



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

Monday, October 18, 2021

8:30 AM - Staff Review

9:00 AM

Case number: [FLS2021-06025 -- 2111 DREW ST](#)

Owner(s): Van Scoik And Co Harper
2111 Drew St
Clearwater, FL 337653215
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Thomas Chapuis
510 Vonderburg Dr, Ste 216
Brandon, FL 33511
PHONE: (708) 212-0232, Fax: No fax, Email: Thomas.Chapuis@cdgpa.Com

Representative: Thomas Chapuis
Chapuis Design Group Architecture, Pa
510 Vonderburg Dr, Ste 216
Brandon, FL 33511
PHONE: (708) 212-0232, Fax: No fax, Email: Thomas.Chapuis@cdgpa.Com

Location: The 0.833 acre property is located at the southwest corner of the North Starcrest Drive and Drew Street intersection.

Atlas Page: 289B

Zoning District: C - Commercial

Request: The Development Review Committee is reviewing a request to establish a medical clinic use in an existing building in the Commercial (C) District for the property located at 2111 Drew Street. The project is 50 feet in height from grade, includes 48 off-parking spaces, and requests allowable flexibility from setback, landscape requirements, parking, and height requirements from the Community Development Code Sections 2-703.J and 3-1202.G.

Proposed Use: Medical Clinic

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

Presenter: Kevin Nurnberger, Senior Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Workflow:

| Review Name | Task Status | Status Date | Last Name |
|-------------------------------|--------------------|-------------|------------|
| Determination of Completeness | Complete | 09/08/2021 | Nurnberger |
| Stormwater Review | Comments | 09/13/2021 | Vo |
| Engineering Review | No Comments | 09/13/2021 | Seaman |
| Traffic Eng Review | Comments | 09/13/2021 | Elbo |
| Environmental Review | Comments | 09/20/2021 | Kessler |
| Land Resource Review | No Comments | 09/28/2021 | Quinzi |
| Public Utilities Review | Comments | 09/28/2021 | Seaman |
| Art Review | No Review Required | 09/29/2021 | Nurnberger |
| Harbor Master Review | No Review Required | 09/29/2021 | Nurnberger |
| Planning Review | Comments | 09/29/2021 | Nurnberger |
| Parks and Rec Review | No Comments | 09/30/2021 | Kader |
| Fire Review | No Response | 10/04/2021 | Crandall |
| Solid Waste Review | Comments | 10/04/2021 | Crandall |
| Route to Meeting | Ready for DRC | 10/04/2021 | Crandall |

The DRC reviewed this application with the following comments:

Plan Room Issues:



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

ENGINEERING - General Notes

Set to OPEN on 9/28/2021 1:12:00 PM

Issue created by Douglas Seaman on 9/28/2021 1:12:00 PM
douglas.seaman@myclearwater.com - 727-562-4581

General Notes

1. The application included construction plans which were reviewed for general engineering criteria. The details provided in the plan set may have been necessary for other departmental reviews to provide flexible development conditions. Construction details shall be reviewed more thoroughly prior to receipt of the building permit.
- 2) All resubmittals shall be accompanied with a response letter addressing how each departmental condition has been met.

ENVIRONMENTAL - Prior to Building Permit

Set to OPEN on 9/20/2021 2:51:46 PM

Issue created by Sarah Kessler on 9/20/2021 2:51:46 PM
Issue is attached to Plans on sheet AS1.0
sarah.kessler@myclearwater.com - 727-562-4897

Prior to issuance of Building Permit:

1. An Asbestos Survey is usually required prior to conducting any demolition or renovations. Contact Pinellas County Air Quality (727/464-4422) for more information.
2. Provide erosion control measures on plan sheet, and provide notes detailing erosion control methods.

PLANNING - 2. Prior to Building Permit - the side (south) setback

Set to OPEN on 9/29/2021 7:57:33 AM

Issue created by Kevin Nurnberger on 9/29/2021 7:57:33 AM
Issue is attached to Plans on sheet AS1.0
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Show the side (south) setback dimension from property line to pavement. The minimum required setback/landscape buffer width is 5 feet. If the setback is less than 5 feet it needs to be added to the comprehensive landscape program.

