - 727-444-8771

SITE DATA TABLE REQUIRED

Please include a standard site data table including site area, ISR, parking, etc.

PLANNING - Prior to DO: Utility Plan

Set to DRAFT on 4/23/2025 4:35:09 PM

Issue created by Thea French on 4/23/2025 4:35:09 PM
thea.french@myclearwater.com - 727-444-8771

A utility plan is required. Provide a utility plan detailing how the detached dwelling will obtain utilities

PLANNING - Prior to DO: Waterfront Sight Visibility Triangle - Section 3-904.B

Set to DRAFT on 4/23/2025 12:25:49 PM

Issue created by Thea French on 4/23/2025 12:25:49 PM
Issue is attached to Plans on sheet A101
thea.french@myclearwater.com - 727-444-8771

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.

Triangles are 20 feet by 20 feet at the waterfront corners.

Indicate the required triangles on the site plan.



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PUBLIC UTILITIES - prior to DO

Set to DRAFT on 4/14/2025 2:52:16 PM

Issue created by Michael Vacca on 4/14/2025 2:52:16 PM
Issue is attached to Plans on sheet A101
mike.vacca@myclearwater.com - 727-265-1831

1. Acknowledge and call-out on drawings –locations of both portable water meter and Reclaimed water meter services within property. Water & Reclaimed Service and boxes shall not be installed in sidewalks nor new purpose driveways.
2. Acknowledge and call-out on drawings - Water And reclaimed water service box shall be installed on customer side of property line.
3. Acknowledge and Call-out on drawings – the location of lateral connect to new installed clean-out for project.

STORMWATER - Prior to building permit (acknowledge)

Set to DRAFT on 4/22/2025 6:40:42 PM

Issue created by Raymond Dresch on 4/22/2025 6:40:42 PM
raymond.dresch@myclearwater.com - 727-444-8775

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

TRAFFIC ENG - Prior to DO: Driveway

Set to DRAFT on 4/22/2025 6:48:27 PM

Issue created by Raymond Dresch on 4/22/2025 6:48:27 PM
Issue is attached to Plans on sheet A110
raymond.dresch@myclearwater.com - 727-444-8775

Standard parking space in a parking lot is 9'x18'... residential driveways are to be 10' wide x 20' deep minimum.

--1-- Please show the length of the driveway as measured on both sides between the structure and the property line as the driveway crosses a curved property line.

TRAFFIC ENG - Prior to DO: Garage

Set to DRAFT on 4/22/2025 6:56:50 PM

Issue created by Raymond Dresch on 4/22/2025 6:56:50 PM
Issue is attached to Plans on sheet A110
raymond.dresch@myclearwater.com - 727-444-8775

Please ensure that garage dimensions are compliant with FBC (typically the minimum depth for a garage is 22'). Current design reflects commercial parking lot standards not residential design standards.

TRAFFIC ENG - Prior to DO: SVTs

Set to DRAFT on 4/22/2025 7:01:01 PM

Issue created by Raymond Dresch on 4/22/2025 7:01:01 PM
Issue is attached to Plans on sheet A101
raymond.dresch@myclearwater.com - 727-444-8775

SVTs are to be drawn originating from where the driveway intersects the property line, not the roadway.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



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TELEPHONE (727) 562-4567

8:40 AM

Case number: [FLS2025-04017 -- 675 MANDALAY AVE](#)

Owner(s): Suzanne Boschen
675 Mandalay Ave
Clearwater, FL 33767 152
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Damien Greenwood
4830 W. Kennedy Blvd., Suite 880
Tampa
PHONE: No phone, Fax: No fax, Email: Dgreenwood@locicapital.Com

Representative: Katie Cole
Hill Ward Henderson
600 Cleveland Street Ste 800
Clearwater
Clearwater, FL 33755
PHONE: (727) 259-6791, Fax: No fax, Email: Katie.Cole@hwhlaw.Com

Location: Northeast corner of Mandalay Avenue and Somerset Street (0.28 acres).

Atlas Page: 258A

Zoning District: T - Tourist

Request: Flexible Development approval for a four-unit Resort Attached Dwelling in the Tourist (T) District and the Old Florida Character District of Beach by Design for the property located at 675 Mandalay Avenue. The building will not exceed 35 feet in height and includes eight parking spaces. Requested is flexibility from front setbacks. (Community Development Code Section 2-803.L. and Beach by Design)

Proposed Use: Resort Attached Dwellings

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

Assigned Planner: Austen Dole, Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	04/09/2025	Dole
Parks and Rec Review	No Comments	04/10/2025	Parry
Public Utilities Review	Comments	04/14/2025	Vacca
Solid Waste Review	Comments	04/15/2025	Portalatin
Environmental Review	Comments	04/21/2025	Kessler
Fire Review	Comments	04/21/2025	Ramos
Engineering Review	Comments	04/22/2025	Dresch
Stormwater Review	Comments	04/22/2025	Dresch
Traffic Eng Review	Comments	04/22/2025	Dresch

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 4/22/2025 7:29:33 PM

Issue created by Raymond Dresch on 4/22/2025 7:29:33 PM
 raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledgment each condition in your response:

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



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TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 4/21/2025 12:52:04 PM

Issue created by Sarah Kessler on 4/21/2025 12:52:04 PM
sarah.kessler@myclearwater.com - 727-444-8233

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

Provide stormwater vault specifications showing the vault provides water quality benefits, and provide a vault maintenance schedule that has been signed and accepted by the owner.

FIRE - Fire Comment - Prior to CDB

Set to DRAFT on 4/21/2025 9:44:08 AM

Issue created by Walter Ramos on 4/21/2025 9:44:08 AM
Issue is attached to Plans on sheet G000
walter.ramos@myclearwater.com - 727-444-7723

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

FIRE - Fire Comment - Prior to CDB

Set to DRAFT on 4/21/2025 9:44:43 AM

Issue created by Walter Ramos on 4/21/2025 9:44:43 AM
Issue is attached to Plans on sheet G000
walter.ramos@myclearwater.com - 727-444-7723

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

LAND RESOURCE - Prior to DO: Landscape Acknowledgement

Set to DRAFT on 4/23/2025 8:57:48 AM

Issue created by Danny McDonnell on 4/23/2025 8:57:48 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge;

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

LAND RESOURCE - Prior to DO: Landscaping

Set to DRAFT on 4/23/2025 9:44:25 AM

Issue created by Danny McDonnell on 4/23/2025 9:44:25 AM
Issue is attached to Plans on sheet L100
danny.mcdonnell@myclearwater.com - 727-444-8765

Please provide additional trees on the landscape plan. You are currently only showing 9 palm trees (or 3 shade trees) on the plan. Additionally, please provide the species and sizes of the trees to ensure the proposed landscape material meets the required sizing specifications listed in CDC 3-1202.B. Specifically Shade trees must be 10 feet in height with 2.5 inch caliper, Accent trees must be 8 feet in height with 2 inch caliper, Palms must have 10 feet clear trunk and all must be Florida Grade Number 1 or better.

LAND RESOURCE - Prior to DO: Tree Removal

Set to DRAFT on 4/23/2025 8:58:43 AM

Issue created by Danny McDonnell on 4/23/2025 8:58:43 AM
Issue is attached to Plans on sheet A001
danny.mcdonnell@myclearwater.com - 727-444-8765

Show the avocado tree to be removed on the plans.



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**PLANNING - Prior to CDB - Acknowledge - General
Comments**

Set to DRAFT on 4/23/2025 1:55:41 PM

Issue created by Austen Dole on 4/23/2025 1:55:41 PM
austen.dole@myclearwater.com - 727-444-7351

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

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

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

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

PLANNING - Prior to CDB: 20% Landscape Buffer

Set to DRAFT on 4/23/2025 1:22:35 PM

Issue created by Austen Dole on 4/23/2025 1:22:35 PM
Issue is attached to Plans on sheet L100
austen.dole@myclearwater.com - 727-444-7351

Beach by Design guidelines state: "A zero-foot setback is allowed for up to 80% of the property frontage on Mandalay Avenue. The remaining 20% must include a landscaped buffer at least five feet deep, which can be distributed across the frontage."

Please revise the plans to clearly show how the 20% landscape buffer requirement is being met and note that the landscaping shown buffering the parking area along Mandalay does not count towards this 20% requirement.

PLANNING - Prior to CDB: Beach by Design

Set to DRAFT on 4/23/2025 1:56:37 PM

Issue created by Austen Dole on 4/23/2025 1:56:37 PM
austen.dole@myclearwater.com - 727-444-7351

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



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TELEPHONE (727) 562-4567

PLANNING - Prior to CDB: Fence Acknowledgement

Set to DRAFT on 4/23/2025 1:26:02 PM

Issue created by Austen Dole on 4/23/2025 1:26:02 PM
austen.dole@myclearwater.com - 727-444-7351

Please acknowledge that a separate fence permit will be required, and any approval of this FLS does not constitute approval for the proposed fence along the property perimeter.

PLANNING - Prior to CDB: Fence Along Mandalay

Set to DRAFT on 4/23/2025 1:53:17 PM

Issue created by Austen Dole on 4/23/2025 1:53:17 PM
austen.dole@myclearwater.com - 727-444-7351

Please note that the fence along Mandalay Avenue, which buffers the proposed swimming pool, may need to be repositioned to comply with the required 15-foot setback, depending on the detailed calculation of 80% of the house frontage along Mandalay Avenue. Additionally, staff requires screening that aligns more closely with the design and aesthetics of the Beach by Design district. The provision of a wall would be consistent with Beach by Design which would mimic a building presence adjacent to Mandalay Avenue than the proposed fencing.

PLANNING - Prior to CDB: Flood Zone

Set to DRAFT on 4/23/2025 1:56:11 PM

Issue created by Austen Dole on 4/23/2025 1:56:11 PM
austen.dole@myclearwater.com - 727-444-7351

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

PLANNING - Prior to CDB: Minimum Required Setback Along Mandalay

Set to DRAFT on 4/23/2025 1:07:37 PM

Issue created by Austen Dole on 4/23/2025 1:07:37 PM
Issue is attached to Plans on sheet A000
austen.dole@myclearwater.com - 727-444-7351

Sheet A000 shows that 83% of the front setback of the structure is at a zero-foot setback. Beach by Design standards allow a zero-foot setback for up to 80% of the property frontage along Mandalay Avenue. Please revise the setbacks to comply with these standards and clearly call out the 80% frontage along Mandalay Avenue, ensuring the entire length of the property line along Mandalay is utilized.

PLANNING - Prior to CDB: Stair Setback Encroachment

Set to DRAFT on 4/23/2025 1:28:51 PM

Issue created by Austen Dole on 4/23/2025 1:28:51 PM
Issue is attached to Plans on sheet A205
austen.dole@myclearwater.com - 727-444-7351

Please clearly indicate how much the stairs on the eastern side of the building encroach into the 10-foot side yard setback.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

PUBLIC UTILITIES - prior to DO

Set to DRAFT on 4/14/2025 3:06:53 PM

Issue created by Michael Vacca on 4/14/2025 3:06:53 PM

Issue is attached to Plans on sheet SITEPLAN

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

1. Acknowledge and call out on drawings - Contractor is required to field verify the existing and locations of all underground utilities and other features prior to proceeding with any proposed construction. The contractor may consult the utility owner's record drawings, but the utility owner and the engineering do not guarantee, by implication or otherwise, the accuracy of these record drawings. Site contractor shall be financial for any modifications required other than shown on plans. The contractor shall verify the locations, elevations, and dimensions of all existing utilities and shall notify the engineer in writing of any deviation from the plans.
2. Acknowledge and call out on drawings -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.
3. Acknowledge and call out on drawings -The contractor shall coordinate with the city regarding existing water meters, backflow devices and meter box removal, along with sewer lateral abandonment including RCW service prior to finalization of plans to the satisfaction of Public Utilities Department Staff.
4. Acknowledge and call out on drawings -The existing gravity main size and new purposed lateral size, including pipe material to be used, shall be included on the building permit plans to the satisfaction of Public Utilities Department Staff.
5. Acknowledge and call out on drawings -All water meters, Fire detector assembly and fire hydrants to have uninstructed clearance around devices, also apparatus and device not to be located behind fences Public Utilities shall have access
6. Acknowledge and call out on drawings -Reclaimed water is available for the project's irrigation needs, please call out RCW service size and location on drawings.
7. Acknowledge and Call-out on drawings – maintain vertical & Horizontal separation requirements for each utility when laying out location of connections placement within project limits.
8. Acknowledge and call-out on drawings - Water And reclaimed water service box shall be installed on customer side of property line.
9. Acknowledge and Call-out on drawings – the location of sewer lateral connection to new installed clean-out for project.

SOLID WASTE - Prior to DO - Dumpster/enclosure

Set to DRAFT on 4/15/2025 1:09:32 PM

Issue created by Brandi Portalatin on 4/15/2025 1:09:32 PM

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

Where will the solid waste dumpster and enclosure be located?

Enclosure specs can be found in our city ordinance sec. 32.284 (6) - Engineering index 701.

STORMWATER - Prior to building permit (acknowledge)

Set to DRAFT on 4/22/2025 7:28:23 PM

Issue created by Raymond Dresch on 4/22/2025 7:28:23 PM

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

Prior to building permit (acknowledge)

Please acknowledge on the response letter of the condition below:

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

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



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TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to DO: SVT

Set to DRAFT on 4/22/2025 7:38:34 PM

Issue created by Raymond Dresch on 4/22/2025 7:38:34 PM

Issue is attached to Plans on sheet SITEPLAN

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

--1-- NOTE: The minor building encroachment into the SW corner SVT will be accepted.

--2-- Please correct the note regarding SVT clear zone. Area between 30" tall and 8' tall defines the clear zone within the triangle.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

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

TELEPHONE (727) 562-4567

8:50 AM

Case number: [FLD2025-03005 -- 2084 RANGE RD](#)

Owner(s): Ezousa Ms Llc
1452 Sturbridge Ct
Dunedin, FL 34698-2262
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Jake Callahan
9229 Ward Parkway, Suite 210
Kansas City, MO 64114
PHONE: (816) 444-4200, Fax: No fax, Email: Jake.Callahan@tessere.Com

Representative: Jake Callahan
Tessere
9229 Ward Parkway, Suite 210
Kansas City, MO 64114
PHONE: (816) 444-4200, Fax: No fax, Email: Jake.Callahan@tessere.Com

Location: North side of Range Road at the terminal end of Kapp Drive. (1.29 acres)

Atlas Page: 271B

Zoning District: IRT - Industrial, Research and Technology

Request: Flexible Development approval for Vehicle Service in the Industrial Research and Technology (IRT) District as a Comprehensive Infill Redevelopment for the property located at 2084 Range Road. Requested is flexibility to adjust the building on site with reduced rear and side setbacks, parking lot design, and a comprehensive landscape program. (Community Development Code Section 2-1304.D)

Proposed Use: Vehicle Service, Major

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

Assigned Planner: Ryan Green, Planner II



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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	04/08/2025	Green
Public Utilities Review	Comments	04/14/2025	Vacca
Solid Waste Review	Comments	04/15/2025	Portalatin
Environmental Review	Comments	04/21/2025	Kessler
Fire Review	No Comments	04/21/2025	Ramos
Stormwater Review	Comments	04/22/2025	Dresch
Engineering Review	Comments	04/22/2025	Dresch
Traffic Eng Review	Comments	04/22/2025	Dresch
Land Resource Review	Comments	04/24/2025	Quinzi

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - Prior to CDB (Acknowledge) - General Comments

Set to DRAFT on 4/22/2025 6:01:32 PM

Issue created by Raymond Dresch on 4/22/2025 6:01:32 PM
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledgment each condition in your response:

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



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ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 4/21/2025 12:38:40 PM

Issue created by Sarah Kessler on 4/21/2025 12:38:40 PM
sarah.kessler@myclearwater.com - 727-444-8233

1. Provide stormwater vault specifications showing the vault provides water quality benefits, and provide a vault maintenance schedule that has been signed and accepted by the owner.
2. Continue to provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to the commencement of site work and maintained throughout the project.

LAND RESOURCE - Prior to CDB: Irrigation Plan

Set to DRAFT on 4/24/2025 5:21:27 PM

Issue created by Michael Quinzi on 4/24/2025 5:21:27 PM
michael.quinzi@myclearwater.com - 727-444-8770

Provide an irrigation plan.

Do not install landscaping or irrigation (unless directional bore) in the critical root zone (inside the tree barricade) of the existing trees to be preserved.

LAND RESOURCE - Prior to CDB: Landscape plan

Set to DRAFT on 4/24/2025 5:25:13 PM

Issue created by Michael Quinzi on 4/24/2025 5:25:13 PM
michael.quinzi@myclearwater.com - 727-444-8770

Landscape plan is insufficient

The code calls for enhanced landscape design in a comprehensive Infill Redevelopment Project. How the proposal exceeds the current landscaping requirements needs to be shown in a chart on the planting sheet with the required and proposed number and size of each plant. CDC Sec 2-1304.D.6.e.

Do not install landscaping or irrigation (unless directional bore) in the critical root zone (inside the tree barricade) of the existing trees to be preserved.

LAND RESOURCE - Prior to CDB: Landscape Plan Acknowledgement

Set to DRAFT on 4/24/2025 5:31:54 PM

Issue created by Michael Quinzi on 4/24/2025 5:31:54 PM
michael.quinzi@myclearwater.com - 727-444-8770

Please respond that you acknowledge the following:

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

Code (CDC 3-1204.B) details what is acceptable in terms of landscaping:

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



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LAND RESOURCE - Prior to CDB: Tree Preservation

Set to DRAFT on 4/24/2025 6:05:13 PM

Issue created by Michael Quinzi on 4/24/2025 6:05:13 PM
michael.quinzi@myclearwater.com - 727-444-8770

All trees to be preserved and required tree barricades shall be included on all civil plan landscape plan and irrigation plan.

Tree preservation is difficult to read, clarify by highlighting all proposed work on the Tree Preservation plan

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

LAND RESOURCE - Prior to CDB: Tree Removal

Set to DRAFT on 4/24/2025 5:45:32 PM

Issue created by Michael Quinzi on 4/24/2025 5:45:32 PM
michael.quinzi@myclearwater.com - 727-444-8770

Removal of the 6 right of way trees must be approved by City of Clearwater Urban Forestry, Roy Thomen. Urban Forestry will determine mitigation fees and replacement tree requirements.