PLANNING - Prior to Building Permit

Set to OPEN on 9/29/2021 8:17:35 AM

Issue created by Kevin Nurnberger on 9/29/2021 8:17:35 AM
Issue is attached to Plans on sheet AS1.0
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

That, prior to the issuance of any building construction permit, excluding demolition and clearing and grubbing, a written narrative is submitted which fully clarifies how each condition of approval is met with any applicable permit submittal subject to any applicable timing requirement;

PLANNING - Prior to Building Permit - Carport

Set to OPEN on 9/29/2021 8:05:18 AM

Issue created by Kevin Nurnberger on 9/29/2021 8:05:18 AM
Issue is attached to Plans on sheet G1.0
kevin.nurnberger@myclearwater.com - 727-562-4567x2502

Clarify if the carport will be removed. If not, provide the side setback dimensions from both side property lines to the carport.



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 Building Permit - landscaping

Set to OPEN on 9/29/2021 7:56:26 AM

Issue created by Kevin Nurnberger on 9/29/2021 7:56:26 AM

Issue is attached to Plans on sheet AS1.0

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

Prior to Building Permit: A comprehensive landscape program application shall be submitted showing where landscaping can be added to the site typical as an improvement to the minimum required standards in CDC Section 3-1202.G. The landscape plan does not meet the minimum required landscape buffer width along Drew Street and Starcrest Drive as well as the required 20 percent of interior landscaping interior islands. Also, interior islands shall be incorporated into parking lot designs so that no more than 20 parking spaces are provided in a row.

PLANNING - Prior to Building permit - walkway

Set to OPEN on 9/29/2021 7:58:12 AM

Issue created by Kevin Nurnberger on 9/29/2021 7:58:12 AM

Issue is attached to Plans on sheet AS1.0

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

Prior to Building Permit: In the side (west) setback - the walkways/sidewalks. Section 3-903. - Required setbacks. 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. The minimum required side setback is 5 feet so any walkway/sidewalk in the front setback shall be no greater than 42 inches in width, nor greater in width than that required by the Florida Building Code. The minimum required side setback for a medical clinic in the C District is 10 feet. So if the walkway width is not reduced to comply with code the request will need to be reviewed as a Level Two applicant where a reduce side setback is permitted to be requested.

PLANNING - Prior to Development Order - Canopy

Set to OPEN on 9/29/2021 8:15:23 AM

Issue created by Kevin Nurnberger on 9/29/2021 8:15:23 AM

Issue is attached to Plans on sheet AS1.0

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

Provide a detail/drawing of proposed front canopy. Provide a height dimension from grade to the top of proposed canopy.

PLANNING - Prior to Development Order - Front Setback

Set to OPEN on 9/29/2021 8:14:21 AM

Issue created by Kevin Nurnberger on 9/29/2021 8:14:21 AM

Issue is attached to Plans on sheet AS1.0

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

Provide the front setback dimension along the Starcrest Drive street frontage from property line to new canopy.

PLANNING - Prior to Development Order - Number of Parking spaces

Set to OPEN on 9/29/2021 8:16:30 AM

Issue created by Kevin Nurnberger on 9/29/2021 8:16:30 AM

Issue is attached to Plans on sheet AS1.0

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

Acknowledge that the minimum number of parking spaces is based on gross floor area and not net floor area as discussed in the parking demand study.



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 Development Order - outdoor mechanical equipment

Set to OPEN on 9/29/2021 8:11:08 AM

Issue created by Kevin Nurnberger on 9/29/2021 8:11:08 AM

Issue is attached to Plans on sheet G1.0

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

All plans shall match. The survey shows the outdoor mechanical equipment located on the subject property. The site/landscape plan (AS1.1), site plan (AS1.0), and hardscape plan (AS1.2) show the mechanical equipment to be located on the adjacent property. Revise plans to match the survey showing all the outdoor equipment located on the property.

PLANNING - Prior to Development Order - screening

Set to OPEN on 9/29/2021 8:13:47 AM

Issue created by Kevin Nurnberger on 9/29/2021 8:13:47 AM

Issue is attached to Plans on sheet AS1.0

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

Is the outdoor mechanical equipment being removed as shown on other sheets? If not, outdoor mechanical equipment is required to be screened from right-of-way and adjacent property by a fence wall, or landscaping. Provide a note on plan how this will be met.