PLANNING - Acknowledge Prior to CDB - General Comments

Set to DRAFT on 4/24/2025 9:44:28 AM

Issue created by Ryan Green on 4/24/2025 9:44:28 AM
ryan.green@myclearwater.com - 727-444-7791

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

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

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

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

In order to be reviewed by the Community Development Board (CDB) on June 17, 2025, electronic version of all updated materials must be submitted no later than 12:00pm on May 9, 2025.

PLANNING - Prior to CBD: ADA Parking Spaces

Set to DRAFT on 4/17/2025 8:33:47 AM

Issue created by Ryan Green on 4/17/2025 8:33:47 AM
Issue is attached to Plans on sheet CS501
ryan.green@myclearwater.com - 727-444-7791

The ADA Parking Spaces are required to be at least 12 feet wide. CDC Sec 3-1409.B

Set to DRAFT on 4/14/2025 3:48:51 PM



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TELEPHONE (727) 562-4567

PLANNING - Prior to CBD: Application Update

Issue created by Ryan Green on 4/14/2025 3:48:51 PM
ryan.green@myclearwater.com - 727-444-7791

The application needs to be adjusted, on page 2 and 4, to directly request a Comprehensive Infill Redevelopment.

PLANNING - Prior to CBD: Bollard Placement- East

Set to DRAFT on 4/21/2025 10:28:39 AM

Issue created by Ryan Green on 4/21/2025 10:28:39 AM
Issue is attached to Plans on sheet CS101
ryan.green@myclearwater.com - 727-444-7791

The service area on the east portion of the site needs to have 13 foot clearance for the drive isle. The Bollards are 1.5 feet into the drive area. The Bollards need to be moved 0.5 feet closer to the building. CDC Sec 3-1402.A

PLANNING - Prior to CBD: Driveway Width

Set to DRAFT on 4/17/2025 8:50:59 AM

Issue created by Ryan Green on 4/17/2025 8:50:59 AM
Issue is attached to Plans on sheet CS101
ryan.green@myclearwater.com - 727-444-7791

The driveway isle on the west portion of the site, from the bollards to the edge of hard driving surface, needs to be shown. That area serves as two way access for the 13 parking spaces on the NW quarter of the site.

The plans show a mechanical unit to be added on the west portion of the site. The location needs to still allow for two vehicle access to the 13 parking spaces to the north via a 24 foot wide drive area that needs to be shown on the plans.

PLANNING - Prior to CBD: ISR

Set to DRAFT on 4/14/2025 12:07:42 PM

Issue created by Ryan Green on 4/14/2025 12:07:42 PM
Issue is attached to Plans on sheet CP101
ryan.green@myclearwater.com - 727-444-7791

The code does not allow for an increase to the ISR. Please provide a detailed sheet that calculates the ISR so staff can review.

A way to reduce the ISR on site can be to remove the concrete pads on the north and east portions of the site. These pads also should adhere to setbacks. The setback will need to be adjusted to ~0 feet or the can be removed.

PLANNING - Prior to CBD: Landscaping

Set to DRAFT on 4/14/2025 3:37:29 PM

Issue created by Ryan Green on 4/14/2025 3:37:29 PM
Issue is attached to Plans on sheet LP101
ryan.green@myclearwater.com - 727-444-7791

The Comprehensive Landscaping Application states "All planting and screening material shall provide visual buffer from unsightly views and provide positive and pleasing visuals as possible."

There is still a 10 foot wide landscape buffer required for trees and bushes along Range Rd.

PLANNING - Prior to CBD: Parking Areas

Set to DRAFT on 4/17/2025 9:01:41 AM

Issue created by Ryan Green on 4/17/2025 9:01:41 AM
Issue is attached to Plans on sheet CS101
ryan.green@myclearwater.com - 727-444-7791

The parking areas need to be labeled if they are for repairs, employees or the public. There needs to be a minimum amount of parking for public access.



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PLANNING - Prior to CBD: Values

Set to DRAFT on 4/14/2025 3:50:21 PM

Issue created by Ryan Green on 4/14/2025 3:50:21 PM
ryan.green@myclearwater.com - 727-444-7791

The current property values of the buildings and the estimated costs of the changes/renovations need to given in the next review cycle to continue.

Pursuant to CDC Section 3-1401. - Parking.

A. Purpose. It is the purpose of this division to establish standards which promote the orderly, efficient, and safe layout of parking and loading areas.B.Applicability.1.In general. All off-street parking areas and loading spaces shall be constructed in accordance with the standards in this division.2.Parking lots serving a new use. Any parking area which is to serve a new use of land, shall satisfy the standards in this Division and the landscaping standards in Article 3, Division 12.3.Existing parking lots. Existing parking lots not meeting the requirements contained in this division shall be brought into compliance to the greatest extent practicable as determined by the Community Development Coordinator under one or more of the following conditions: a. If an existing use is improved or remodeled in a value of 25 percent or more of the valuation of the existing principal structure as reflected on the property appraiser's current records.

and

Pursuant to CDC Section 3-1202. - General landscaping standards.

A.Applicability.1.In general. All new landscaped areas shall be constructed in accordance with the standards in this division.2.New uses. Any landscaped area serving a new use or a change of use shall satisfy the standards of this division.3.Existing developed lots. Existing lots not meeting the requirements contained in this division shall be brought into compliance to the greatest extent practicable as determined by the Community Development Coordinator under one or more of the following conditions: a. If an existing use is improved or remodeled in a value of 25 percent or more of the valuation of the principal structure as reflected on the property appraiser's current records.

PLANNING - Prior to CBD: Wheelchair Travel Aisle

Set to DRAFT on 4/17/2025 8:32:00 AM

Issue created by Ryan Green on 4/17/2025 8:32:00 AM
Issue is attached to Plans on sheet CS501
ryan.green@myclearwater.com - 727-444-7791

The width of the Wheelchair Travel Aisle needs to be at least 5 feet between the parking spaces. CDC Sec 3-1409.B

PLANNING - Prior to CDB - mechanical equipment

Set to DRAFT on 4/28/2025 10:11:41 AM

Issue created by Ted Kozak on 4/28/2025 10:11:41 AM
Issue is attached to Plans on sheet 003 A-201
ted.kozak@myclearwater.com - 727-444-8941

Pursuant to CDC Section 3-204.D. Mechanical equipment.1.Equipment shall be placed on roofs or to the rear or side of buildings and shall not be placed between any right-of-way and the principal structure(s).2.Equipment screening. a. Ground-mounted mechanical equipment shall be screened from public view by landscape materials or architecturally finished walls and enclosures designed consistent with the exterior facade of the building or other fencing as approved by the Community Development Coordinator. b. 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 equipment being screened. c. Elevator equipment rooms or similar mechanical equipment enclosures shall be designed to complement the design of the street-facing building facades and shall be clad on all sides in material used on street-facing facades.

PLANNING - Prior to CDB - Provide Clean Site Plan

Set to DRAFT on 4/24/2025 10:27:35 AM

Issue created by Ted Kozak on 4/24/2025 10:27:35 AM
Issue is attached to Plans on sheet CS101
ted.kozak@myclearwater.com - 727-444-8941

All the provided Civil Site Plans are difficult to read. Please provide a clean fully dimensioned Site Plan without civil information such as stormwater vaults.



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TELEPHONE (727) 562-4567

PLANNING - Prior to CDB: Access Widths

Set to DRAFT on 4/17/2025 2:34:53 PM

Issue created by Ryan Green on 4/17/2025 2:34:53 PM
Issue is attached to Plans on sheet CS101
ryan.green@myclearwater.com - 727-444-7791

The widths of each access point needs to have the measurement shown.

PLANNING - Prior to CDB: Bollard Placement - South

Set to DRAFT on 4/21/2025 10:33:04 AM

Issue created by Ryan Green on 4/21/2025 10:33:04 AM
Issue is attached to Plans on sheet CS101
ryan.green@myclearwater.com - 727-444-7791

The symbol used for Bollards are placed 5 feet in front of the door. This appears to block the drive isle and would not allow parking or navigation. Please remove the bollards or use a different symbol for what these are intended to be. A 13 foot drive isle needs to be maintained.

PLANNING - Prior to CDB: Enhanced Landscaping

Set to DRAFT on 4/21/2025 10:03:01 AM

Issue created by Ryan Green on 4/21/2025 10:03:01 AM
Issue is attached to Plans on sheet LP101
ryan.green@myclearwater.com - 727-444-7791

The code calls for enhanced landscape design in a comprehensive Infill Redevelopment Project. How the proposal exceeds the current landscaping requirements needs to be shown in a chart on the planting sheet with the required and proposed number of each plant. CDC Sec 2-1304.D.6.e.

PLANNING - Prior to CDB: Frontage Trees

Set to DRAFT on 4/21/2025 10:03:32 AM

Issue created by Ryan Green on 4/21/2025 10:03:32 AM
Issue is attached to Plans on sheet LP101
ryan.green@myclearwater.com - 727-444-7791

The trees along Range Road are in the right-of-way (ROW) and are city maintained. Landscaping located within the ROW can not be removed without consulting Urban Forestry.