PLANNING - Prior to Development Order- building height

Set to OPEN on 9/29/2021 8:12:14 AM

Issue created by Kevin Nurnberger on 9/29/2021 8:12:14 AM

Issue is attached to Plans on sheet A1.0

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

On Sheet A1.0 provide the building elevation dimensions as defined in the Community Development Code. Height is measured as the vertical distance from the mean elevation of the existing grade to the highest finished roof surface in the case of a building with a flat roof, or the vertical distance from the existing grade to a point representing the midpoint of the peak and eave heights of the main roof structure of the roof of a building having a pitched roof.

PLANNING - Prior to Development Order: front setback

Set to OPEN on 9/29/2021 8:06:09 AM

Issue created by Kevin Nurnberger on 9/29/2021 8:06:09 AM

Issue is attached to Plans on sheet AS1.0

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

Provide the front setback dimension from the front property line along Starcrest Drive to pavement and to the building.

PLANNING - prior to Development Order: number of Parking Spaces

Set to OPEN on 9/29/2021 8:15:52 AM

Issue created by Kevin Nurnberger on 9/29/2021 8:15:52 AM

Issue is attached to Plans on sheet AS1.0

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

On all applicable sheets, provide the number of parking spaces in each row for an accurate count of proposed parking spaces.

PLANNING - Prior to Development Order: Parking Number

Set to OPEN on 9/29/2021 8:04:22 AM

Issue created by Kevin Nurnberger on 9/29/2021 8:04:22 AM

Issue is attached to Plans on sheet AS1.0

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

Acknowledge that if the request asking to be approved with 51 parking spaces the 51 parking spaces shall remain without a future reduction to the number of parking spaces. The plan states 48 spaces will remain if a canopy is added but plan shows 46 parking spaces. You will need to be specific in the number of proposed parking spaces. As of this request there are 46 parking spaces provided on-site which is less than the minimum allowed in a Level One case for a medical clinic.



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 Development Order: parking space dimensions

Set to OPEN on 9/29/2021 8:07:20 AM

Issue created by Kevin Nurnberger on 9/29/2021 8:07:20 AM

Issue is attached to Plans on sheet AS1.0

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

Show the parking space dimensions on all applicable sheets. The parking space dimensions shall comply with the standards in CDC Section 3-1402.A.

PLANNING - Prior to Development Order: setbacks

Set to OPEN on 9/29/2021 8:06:41 AM

Issue created by Kevin Nurnberger on 9/29/2021 8:06:41 AM

Issue is attached to Plans on sheet AS1.0

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

Show all the front and side setbacks to pavement and building on both fronts and sides of the property.

PUBLIC UTILITIES - Prior to Building Permit

Set to OPEN on 9/15/2021 11:16:56 AM

Issue created by Douglas Seaman on 9/15/2021 11:16:56 AM

douglas.seaman@myclearwater.com - 727-562-4581

No civil / utility plans were attached to the application. Prior to Building Permit, if there are requirements for gravity lateral, water meter(s), fire hydrant or DDCV fire protection, a utility plan sheet will be required.

SOLID WASTE - General notes

Set to OPEN on 9/30/2021 9:58:45 AM

Issue created by Mark Beery on 9/30/2021 9:58:45 AM

mark.beery@myclearwater.com - 727-562-4920

Please provide an Dumpster Enclosure meeting index 701 specifications.

STORMWATER - Prior to Building Permit

Set to OPEN on 9/13/2021 1:03:52 PM

Issue created by Phuong Vo on 9/13/2021 1:03:52 PM

phuong.vo@myclearwater.com - 727-562-4752

Prior to Building Permit:

Please provide a site data table showing impervious, pervious and building areas.

TRAFFIC ENG - Accessible & regular parking - Prior to a DO

Set to OPEN on 9/13/2021 3:34:02 PM

Issue created by Bennett Elbo on 9/13/2021 3:34:02 PM

Issue is attached to Plans on sheet AS1.0

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

1. Applicant shall provide at least two accessible parking stall(s) as per Community Development Code, Section 3-1409.
2. Provide City's accessible parking sign and accessible parking detail. The City's ADA details are available through City's website. See web link for your convenience- series 118 & 119. <https://www.myclearwater.com/government/city-departments/engineering/documents-publications/construction-standards>
3. Show on the site plan typical parking dimensions for regular parking stall (length and width) also show typical dimension for back-out/drive aisle width. Parking stall dimensions shall be to current City standards. The parking detail (series 120) is available through the City website under: <https://www.myclearwater.com/government/city-departments/engineering/documents-publications/construction-standards>



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 - Accessible route - Prior to a DO.

Set to OPEN on 9/13/2021 3:49:37 PM

Issue created by Bennett Elbo on 9/13/2021 3:49:37 PM

Issue is attached to Plans on sheet AS1.0

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

1. Provide an accessible route from a building's accessible entrance to a public sidewalk, compliant with 2020 Florida Accessibility Code for Building Construction, Section 206.

TRAFFIC ENG - General note

Set to OPEN on 9/13/2021 4:14:14 PM

Issue created by Bennett Elbo on 9/13/2021 4:14:14 PM

Issue is attached to Plans on sheet AS1.0

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

General Note:

1. Applicant shall comply with the current MIF (Multi-modal Impact Fee) Ordinance and fee schedule. MIF shall be paid prior to receiving a Certificate of Occupancy. The MIF amount for the proposed medical facility with credit is \$42,803.38.

* This proposal is a change of use from general office to a medical/clinic. The fee per unit for a medical facility is higher than the general office because of a higher trip rate.

TRAFFIC ENG - Prior to DO-Parking study

Set to OPEN on 9/13/2021 3:55:17 PM

Issue created by Bennett Elbo on 9/13/2021 3:55:17 PM

Issue is attached to Plans on sheet AS1.0

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

Please revise parking study to use the highest peak demand ratio of 2.75 spaces per 1,000 SF. and not the average. Using 2.75 ratio for a 12,213 GSF building yields 34 parking spaces (round up to whole number).

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

9:30 AM

Case number: [FLS2021-08030 -- 622 POINSETTIA AVE](#)

Owner(s): Natsis, Evangelos & Maria Rev Liv Trust
51 Island Way Apt 201
Clearwater, FL 337672212
PHONE: No phone, Fax: No fax, Email: No email

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

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

Location: located on the west side of Poinsettia Avenue at the intersection of Poinsettia Avenue and Bay Esplanade approximately 100 feet south of Royal Way.

Atlas Page: 258A

Zoning District: T - Tourist

Request: The Development Review Committee (DRC) is reviewing a proposed eight unit resort attached dwelling use in the Tourist (T) District and Old Florida Character District of Beach by Design for the property located at 622 Poinsettia Avenue. The project is 50 feet in height, includes a minimum of 12 off-parking spaces, and requests allowable flexibility from setbacks and height requirements from the Community Development Code Sections 2-802.R.

Proposed Use: Resort Attached Dwellings

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

Presenter: Kevin Nurnberger, Senior Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Workflow:

| Review Name | Task Status | Status Date | Last Name |
|-------------------------------|--------------------|-------------|------------|
| Determination of Completeness | Complete | 09/09/2021 | Nurnberger |
| Engineering Review | Comments | 09/13/2021 | Seaman |
| Environmental Review | Comments | 09/20/2021 | Kessler |
| Land Resource Review | No Comments | 09/28/2021 | Thomen |
| Fire Review | No Comments | 09/28/2021 | Hatten |
| Public Utilities Review | Comments | 09/28/2021 | Seaman |
| Parks and Rec Review | No Comments | 09/30/2021 | Kader |
| Harbor Master Review | No Response | 10/04/2021 | Crandall |
| Solid Waste Review | No Response | 10/04/2021 | Crandall |
| Route to Meeting | Ready for DRC | 10/04/2021 | Crandall |
| Art Review | No Review Required | 10/04/2021 | Crandall |
| Traffic Eng Review | Comments | 10/04/2021 | Crandall |
| Stormwater Review | Comments | 10/04/2021 | Crandall |
| Planning Review | Comments | 10/04/2021 | Crandall |

The DRC reviewed this application with the following comments:

Plan Room Issues:



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

ENGINEERING - General Notes

Set to OPEN on 9/28/2021 1:47:23 PM

Issue created by Douglas Seaman on 9/28/2021 1:47:23 PM
douglas.seaman@myclearwater.com - 727-562-4581

General Notes

- 1) All resubmittals shall be accompanied with a response letter addressing how each departmental condition has been met.
- 2) The application included construction plans which were reviewed for general engineering criteria. The details provided in the plan set may have been necessary for other departmental reviews to provide flexible development conditions. Construction details shall be reviewed more thoroughly prior to receipt of the building permit.