PLANNING - Prior to CDB: Landscaping Islands

Set to DRAFT on 4/24/2025 9:51:35 AM

Issue created by Ryan Green on 4/24/2025 9:51:35 AM
Issue is attached to Plans on sheet CS101
ryan.green@myclearwater.com - 727-444-7791

The parking areas that are not for reserved for vehicles to be repaired must have landscaping islands at the end of each row. Sec CDC 3-1202.E.2

PLANNING - Prior to CDB: Vehicle Circulation Plan

Set to DRAFT on 4/16/2025 12:49:05 PM

Issue created by Ryan Green on 4/16/2025 12:49:05 PM
Issue is attached to Plans on sheet CS101
ryan.green@myclearwater.com - 727-444-7791

Please give a sheet that shows how cars, for employees and service, will navigate the site and mark the entrances and exits. Be sure to include a turning template.

With the east entrance/exit being removed its not clear how this proposal will impact site traffic.

PLANNING - Prior to CDB: Visibility Triangles

Set to DRAFT on 4/17/2025 2:43:16 PM

Issue created by Ryan Green on 4/17/2025 2:43:16 PM
Issue is attached to Plans on sheet LP101
ryan.green@myclearwater.com - 727-444-7791

The Visibility Triangles must be shown on the property and needs to be updated in the next submittal.



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TELEPHONE (727) 562-4567

PUBLIC UTILITIES - Acknowledge prior to CDB

Set to DRAFT on 4/14/2025 1:15:53 PM

Issue created by Michael Vacca on 4/14/2025 1:15:53 PM
Issue is attached to Plans on sheet CU101
mike.vacca@myclearwater.com - 727-265-1831

1. Call out on drawings - Please submit five (5) signed and sealed sets of record drawings and one (1) EOR certification letter certifying that project infrastructure was constructed in substantial conformance with the approved design and specifications and will meet all governing agencies applicable rules and regulations. Should the record drawings show substantial deviations from design calculations and permitted plans, a narrative identifying the changes shall be included as part of the certification letter.
2. Acknowledge and call -out on drawings - ? All water meters, Fire detector assembly and fire hydrants to have uninstructed clearance around devices, also apparatus and device not to be located behind fences Public Utilities shall have access.
3. Acknowledge and call out on drawings - Contractor shall coordinate with city regarding existing water meters, backflow devices and meter box removal, along with sewer lateral abandonment prior to finalization of plans to the satisfaction of Public Utilities Department Staff.
4. Acknowledge and call out on drawings -The existing gravity main size and new purposed lateral size, including pipe material to be used, shall be included on the building permit plans to the satisfaction of Public Utilities Department Staff.
5. Acknowledge and call out on drawings -Contractor shall verify existing sewer service lateral location, inspect condition of pipe, and determine correct lateral size. If a new pipe is warranted, contractor shall coordinate with Public Utilities Department Staff regarding lateral service abandonment. Contractor shall install new clean-out per city requirements.

SOLID WASTE - Prior to CDB - Acknowledge Concrete pad

Set to DRAFT on 4/15/2025 12:02:28 PM

Issue created by Brandi Portalatin on 4/15/2025 12:02:28 PM
brandi.portalatin@myclearwater.com - 727-562-4920

Is there going to be a curb around the concrete pad?

Solid waste has to be able to service this dumpster from an angle.

STORMWATER - Prior to building permit (acknowledge)

Set to DRAFT on 4/22/2025 6:00:16 PM

Issue created by Raymond Dresch on 4/22/2025 6:00:16 PM
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledge on the response letter of the condition below:

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

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



CITY OF CLEARWATER

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

TRAFFIC ENG - Prior to CDB: Angled Parking

Set to DRAFT on 4/22/2025 5:56:13 PM

Issue created by Raymond Dresch on 4/22/2025 5:56:13 PM

Issue is attached to Plans on sheet CS101

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

Measurement 'C' is from the back corner (not the center line)... correcting this will allow for a proper minimum aisle width 'D' to be equal to or greater than 13.0'.

Correcting the issue recovers roughly 6.3' of width across the parking lot width by reducing the stall length TYP to roughly 18' along the short leg thereby allowing larger drive aisles.

TRAFFIC ENG - Prior to CDB: Fine

Set to DRAFT on 4/22/2025 5:34:53 PM

Issue created by Raymond Dresch on 4/22/2025 5:34:53 PM

Issue is attached to Plans on sheet CS501

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

Please be aware that the ADA Parking Fine is \$255 in Clearwater (Index 119)

<https://www.myclearwater.com/files/sharedassets/public/v/3/doing-business-in-clearwater/city-projects/documents/100-streets/100streets.pdf>

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

9:05 AM

Case number: [FLS2025-03014 -- 1436 PINE ST](#)

Owner(s): Alexey Kim
2705 Beach Pkwy
Cape Coral, FL 33914
PHONE: (239) 703-9726, Fax: No fax, Email: No email

Applicant: David Reider
525 1st Ave N
St Petersburg, FL 33701
PHONE: (727) 822-2505, Fax: No fax, Email: Dreider@berlinpatten.Com

Representative: David Reider
Berlin Patten Ebling
525 1st Ave N
St Petersburg, FL 33701
PHONE: (727) 822-2505, Fax: No fax, Email: Dreider@berlinpatten.Com

Location: Northwest corner of Pine Street and S. San Remo Avenue. (0.17 acres)

Atlas Page: 297A

Zoning District: LMDR - Low Medium Density Residential

Request: Flexible Standard Development approval for a detached dwelling in the Low Medium Density Residential (LMDR) District for the property at 1469 Pine Street. The building will not exceed 30 feet in height and includes two off-street parking spaces. Requested is flexibility from front setback requirements. (Community Development Code Section 2-203.C)

Proposed Use: Detached Dwellings

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

Assigned Planner: Thea French, Planner



CITY OF CLEARWATER
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 TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	04/09/2025	French
Parks and Rec Review	Comments	04/10/2025	Parry
Public Utilities Review	Comments	04/14/2025	Vacca
Solid Waste Review	No Comments	04/15/2025	Portalatin
Land Resource Review	Comments	04/18/2025	Quinzi
Environmental Review	Comments	04/21/2025	Kessler
Planning Review	Comments	04/21/2025	French
Fire Review	No Comments	04/21/2025	Ramos
Engineering Review	Comments	04/22/2025	Dresch
Stormwater Review	Comments	04/22/2025	Dresch
Traffic Eng Review	Comments	04/22/2025	Dresch

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 4/22/2025 7:09:31 PM

Issue created by Raymond Dresch on 4/22/2025 7:09:31 PM
 raymond.dresch@myclearwater.com - 727-444-8775

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



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TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 4/21/2025 12:44:07 PM

Issue created by Sarah Kessler on 4/21/2025 12:44:07 PM
sarah.kessler@myclearwater.com - 727-444-8233

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

LAND RESOURCE - Prior to DO Landscape Acknowledgement

Set to DRAFT on 4/18/2025 3:01:04 PM

Issue created by Michael Quinzi on 4/18/2025 3:01:04 PM
michael.quinzi@myclearwater.com - 727-444-8770

Prior to DO - Please respond that you acknowledge the following:

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

Code (CDC 3-1204.B) details what is acceptable in terms of landscaping:

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

-Prior to issuance of a certificate of occupancy you are required to install 4 code sized native shade trees or equivalents. These trees must meet the minimum code requirements and be installed.

LAND RESOURCE - Prior to DO Tree Survey

Set to DRAFT on 4/18/2025 3:30:57 PM

Issue created by Michael Quinzi on 4/18/2025 3:30:57 PM
michael.quinzi@myclearwater.com - 727-444-8770

Right of way trees and adjacent off-site trees up to 25 feet from the property line with a DBH of 4 inches or more must be shown on the tree survey / site plan. Indicate if trees are to be removed.

The adjacent property to the west has a large Oak tree in the front yard, show the approximate distance from the base of the tree to your west property line. A Tree Preservation Plan may be required pending response

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



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TELEPHONE (727) 562-4567

LAND RESOURCE - Prior DO Acknowledge Required Shade Trees

Set to DRAFT on 4/24/2025 4:59:36 PM

Issue created by Michael Quinzi on 4/24/2025 4:59:36 PM
michael.quinzi@myclearwater.com - 727-444-8770

Please respond that you acknowledge the following:

Minimum required shade trees per lot – Acknowledge. Prior to issuance of Certificate of Occupancy or Certificate of Completions and as per CDC Section 3-1205.D.2. a lot of this size requires 4 shade trees. Prior to Certificate of Occupancy shade trees must be planted and inspected as a landscape final inspection. Shade Trees have a mature height of over 35 feet. Native trees are strongly recommended. Shade trees must be 10 feet in height and 2.5 inch caliper at time of planting. Accent trees have a mature height of over 15 feet. Native trees are strongly recommended. Two accents may be used to equal one native shade tree. Accent trees must be 8 feet in height and 2.0 inch in caliper at time of planting. Three palms may be used to equal one shade tree. Palms must have 10 feet of clear trunk at time of planting. Phoenix species (canariensis, dactylifera) and Bismarck palms are considered specimen palms and are equal to one shade tree. Palm trees shall account for no more than 25% of required shade trees. Species listed on the Florida Exotic Plant Pest Council List and all citrus species may not be used as required trees.