ENGINEERING - Prior to Building Permit

Set to OPEN on 9/13/2021 1:56:27 PM

Issue created by Douglas Seaman on 9/13/2021 1:56:27 PM
douglas.seaman@myclearwater.com - 727-562-4581

Prior to Building Permit

Applicant shall contact the City Parking Department at 727-562-4750 regarding the existing parking spaces along the property frontage

ENVIRONMENTAL - Prior to Building Permit

Set to OPEN on 9/20/2021 3:05:41 PM

Issue created by Sarah Kessler on 9/20/2021 3:05:41 PM
Issue is attached to Plans on sheet C-1
sarah.kessler@myclearwater.com - 727-562-4897

Prior to issuance of Building Permit:

1. An Asbestos Survey is usually required prior to conducting any demolition or renovations. Contact Pinellas County Air Quality (727/464-4422) for more information.
2. Continue to provide erosion control measures on plan sheet, and provide notes detailing erosion control methods.
3. 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 or that sea turtle lighting is not necessary. 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).



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 - General Comments - Acknowledge

Set to OPEN on 9/29/2021 9:45:41 AM

Issue created by Kevin Nurnberger on 9/29/2021 9:45:41 AM

Issue is attached to Plans on sheet A0.0

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

1. That the project must be in substantial conformity with the resubmitted elevations.
2. That, prior to the issuance of any building permits, except for clearing and grubbing, demolition or the provision of fill, a site plan which indicates that where sidewalks cross driveways treatments such as pavers or textured paving are used and that the details of that treatment including but not limited to pattern, type and installation methodology be approved by Staff;
3. That, prior to the issuance of any permits for building permits, except for clearing and grubbing, demolition or the provision of fill, the location and visibility of electric equipment (electric panels, boxes and meters) be reviewed and, if located exterior to the building where visible from any street frontage, be shown to be painted the same color as the portion of the building to which such features are attached;
4. That, prior to the issuance of any building permit, excluding demolition and clearing and grubbing, a written narrative is submitted which fully clarifies how each condition of approval is met with any applicable permit submittal subject to any applicable timing requirement;
5. That, prior to the issuance of any building permit, excluding demolition and clearing and grubbing, the Fire Department may require the provision of a Water Study performed by a Fire Protection Engineer in order to ensure that an adequate water supply is available and to determine if any upgrades are required by the developer due to the impact of the project. The water supply must be able to support the needs of any required fire sprinkler, standpipe and/or fire pump. If a fire pump is required, then the water supply must be able to supply 150 percent of its rated capacity;
6. That, prior to the issuance of any building construction permit, excluding demolition and clearing and grubbing, the location and visibility of electric equipment (electric panels, boxes and meters) be reviewed and, if located exterior to the building where visible from any street frontage, be shown to be painted the same color as the portion of the building to which such features are attached;
7. That prior to the issuance of any Certificate of Occupancy, all service lines onto the property shall be installed underground unless found to be impracticable as per the CDC.

PLANNING - Prior to Development Order - Elevations

Set to OPEN on 9/29/2021 9:44:21 AM

Issue created by Kevin Nurnberger on 9/29/2021 9:44:21 AM

Issue is attached to Plans on sheet A1-3

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

The east building elevation of Sheet A1-3 doesn't seem to match opening calculations on Sheet A1-6. The ground level on Sheet A1-6 shows an opening where the front elevation on Sheet A1-3 looks like the proposed opening is a closed off wall. Clarify. If this is correct then the opening calculations will need to be corrected.

PLANNING - Prior to Development Order - Parking

Set to OPEN on 9/29/2021 9:42:20 AM

Issue created by Kevin Nurnberger on 9/29/2021 9:42:20 AM

Issue is attached to Plans on sheet A1-0

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

Five parking spaces on the south side of the ground floor do not seem to work in regard to back out and access to handicap parking spaces. Traffic Engineering will need to make a decision/determination on if these spaces work as well as the height of ingress/egress of the ground level parking access. If not, the parking area will need to be revised in regards to this five parking spaces as well as any other issues. If a parking demand study is determined to be necessary, the case may need to reviewed again at DFC as a Level 2 case for insufficient parking for a residential use. Also, provide the parking space dimensions for each space.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

PLANNING - Prior to Development Order ; Walkway

Set to OPEN on 9/29/2021 9:43:17 AM

Issue created by Kevin Nurnberger on 9/29/2021 9:43:17 AM

Issue is attached to Plans on sheet A1-0

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

The walkway is not for along a retail or arterial road: Confirm the width of the proposed walkway to Poinsettia Street from the ground floor on Sheet A1-0. The width of the walkway seems greater than 5 feet as shown on other sheets such as Sheet C-03. All sheets must match. In regards to the walkways/sidewalks. Section 3-903. - Required setbacks. 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. The minimum required front setback is 15 feet so any walkway/sidewalk in the front setback shall be no greater than 42 inches in width, nor greater in width than that required by the Florida Building Code.

PLANNING - Prior to Development Order:

Set to OPEN on 10/1/2021 7:58:25 AM

Issue created by Kevin Nurnberger on 10/1/2021 7:58:25 AM

Issue is attached to Plans on sheet A0.0

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

If it is determined by the Traffic Engineering Division that the proposed parking spaces and area indicated in the comments are inefficient with code requirements then any changes to the site plan such as setbacks or loss of the minimum required parking spaces the plan may need to return to the Development Review Committee or be required to submit as a Level Two application. Please be aware the city typically does not support residential developments that do not provide the minimum required parking spaces.

PLANNING - Prior to Development Order: Landscape

Set to OPEN on 9/29/2021 9:43:45 AM

Issue created by Kevin Nurnberger on 9/29/2021 9:43:45 AM

Issue is attached to Plans on sheet A1-0

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

Provide a more detailed and complete landscape plan providing the types, numbers, and heights of proposed landscape material. Provide a comprehensive landscape program application if the required front landscape buffer plant material is not met as detailed in Community Development Code Sections 3-1202.B and 3-1202.D. Properties in the Old Florida District of Beach by Design are required to provide a ten (10) foot landscape buffer along the street frontage of all properties, except for that portion of a property fronting on Mandalay Avenue, and except for properties 35 feet and below in height that may be granted flexibility in the required setback, in which case the entire setback shall be landscaped.

PUBLIC UTILITIES - Prior to Building Permit

Set to OPEN on 9/16/2021 7:31:55 AM

Issue created by Douglas Seaman on 9/16/2021 7:31:55 AM

douglas.seaman@myclearwater.com - 727-562-4581

General Note:

A Sanitary sewer lateral Die Test was done to confirm the location of the sewer existing building. The connection is in the rear of the building and runs to the manhole on Royal Way.

SOLID WASTE - General notes

Set to DRAFT on 10/4/2021 1:57:16 PM

Issue created by Mark Beery on 10/4/2021 1:57:16 PM

mark.beery@myclearwater.com - 727-562-4920

Solid Waste is okay with both locations.

STORMWATER - Prior to Building Permit

Set to OPEN on 9/30/2021 10:39:27 AM

Print date: 10/7/2021

12 of 35

DRC_ActionAgenda

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Issue created by Douglas Seaman on 9/30/2021 10:39:27 AM
douglas.seaman@myclearwater.com - 727-562-4581

Prior to Building Permit:

1. Provide a comprehensive drainage narrative with supporting drainage calculations and geotechnical report demonstrating that the City of Clearwater Drainage Criteria Manual are met for the proposed 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.