PARKS AND REC - PR Issue 1

Set to DRAFT on 4/10/2025 8:33:12 AM

Issue created by Mark Parry on 4/10/2025 8:33:12 AM
mark.parry@myclearwater.com - 727-444-8768

It appears that the proposal is for one new market rate dwelling unit. Once square footage is provided, a Parks and Rec Impact Fee between \$3,021 and \$3,762 total will be due prior to the issuance of any Certificate of Occupancy.

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

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

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

PLANNING - Prior to DO - mechanical equipment

Set to DRAFT on 4/25/2025 1:14:18 PM

Issue created by Thea French on 4/25/2025 1:14:18 PM
thea.french@myclearwater.com - 727-444-8771

Provide details of location of all mechanical equipment and a narrative how it shall be screened.



CITY OF CLEARWATER
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TELEPHONE (727) 562-4567

PLANNING - Prior to DO - General Comment-Acknowledge

Set to DRAFT on 4/24/2025 4:32:45 PM

Issue created by Ted Kozak on 4/24/2025 4:32:45 PM
ted.kozak@myclearwater.com - 727-444-8941

Acknowledge;

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

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

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

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

PLANNING - Prior to DO: General Applicability responses

Set to DRAFT on 4/21/2025 4:10:42 PM

Issue created by Thea French on 4/21/2025 4:10:42 PM
Issue is attached to page 3 in Revised Application Form_April4.pdf
thea.french@myclearwater.com - 727-444-8771

the General Applicability Criteria responses are rather superficial.
Planning would be looking for evidence supporting the requested flexibility. (#1 & #5)

ePermit is the portal to search addresses, permits, or flexibility case numbers to support your request.

<https://epermit.myclearwater.com/CitizenAccess/Cap/CapHome.aspx?module=Planning&TabName=Planning&TabList=Home%7C0%7CBuilding%7C1%7CBusinessTax%7C2%7CPlanning%7C3%7CCodeCompliance%7C4%7CCurrentTabIndex%7C3>

PLANNING - Prior to DO: Landscape plan

Set to DRAFT on 4/21/2025 4:15:50 PM

Issue created by Thea French on 4/21/2025 4:15:50 PM
Issue is attached to Plans on sheet LANDSCAPE PLAN
thea.french@myclearwater.com - 727-444-8771

A landscape plan is needed to reflect the elements required listed in CDC Division 12. Maybe a site data table can help clarify these elements.

PLANNING - Prior to DO: Narrative and site data table

Set to DRAFT on 4/21/2025 4:18:43 PM

Issue created by Thea French on 4/21/2025 4:18:43 PM
Issue is attached to Plans on sheet TREE SURVEY
thea.french@myclearwater.com - 727-444-8771

General narrative to include site data table required; not provided.

This is where you include the narrative for the information that is not shown on a site plan.

Let me know if you have questions, or need more clarity.

PLANNING - Prior to DO: Plan elevations

Set to DRAFT on 4/21/2025 4:16:28 PM



CITY OF CLEARWATER

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

Issue created by Thea French on 4/21/2025 4:16:28 PM

Issue is attached to Plans on sheet A1.5

thea.french@myclearwater.com - 727-444-8771

Provide architectural elevations that reflect the proposed height as defined in CDC Article 8; and annotate north; the cardinal directions on the elevation plan would be preferred, but a "north arrow" is acceptable.

PLANNING - Prior to DO: Specific Criterion

Set to DRAFT on 4/21/2025 4:13:39 PM

Issue created by Thea French on 4/21/2025 4:13:39 PM

Issue is attached to page 4 in Revised Application Form_April4.pdf

thea.french@myclearwater.com - 727-444-8771

Clarify the application:

Page 4; is #4 of page 4 stating there is an existing home on the lot? Then the tree preservation plan and #8 of page 4 states the lot does not have a building on it.

Please update the statements for clarity and consistency; and include evidence of approved permits, and/or flexibility cases that have successfully requested the 15-foot front setback reduction.

ePermit is the portal to search addresses, permits, and flexibility case numbers to support your request.

<https://epermit.myclearwater.com/CitizenAccess/Cap/CapHome.aspx?module=Planning&TabName=Planning&TabList=Home%7C0%7CBuilding%7C1%7CBusinessTax%7C2%7CPlanning%7C3%7CCodeCompliance%7C4%7CCurrentTabIndex%7C3>



CITY OF CLEARWATER
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TELEPHONE (727) 562-4567

PUBLIC UTILITIES - prior to DO

Set to DRAFT on 4/14/2025 2:07:05 PM

Issue created by Michael Vacca on 4/14/2025 2:07:05 PM
Issue is attached to Plans on sheet UTILITY PLAN
mike.vacca@myclearwater.com - 727-265-1831

1. Acknowledge and call out on drawings - Contractor is required to field verify the existing and locations of all underground utilities and other features prior to proceeding with any proposed construction. The contractor may consult the utility owner's record drawings, but the utility owner and the engineering do not guarantee, by implication or otherwise, the accuracy of these record drawings. Site contractor shall be financial for any modifications required other than shown on plans. The contractor shall verify the locations, elevations, and dimensions of all existing utilities and shall notify the engineer in writing of any deviation from the plans.
2. Acknowledge and call out on drawings -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.
3. Acknowledge and call out on drawings -The contractor shall coordinate with the city regarding existing water meters, backflow devices and meter box removal, along with sewer lateral abandonment including RCW service prior to finalization of plans to the satisfaction of Public Utilities Department Staff.
4. Acknowledge and call out on drawings -The existing gravity main size and new purposed lateral size, including pipe material to be used, shall be included on the building permit plans to the satisfaction of Public Utilities Department Staff.
5. Acknowledge and call out on drawings -All water meters, Fire detector assembly and fire hydrants to have uninstructed clearance around devices, also apparatus and device not to be located behind fences Public Utilities shall have access
6. Acknowledge and call out on drawings -Reclaimed water is available for the project's irrigation needs, please call out RCW service size and location on drawings.
7. Acknowledge and Call-out on drawings – maintain vertical & Horizontal separation requirements for each utility when laying out location of connections placement within project limits.

STORMWATER - Prior to building permit (acknowledge)

Set to DRAFT on 4/22/2025 7:09:55 PM

Issue created by Raymond Dresch on 4/22/2025 7:09:55 PM
raymond.dresch@myclearwater.com - 727-444-8775

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

TRAFFIC ENG - Prior to DO: SVTs

Set to DRAFT on 4/22/2025 7:05:31 PM

Issue created by Raymond Dresch on 4/22/2025 7:05:31 PM
Issue is attached to Plans on sheet A1.0
raymond.dresch@myclearwater.com - 727-444-8775

Duplicate Sheets A1.0 -- please pick one and add SVTs.

Please add 20' Sight Visibility Triangles (Section 3-904) to the plan along both sides of the driveway at the property line (not the edge of the street) and at the corner for parcels with double frontages (corner lot). No structure or landscaping may be present or installed which will obstruct views at a level between 30" and 8' above grade within the SVT.

Link: https://library.municode.com/fl/clearwater/codes/community_development_code?nodet=PTICODECO_ART3DEST_DIV9GEAPST_S3-904SIVITR



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

9:15 AM

Case number: [TDR2025-03001 -- 887 S GULFVIEW BLVD](#)

Owner(s): Mannion Brothers Llc
2604 Nutwood Trce
Duluth, GA 30097-7476
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Brian Augst, Jr.
625 Cleveland Street Suite 200
Clearwater, FL 33756
PHONE: (727) 441-8966, Fax: No fax, Email: Bja@macfar.Com

Representative: Brian Augst, Jr.
625 Cleveland Street Suite 200
Clearwater, FL 33756
PHONE: (727) 441-8966, Fax: No fax, Email: Bja@macfar.Com

Location: South side of S. Gulfview Boulevard approximately 955 feet east of Gulf Boulevard

Atlas Page: 285A

Zoning District: Tourist

Request: Transfer of Development Rights of three (3) attached dwelling units (5 overnight accommodations units) from 887 S. Gulfview Boulevard to an overnight accommodation development located at 521 S. Gulfview Boulevard located in the Tourist (T) District.