TRAFFIC ENG - Parking- Prior to a DO

Set to OPEN on 9/13/2021 6:34:58 PM

Issue created by Bennett Elbo on 9/13/2021 6:34:58 PM
Issue is attached to Plans on sheet A1-0
bennett.elbo@myclearwater.com - 727-562-4775

1. Please provide typical dimensions on plan sheets C-03 and C-07 for both regular and handicap parking spaces including back-out /drive aisle widths. All parking spaces shall be to current city standards. Please see web address below and see Indexes 118, 119 & 120.
<http://www.myclearwater.com/gov/depts/pwa/engin/publications/stdDET/index.asp>
2. Please label the turning template on plan sheet C-07 as being AASHTO standard passenger car. Also show that a car can enter and exit the two parking spaces located at the south end of the building, without hitting any objects.

TRAFFIC ENG - Sight Visibility - Prior to a DO

Set to OPEN on 9/13/2021 6:35:56 PM

Issue created by Bennett Elbo on 9/13/2021 6:35:56 PM
Issue is attached to Plans on sheet A1-0
bennett.elbo@myclearwater.com - 727-562-4775

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

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

10:15 AM

Case number: [FLS2021-07026 -- 842 HARBOR ISLAND](#)

Owner(s): Joshua Robert Anderson
234 Dolphin Pt Unit 2
Clearwater, FL 337672110
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Kevin Plankey
9025 131st Place
Largo, FL 33773
PHONE: (727) 510-7075, Fax: (727) 767-0491, Email: Poolperfection@gmail.Com

Representative: Kevin Plankey
Pool Perfection Llc
9025 131st Place
Largo, FL 33773
PHONE: (727) 510-7075, Fax: (727) 767-0491, Email: Poolperfection@gmail.Com

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

Atlas Page: 249B

Zoning District: IENCD - Island Estates Neighborhood Conservation Overlay District

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

Proposed Use: Detached Dwellings

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

Presenter: Melissa Hauck-Baker, Senior Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Workflow:

| Review Name | Task Status | Status Date | Last Name |
|-------------------------------|--------------------|-------------|-------------|
| Traffic Eng Review | No Comments | 09/13/2021 | Elbo |
| Public Utilities Review | No Comments | 09/15/2021 | Seaman |
| Fire Review | No Comments | 09/16/2021 | Hatten |
| Stormwater Review | Comments | 09/20/2021 | Vo |
| Environmental Review | Comments | 09/20/2021 | Kessler |
| Land Resource Review | No Comments | 09/28/2021 | Thomen |
| Parks and Rec Review | No Comments | 09/30/2021 | Kader |
| Planning Review | Comments | 09/30/2021 | Hauck-Baker |
| Engineering Review | Comments | 10/04/2021 | Crandall |
| Harbor Master Review | No Review Required | 10/04/2021 | Crandall |
| Solid Waste Review | No Review Required | 10/04/2021 | Crandall |
| Route to Meeting | Ready for DRC | 10/04/2021 | Crandall |
| Art Review | No Review Required | 10/04/2021 | Crandall |
| Determination of Completeness | Complete | 10/07/2021 | Hauck-Baker |

The DRC reviewed this application with the following comments:

Plan Room Issues:



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

ENGINEERING - General Notes

Set to INREVIEW on 10/5/2021 8:11:00 AM

Issue created by Douglas Seaman on 9/28/2021 1:20:36 PM
douglas.seaman@myclearwater.com - 727-562-4581

General Notes

1. The application included construction plans which were reviewed for general engineering criteria. The details provided in the plan set may have been necessary for other departmental reviews to provide flexible development conditions. Construction details shall be reviewed more thoroughly prior to receipt of the building permit.
- 2) All resubmittals shall be accompanied with a response letter addressing how each departmental condition has been met.

kevin plankey on 10/4/2021 5:14:08 PM - ANSWERED

There is no issue here yet to resolve. I understand the conditions set above.

kevin plankey on 10/4/2021 5:14:21 PM - ANSWERED

There is no issues here yet to resolve. I understand the conditions set above.