Proposed Use: Overnight Accomodations

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

Assigned Planner: Austen Dole, Planner



Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	04/18/2025	Kozak
Fire Review	No Comments	04/21/2025	Ramos
Stormwater Review	No Comments	04/22/2025	Dresch
Traffic Eng Review	No Comments	04/22/2025	Dresch
Planning Review	Comments	04/23/2025	Dole

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

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

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

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

The DRC reviewed this application with the following comments:

Plan Room Issues:

No Plan Room Issues on this case.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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TELEPHONE (727) 562-4567



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

TELEPHONE (727) 562-4567

9:25 AM

Case number: [FLS2025-03015 -- 701 FRANKLIN ST](#)

Owner(s): Pinellas Suncoast Transit Auth
3201 Scherer Dr
St Petersburg, FL 33716-1004
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Michael Alford
101 Southhall Lane, Suite 200
Maitland, FL 32751
PHONE: (407) 473-7590, Fax: No fax, Email: Alfordmt@cdmsmith.Com

Representative: Michael Alford
Cdm Smith
101 Southhall Lane, Suite 200
Maitland, FL 32751
PHONE: (407) 473-7590, Fax: No fax, Email: Alfordmt@cdmsmith.Com

Location: South side of Franklin Street, west side of S. Myrtle Avenue, east side of S. East Avenue and north side of Court Street. (1.7 acres)

Atlas Page: 286B

Zoning District: D - Downtown

Request: Flexible Standard Development approval for a public transportation facility (PSTA transit facility) in the Downtown (D) District and Downtown Core Character District at 701 Franklin Street, 704 Court Street and 710 N. Myrtle Avenue. The buildings will not exceed 30 feet in height and include seven off-street parking spaces. Requested is flexibility for key corner standards, frontage design standards, and façade design and articulation. (Community Development Code Section C-803.N)

Proposed Use: Public Transportation Facilities

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

Assigned Planner: Thea French, Planner



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	04/02/2025	French
Public Utilities Review	Comments	04/14/2025	Vacca
Solid Waste Review	Comments	04/15/2025	Portalatin
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Fire Review	No Comments	04/21/2025	Ramos
Engineering Review	Comments	04/22/2025	Dresch
Stormwater Review	Comments	04/22/2025	Dresch
Traffic Eng Review	Comments	04/22/2025	Dresch
Land Resource Review	Comments	04/22/2025	Quinzi
Art Review	No Comments	04/25/2025	French
Planning Review	Comments	04/25/2025	French

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - Prior to DO (Acknowledge) - General Comments

Set to DRAFT on 4/22/2025 7:25:32 PM

Issue created by Raymond Dresch on 4/22/2025 7:25:32 PM
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledgment each condition in your response:

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



CITY OF CLEARWATER
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TELEPHONE (727) 562-4567

ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 4/21/2025 12:46:33 PM

Issue created by Sarah Kessler on 4/21/2025 12:46:33 PM
sarah.kessler@myclearwater.com - 727-444-8233

1. Provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to the commencement of site work and maintained throughout the project.
2. Provide stormwater vault specifications showing the vault provides water quality benefits, and provide a vault maintenance schedule that has been signed and accepted by the owner.

LAND RESOURCE - Prior to DO Landscape Acknowledgement

Set to DRAFT on 4/18/2025 4:17:45 PM

Issue created by Michael Quinzi on 4/18/2025 4:17:45 PM
michael.quinzi@myclearwater.com - 727-444-8770

Please respond that you acknowledge the following:

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

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

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

LAND RESOURCE - Prior to DO Landscape Plan

Set to DRAFT on 4/22/2025 3:58:47 PM

Issue created by Michael Quinzi on 4/22/2025 3:58:47 PM
michael.quinzi@myclearwater.com - 727-444-8770

Revise the following:

- Use City of Clearwater Landscape Details.
- Group shade trees, accent trees and palm trees separately from other plant material on the landscape schedule.
- Accent trees must be 2.0 inch in caliper at time of planting.
- Increase the size of landscape islands to accommodate shade trees. Shade trees must be a minimum of 5 feet from any impervious surface or utility. The landscape islands provided for the 3 Elm trees (*Ulmus parvifolia*) appear to be too small for shade trees, 10 feet X 10 feet, is the minimum required for shade trees.

PLANNING - Acknowledge Prior to DO - Landscaping Code

Set to DRAFT on 4/17/2025 4:32:04 PM

Issue created by Ted Kozak on 4/17/2025 4:32:04 PM
ted.kozak@myclearwater.com - 727-444-8941

Please acknowledge that the surface parking area, including parking islands, shall be designed to meet the landscaping standards set forth in Article 3, Division 12 and parking standards set forth in Article 3, Division 14. Alternatively, during BCP review a Comprehensive Landscape Program pursuant to Section 3-1202.G may be requested.



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 BCP: Underground Utilities

Set to DRAFT on 4/25/2025 10:55:34 AM

Issue created by Thea French on 4/25/2025 10:55:34 AM
thea.french@myclearwater.com - 727-444-8771

Contract is required to field verify the existence and location of all underground utilities and other features prior to proceeding with any proposed construction. The contractor may consult with utility owners' record drawings. Site contractor shall be financially responsible for any modifications required. Contractor shall field verify the locations, elevations and sized of all existing utilities and shall notify City of findings.

PLANNING - Prior to DO - mechanical equipment

Set to DRAFT on 4/25/2025 1:15:31 PM

Issue created by Thea French on 4/25/2025 1:15:31 PM
thea.french@myclearwater.com - 727-444-8771

Confirm the location of all mechanical equipment and provide narrative how it shall be screened.

PLANNING - Prior to DO – Call out on drawings onsite sewers

Set to DRAFT on 4/24/2025 7:43:03 AM

Issue created by Thea French on 4/24/2025 7:43:03 AM
Issue is attached to Plans on sheet C-10
thea.french@myclearwater.com - 727-444-8771

Call out on drawings - add note that all onsite sewer shall be privately owned and maintained.

PLANNING - Prior to DO – Call out on drawings; Wye connection

Set to DRAFT on 4/24/2025 7:45:18 AM

Issue created by Thea French on 4/24/2025 7:45:18 AM
Issue is attached to Plans on sheet C-10
thea.french@myclearwater.com - 727-444-8771

Call out on drawings - contractor is responsible to bypass the sanitary sewer on Court Street when installing the Wye connection.

PLANNING - Prior to DO – Consistent site and landscape plans

Set to DRAFT on 4/24/2025 7:48:50 AM

Issue created by Thea French on 4/24/2025 7:48:50 AM
Issue is attached to Plans on sheet C-3
thea.french@myclearwater.com - 727-444-8771

Confirm that there are no conflicts between site and landscape plans. Some landscape areas are shown with paving and visa versa. Provide all dimensions to property lines of all structures. Provide clarity of the location of the covered canopies on the plans. Identify the property lines with a darker line eight using dash-dot-dot format.

PLANNING - Prior to DO – Consistent site and landscape plans

Set to DRAFT on 4/24/2025 7:50:04 AM

Issue created by Thea French on 4/24/2025 7:50:04 AM
Issue is attached to Plans on sheet LA-4
thea.french@myclearwater.com - 727-444-8771

Confirm that there are no conflicts between site and landscape plans. Some landscape areas are shown with paving and visa versa. Provide all dimensions to property lines of all structures. Provide clarity of the location of the covered canopies on the plans. Identify the property lines with a darker line eight using dash-dot-dot format.



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TELEPHONE (727) 562-4567

PLANNING - Prior to DO – Data Table

Set to DRAFT on 4/24/2025 11:06:48 AM

Issue created by Thea French on 4/24/2025 11:06:48 AM
Issue is attached to Plans on sheet C-3
thea.french@myclearwater.com - 727-444-8771

Provide a data table(s) which indicate all setbacks to property lines if each building.

Also provide height of all structures, ISR and FAR for the site.

PLANNING - Prior to DO - General Comment-Acknowledge

Set to DRAFT on 4/24/2025 4:31:30 PM

Issue created by Ted Kozak on 4/24/2025 4:31:30 PM
ted.kozak@myclearwater.com - 727-444-8941

Acknowledge;

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

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

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

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

PLANNING - Prior to DO – Landscape plan

Set to DRAFT on 4/24/2025 11:12:06 AM

Issue created by Thea French on 4/24/2025 11:12:06 AM
Issue is attached to Plans on sheet LA-4
thea.french@myclearwater.com - 727-444-8771

Provide the dimensions of all planting areas. Provide planting information for the areas identified as planting areas (i.e. adjacent South East Avenue) Provide landscape screening from public view for the parking spaces (i.e. view from East East Avenue) - best option would be to remove narrow paving south of the bike racks, southwards to the dumpster enclosure.

PLANNING - Prior to DO – Pavement markings: Directional arrows

Set to DRAFT on 4/24/2025 7:56:19 AM

Issue created by Thea French on 4/24/2025 7:56:19 AM
Issue is attached to Plans on sheet C-3
thea.french@myclearwater.com - 727-444-8771

Pavement markings, directional arrows - Is direct access for buses to Myrtle from eastbound Franklin FDOT approved/authorized? If not, the west access front markings need to shift north and the exit arrow changed to a LEFT only arrow to direct bus traffic westbound on Franklin. (Transportation)



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TELEPHONE (727) 562-4567

PLANNING - Prior to DO – Site visibility triangles (SVT)

Set to DRAFT on 4/24/2025 7:54:18 AM

Issue created by Thea French on 4/24/2025 7:54:18 AM
Issue is attached to Plans on sheet C-3
thea.french@myclearwater.com - 727-444-8771

Site Visibility Triangles should be reflected at all corners and along both sides of each driveway to include the bollard restricted driveway at Court (Transportation)

PLANNING - Prior to DO - Water connections

Set to DRAFT on 4/24/2025 7:38:21 AM

Issue created by Thea French on 4/24/2025 7:38:21 AM
Issue is attached to Plans on sheet C-10
thea.french@myclearwater.com - 727-444-8771

Call-out on drawings, showing more detailed to the water meter connection to the water main. This should include fire hydrant(s) and Fire detector assembly (Public utilities)

PLANNING - Prior to DO: Bicycle storage facilities

Set to DRAFT on 4/25/2025 10:48:55 AM

Issue created by Thea French on 4/25/2025 10:48:55 AM
thea.french@myclearwater.com - 727-444-8771

Provide details for long-term bicycle storage facilities inside the enclosure as required under CDC Section 3-1411, including type if locking mechanism or rack, and dimensions from the edge of overhang to closest rack, between racks, distance from in front of rack to walls or other structures that may obstruct proper placement of bicycles, access aisle, and any other dimensions specified in section 3-1411. Consider revising title of sheets detailing bicycle storage facility to other than "Dumpster Enclosure"

PLANNING - Prior to DO: Elevation dimensions

Set to DRAFT on 4/25/2025 10:35:06 AM

Issue created by Thea French on 4/25/2025 10:35:06 AM
Issue is attached to Plans on sheet A-CP-05
thea.french@myclearwater.com - 727-444-8771

Dimension the length and widths of each of the proposed buildings, to confirm they match the site plans.

PLANNING - Prior to DO: Elevation dimensions

Set to DRAFT on 4/25/2025 10:35:37 AM

Issue created by Thea French on 4/25/2025 10:35:37 AM
Issue is attached to Plans on sheet A-CP-06
thea.french@myclearwater.com - 727-444-8771

Dimension the length and widths of each of the proposed buildings, to confirm they match the site plans.

PLANNING - Prior to DO: Utility details

Set to DRAFT on 4/25/2025 10:31:11 AM

Issue created by Thea French on 4/25/2025 10:31:11 AM
thea.french@myclearwater.com - 727-444-8771

Add public Utilities water, sewer, and RCW utility detail pages to plan set.



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TELEPHONE (727) 562-4567

PUBLIC UTILITIES - Prior to DO

Set to DRAFT on 4/14/2025 2:34:01 PM

Issue created by Michael Vacca on 4/14/2025 2:34:01 PM
Issue is attached to Plans on sheet C-10
mike.vacca@myclearwater.com - 727-265-1831

1. Acknowledge and show on drawings - from past review and comments of this project -requested comments have been added to NOTES on drawings. SHOW on drawing the requested clean-outs at Franklin & Court to be added within the right of way on drawings.
2. Acknowledge and show on drawings - from past review and comments of this project -requested comments have been added to NOTES on drawings. SHOW on drawing the requested water main size to be tapped and location, the required tap sizes for water service line(s), including the size of the water meter and backflow device on the drawings.
3. Acknowledge and show on drawings - from past review and comments of this project -requested comments have been added to NOTES on drawings. Show on drawings - Public Utilities will be extending the RCW main and providing a 2-inch RCW service for this projects' irrigation needs. the projected location of the RCW service shall be along Franklin Steet near Myrtle Ave. please call-out location on drawing for RCW meter.

SOLID WASTE - Prior to DO - Enclosure specs

Set to DRAFT on 4/15/2025 12:36:36 PM

Issue created by Brandi Portalatin on 4/15/2025 12:36:36 PM
brandi.portalatin@myclearwater.com - 727-562-4920

Please use the city's enclosure specs to be in compliance to our code. It can be found in sec. 32.284 (6) - Engineering Index 701. Submit it in the plans and ensure contractors follow the specs. Thank you.

STORMWATER - Prior to building permit (acknowledge)

Set to DRAFT on 4/22/2025 7:25:54 PM

Issue created by Raymond Dresch on 4/22/2025 7:25:54 PM
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledge on the response letter of the condition below:

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

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

TRAFFIC ENG - Prior to DO: Key Corner

Set to DRAFT on 4/22/2025 7:17:55 PM

Issue created by Raymond Dresch on 4/22/2025 7:17:55 PM
Issue is attached to Plans on sheet C-3
raymond.dresch@myclearwater.com - 727-444-8775

Key Corner does not show proposed elements and has a flush sidewalk extending beyond the ADA ramp with no protection for pedestrians.

Please show proposed elements and add protective measures comparable to the artistic nature to ensure the safety of pedestrians (bollards should be considered as a last resort).

Please updated on the landscape plan as well.



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TELEPHONE (727) 562-4567

TRAFFIC ENG - Prior to DO: SVTs

Set to DRAFT on 4/22/2025 7:19:17 PM

Issue created by Raymond Dresch on 4/22/2025 7:19:17 PM

Issue is attached to Plans on sheet C-3

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

Please add 20' Sight Visibility Triangles (Section 3-904) to the plan at each corner of the parcel.

No structure or landscaping may be present or installed which will obstruct views at a level between 30" and 8' above grade within the SVT.

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

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TELEPHONE (727) 562-4567

9:55 AM

Case number: [FLD2025-03006 -- 405 CORONADO DR](#)

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

Applicant: Brian Aungst, Jr.
625 Court Street, Suite 200
Clearwater, FL 33756
PHONE: (727) 441-8966, Fax: (727) 442-8470, Email: Bja@macfar.Com

Representative: Brian Aungst, Jr.
Macfarlane, Ferguson & McMullen, P.A.
625 Court Street, Suite 200
Clearwater, FL 33756
PHONE: (727) 441-8966, Fax: (727) 442-8470, Email: Bja@macfar.Com

Location: East side of Coronado Drive, south side of 5th Street and west side of Hamden Drive. (1.75 acres)

Atlas Page: 276A

Zoning District: T - Tourist

Request: Flexible Development approval for 135 overnight accommodation units, 20,000 square feet of retail space, 6,825 square feet of restaurant area and an approximately 160,795 square foot parking garage within the Tourist (T) District and the Small Motel Character District of Beach by Design for the property located at 405 Coronado Drive. The building will not exceed 100 feet in height and includes 400 off-street parking spaces. Requested is flexibility from height and a two-year Development Order. (Community Development Code Sections 2-803.K, 4-407 and Beach by Design).

Proposed Use: Overnight Accomodations

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

Assigned Planner: Ted Kozak, Development Review Manager



CITY OF CLEARWATER
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TELEPHONE (727) 562-4567

Workflow:

Review Name	Task Status	Status Date	Last Name
Determination of Completeness	Complete	04/01/2025	Kozak
Parks and Rec Review	No Comments	04/09/2025	Parry
Public Utilities Review	Comments	04/14/2025	Vacca
Solid Waste Review	Comments	04/15/2025	Portalatin
Environmental Review	Comments	04/21/2025	Kessler
Fire Review	Comments	04/21/2025	Ramos
Stormwater Review	Comments	04/22/2025	Dresch
Engineering Review	Comments	04/22/2025	Dresch
Traffic Eng Review	Comments	04/22/2025	Dresch
Land Resource Review	Comments	04/23/2025	McDonnell

The DRC reviewed this application with the following comments:

Plan Room Issues:

ENGINEERING - Prior to CDB (Acknowledge) - General Comments

Set to DRAFT on 4/22/2025 6:04:20 PM

Issue created by Raymond Dresch on 4/22/2025 6:04:20 PM
raymond.dresch@myclearwater.com - 727-444-8775

Please acknowledgment each condition in your response:

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



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ENVIRONMENTAL - Prior to Building Permit

Set to DRAFT on 4/21/2025 12:41:48 PM

Issue created by Sarah Kessler on 4/21/2025 12:41:48 PM
sarah.kessler@myclearwater.com - 727-444-8233

1. Continue to provide erosion control measures on plan sheet and provide notes detailing erosion control methods. Note: all silt fencing and other erosion control measures will be installed prior to the commencement of site work and maintained throughout the project.
2. Provide stormwater vault specifications showing the vault provides water quality benefits, and provide a vault maintenance schedule that has been signed and accepted by the owner.

FIRE - Fire Comment - Acknowledge Prior to CDB

Set to DRAFT on 4/21/2025 9:19:35 AM

Issue created by Walter Ramos on 4/21/2025 9:19:35 AM
Issue is attached to Plans on sheet COVER
walter.ramos@myclearwater.com - 727-444-7723

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

FIRE - Fire Comment - Acknowledge Prior to CDB

Set to DRAFT on 4/21/2025 9:20:24 AM

Issue created by Walter Ramos on 4/21/2025 9:20:24 AM
Issue is attached to Plans on sheet COVER
walter.ramos@myclearwater.com - 727-444-7723

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

FIRE - Fire Comment - Acknowledge Prior to CDB

Set to DRAFT on 4/21/2025 9:21:23 AM

Issue created by Walter Ramos on 4/21/2025 9:21:23 AM
Issue is attached to Plans on sheet COVER
walter.ramos@myclearwater.com - 727-444-7723

An approved water supply capable of supplying the required fire flow for fire protection shall be provided. Hydrant shall meet the requirements of NFPA 1 2021 Edition Section 18.4 Fire Flow Requirements for Buildings. Please Acknowledge Prior to CDB.

FIRE - Fire Comment - Acknowledge Prior to CDB

Set to DRAFT on 4/21/2025 9:21:58 AM

Issue created by Walter Ramos on 4/21/2025 9:21:58 AM
Issue is attached to Plans on sheet COVER
walter.ramos@myclearwater.com - 727-444-7723

Additional FDC required for this building. Shall meet the requirement of NFPA 14 2019 edition chapter 7 section 7.12 Fire Department Connections. Please acknowledge intent to comply Prior to CDB.

LAND RESOURCE - Prior to CDB: Irrigation Plan

Set to DRAFT on 4/23/2025 8:28:26 AM

Issue created by Danny McDonnell on 4/23/2025 8:28:26 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please provide an irrigation plan.

LAND RESOURCE - Prior to CDB: Landscape Acknowledgement

Set to DRAFT on 4/23/2025 8:28:53 AM

Issue created by Danny McDonnell on 4/23/2025 8:28:53 AM
danny.mcdonnell@myclearwater.com - 727-444-8765

Please acknowledge;

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



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

PLANNING - Acknowledge Prior to CDB - General Comments

Set to DRAFT on 4/23/2025 3:45:05 PM

Issue created by Ted Kozak on 4/23/2025 3:45:05 PM
ted.kozak@myclearwater.com - 727-444-8941

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

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

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

In order to be reviewed by the Community Development Board (CDB) on June 17, 2025, electronic version of all updated materials must be submitted no later than 12:00pm on May 9, 2025.

PLANNING - Acknowledge Prior to CDB- walls or fences

Set to DRAFT on 4/23/2025 3:37:07 PM

Issue created by Ted Kozak on 4/23/2025 3:37:07 PM
ted.kozak@myclearwater.com - 727-444-8941

Acknowledge that no perimeter fence or wall is being proposed as part of the project.

PLANNING - Prior to CDB - Application - Flexibility or use specific criteria

Set to DRAFT on 4/23/2025 2:34:40 PM

Issue created by Ted Kozak on 4/23/2025 2:34:40 PM
ted.kozak@myclearwater.com - 727-444-8941

On page 3 of the Specific Criteria responses - response 10 states that wrong development agreement number. Modify with the recent approved HDA2024-09001 approval with the approval date by City Council on February 20, 2025.

PLANNING - Prior to CDB - Beach by Design

Set to DRAFT on 4/23/2025 3:42:02 PM

Issue created by Ted Kozak on 4/23/2025 3:42:02 PM
ted.kozak@myclearwater.com - 727-444-8941

The project is in the Small Motel character district of Beach by Design which supersedes the CDC with respect to development parameters. Any item not covered by Beach by Design defers back to the CDC. The submittal must include consistent and detailed written information and supporting graphics regarding the project meeting all requirements of the Small Motel character district, Design Guidelines, and all other requirements of Beach by Design (BBD). Provide all dimensions, diagrams and details required by Beach by Design. Fully address all requirements of Beach by Design. This application will may move forward all applicable requirements of Beach by Design are addressed, with all required dimensions, diagrams, details clearly provided. Specifically: As required to confirm compliance, please provide the following information: building footprint in SF; isometric or axonometric drawings to show offsets of more than five feet and to clearly show building facade dimensions; elevations showing the percentages of windows or architectural decoration; elevations showing the theoretical building volumes.



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TELEPHONE (727) 562-4567

PLANNING - Prior to CDB - confirm compliance with Sight Visibility Triangles

Set to DRAFT on 4/23/2025 3:32:17 PM

Issue created by Ted Kozak on 4/23/2025 3:32:17 PM

Issue is attached to Plans on sheet C3.1

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

It appears portions of the proposed building encroaches into the required sight visibility triangles, please modify the proposed building footprint on all plans to comply with the sight visibility triangle requirements of CDC Section 3-904.A.

PLANNING - Prior to CDB - correct ISR

Set to DRAFT on 4/23/2025 2:27:02 PM

Issue created by Ted Kozak on 4/23/2025 2:27:02 PM

Issue is attached to Plans on sheet C1.1

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

The application - page 2 indicates an ISR of 71.9 percent but the Site Data table on C1.1 says 0.868, Please clarify.

PLANNING - Prior to CDB - Floorplate between 45 and 100 feet

Set to DRAFT on 4/23/2025 3:24:56 PM

Issue created by Ted Kozak on 4/23/2025 3:24:56 PM

Issue is attached to Plans on sheet 12

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

The application, page 1 of the Beach by Design Criteria narrative indicates that there is no part of the floor that exceeds 25,000 square feet. Provide a calculation on plans of the actual building area between 45 and 100 feet to confirm compliance.

PLANNING - Prior to CDB - Mechanical equipment

Set to DRAFT on 4/23/2025 3:38:44 PM

Issue created by Ted Kozak on 4/23/2025 3:38:44 PM

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

Provide language regarding the proposed location of the mechanical equipment and please clarify how (1) this will be accomplished and (2) how the equipment will be screened. The note must include the following details; "Mechanical equipment will be screened from view from adjacent properties and rights-of-way with fencing and or landscaping."

PLANNING - Prior to CDB - on street parking spaces

Set to DRAFT on 4/23/2025 3:49:43 PM

Issue created by Ted Kozak on 4/23/2025 3:49:43 PM

Issue is attached to Plans on sheet C3.1

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Provide all dimensions of all on-street parking spaces and confirm compliance with visibility requirements to the satisfaction of Public Works.

PLANNING - Prior to CDB - projections and overhangs

Set to DRAFT on 4/23/2025 2:45:09 PM

Issue created by Ted Kozak on 4/23/2025 2:45:09 PM

Issue is attached to Plans on sheet C3.1

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Provide the dimensions of all building projections and overhangs and confirm compliance with the CDC Sec. 3-908.D.1 including but not limited to a maximum 24 inches of extensions into a setback area that linearly extend 50 percent or less of the width of the building.

PLANNING - Prior to CDB - signage

Set to DRAFT on 4/23/2025 3:21:02 PM

Issue created by Ted Kozak on 4/23/2025 3:21:02 PM

Issue is attached to Plans on sheet 12

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Remove proposed signage from all plans, including elevations.



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 - water feature east elevation

Set to DRAFT on 4/23/2025 3:19:58 PM

Issue created by Ted Kozak on 4/23/2025 3:19:58 PM

Issue is attached to Plans on sheet 12

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

Provide details, dimensions and locations of the optional water feature on all Site Plans or remove from the east elevation.

PLANNING - Prior to CDB- Acknowledge net width of parking garage spaces

Set to DRAFT on 4/23/2025 2:52:51 PM

Issue created by Ted Kozak on 4/23/2025 2:52:51 PM

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

Although it appears on all Floor Plans that all parking garage spaces meet the minimum width -which means structural support columns do not encroach into parking spaces. Please acknowledge and confirm.

PUBLIC UTILITIES - prior to CDB

Set to DRAFT on 4/14/2025 1:47:57 PM

Issue created by Michael Vacca on 4/14/2025 1:47:57 PM

Issue is attached to Plans on sheet C5.1

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

1. Acknowledge and call out on drawings - - Contractor is required to field verify the existing and locations of all underground utilities and other features prior to proceeding with any proposed construction. The contractor may consult the utility owner's record drawings, but the utility owner and the engineering do not guarantee, by implication or otherwise, the accuracy of these record drawings. Site contractor shall be financial for any modifications required other than shown on plans. The contractor shall verify the locations, elevations, and dimensions of all existing utilities and shall notify the engineer in writing of any deviation from the plans.
2. Acknowledge and call out on drawings -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.
3. Acknowledge and call out on drawings -The contractor shall coordinate with the city regarding existing water meters, backflow devices and meter box removal, along with sewer lateral abandonment including RCW service prior to finalization of plans to the satisfaction of Public Utilities Department Staff.
4. Acknowledge and call out on drawings -The existing gravity main size and new purposed lateral size, including pipe material to be used, shall be included on the building permit plans to the satisfaction of Public Utilities Department Staff.
5. Acknowledge and call out on drawings -All water meters, Fire detector assembly and fire hydrants to have uninstructed clearance around devices, also apparatus and device not to be located behind fences Public Utilities shall have access
6. Acknowledge and call out on drawings -Reclaimed water is available for the project's irrigation needs, please call out RCW service size and location on drawings.
7. Consideration – RCW service as option for cooling tower water make up.
8. Acknowledge and call out on drawings -at this time, Fire hydrants not permit to be connected to RCW main, please correct drawings shown on C5.1
9. Acknowledge and call out on drawings -All sewer pipe and manhole shall be considered privately owned and maintained by others within project limits.

SOLID WASTE - Solid waste service Prior to CDB

Set to DRAFT on 4/15/2025 12:17:03 PM

Issue created by Brandi Portalatin on 4/15/2025 12:17:03 PM
brandi.portalatin@myclearwater.com - 727-562-4920

Where will the compactor be located?
Compactor should be secluded to keep areas from interfering with one another.

Every solid waste vehicle is higher than 11ft.

Please show a solid waste truck template for servicing purposes.
Solid waste vehicles should not have to interfere with other vehicles when servicing the property.

STORMWATER - Prior to building permit (acknowledge)

Set to DRAFT on 4/22/2025 6:07:47 PM

Issue created by Raymond Dresch on 4/22/2025 6:07:47 PM
raymond.dresch@myclearwater.com - 727-444-8775

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

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

TRAFFIC ENG - Prior to CDB: Ramp Slopes

Set to DRAFT on 4/22/2025 6:22:24 PM

Issue created by Raymond Dresch on 4/22/2025 6:22:24 PM
Issue is attached to Plans on sheet C3.1
raymond.dresch@myclearwater.com - 727-444-8775

Please provide confirmation that no ramp with parking exceeds 6% slope. Reference: Section 3 -1402.I.10.

TRAFFIC ENG - Prior to CDB: SVTs

Set to DRAFT on 4/22/2025 6:31:06 PM

Issue created by Raymond Dresch on 4/22/2025 6:31:06 PM
Issue is attached to Plans on sheet C3.1
raymond.dresch@myclearwater.com - 727-444-8775

- 1-- Missing SVTs at corners along 5th St.
- 2-- Multiple minor SVT Encroachments have been identified.
- a-- Loading/Solid Waste area by 5 feet.
- b-- South entry by 2-3 feet on both sides.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.