ENVIRONMENTAL - Prior to Building Permit

Set to INREVIEW on 10/5/2021 8:11:00 AM

Issue created by Sarah Kessler on 9/20/2021 2:55:04 PM
Issue is attached to Plans on sheet C1
sarah.kessler@myclearwater.com - 727-562-4897

Prior to issuance of Building Permit:

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

kevin plankey on 10/4/2021 5:13:07 PM - ANSWERED

We are building a silt fence around the work area and out to the street by the driveway. It is marked in Blue on the site plan.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

PLANNING - Prior to DO

Set to INREVIEW on 10/5/2021 8:11:00 AM

Issue created by Melissa Hauck-Baker on 9/15/2021 11:27:30 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

1. The requested rear yard (west) setback reduction to 5.42 feet is within the allowable range of five feet to 15 feet for a rear yard setback for a detached dwelling as a Residential Infill Project consistent with Table 2-1602.E.
2. The proposed side yard (north) setback will be 8.58 feet and the proposed side yard (south) setback will be 7.67 feet which exceed the allowable range of three feet to 7.5 feet for a side yard setback for a detached dwelling as a Residential Infill Project consistent with Table 2-1602.E.
3. The proposed pool and deck will be less than 12 inches from grade and meets the requirement of an accessory use and permitted encroachment into a waterfront sight visibility triangle requirement of Section 3-904.B.
4. The maximum width of walkways in a setback shall be 42 inches in width unless required to be wider by the Florida Building Code, please confirm the walkway width within the rear setback area to the dock.
5. City records identify that nine area properties along Harbor Island have been granted flexible standard approval for a reduced rear setback. The approvals in the following table reflect that the proposed project will be consistent with the surrounding development pattern.
Harbor Island Area Planning Cases
Address Case Flexibility
860 Harbor Island FLS00-03-18 Rear 21 ft.
849 Harbor Island FLD2002-10034 Rear 18 ft., Term Status Nonconforming
837 Harbor Island FLS2008-02005 Rear 5 ft.
830 Harbor Island FLS2015-06015 Rear 5.69 ft.
679 Harbor Island FLS2010-11033 Rear 5.75 ft.
673 Harbor Island FLS01-05-37 Rear 18 ft.
654 Harbor Island FLS2014-09027 Rear 5 ft.
648 Harbor Island FLS2007-06030 Rear 14.25 ft., Front 9.41 ft., Side 4.16 ft.
625 Harbor Island FLS2010-04013 Rear 3.25 ft., Side 5 ft.
6. The proposed impervious surface ratio will be 0.63 where 0.65 is the maximum permitted and the project complies with the required waterfront property sight visibility triangles.
7. Applicant has properly addressed both the General Applicability and Flexibility Criteria.
8. Applicant shall provide confirmation that the newly repaired seawall was constructed to accommodate the proposed pool.

kevin plankey on 10/4/2021 5:09:37 PM - ANSWERED

The walkway is 42" wide. I marked it on the Site plan

PUBLIC UTILITIES - No Conditions

Set to CLOSED on 9/15/2021 11:24:26 AM

Issue created by Douglas Seaman on 9/15/2021 11:20:01 AM
douglas.seaman@myclearwater.com - 727-562-4581

Utility has no conditions.

STORMWATER - No Conditions Stormwater

Set to INREVIEW on 10/5/2021 8:11:00 AM

Issue created by Phuong Vo on 9/20/2021 3:55:28 PM
phuong.vo@myclearwater.com - 727-562-4752

No Conditions

kevin plankey on 10/4/2021 2:45:47 PM - ANSWERED

There are no conditions listed to be met. Says NO CONDITIONS



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 - No Conditions

Set to INREVIEW on 10/5/2021 8:11:00 AM

Issue created by Douglas Seaman on 9/28/2021 3:58:56 PM
douglas.seaman@myclearwater.com - 727-562-4581

Traffic Engineering has no conditions for this application

kevin plankey on 10/4/2021 5:14:40 PM - ANSWERED

No conditions here to resolve

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

10:25 AM

Case number: [PLT2021-08005 -- 2465 NURSERY RD](#)

Owner(s): Unity-clearwater Inc
2465 Nursery Rd
Clearwater, FL 33764-2748
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Unity Clearwater Inc
2465 Nursery Rd
Clearwater, FL 33764-2748
PHONE: (727) 531-0992, Fax: No fax, Email: Info@unityofclearwater.Org

Representative: Christopher Mcneal
Mcneal Engineering
15957 North Florida Ave
Lutz, FL 33549
PHONE: (813) 968-1081, Fax: (813) 961-5839, Email:
Geomatics@mcnealengineering.Com

Location: 7.155-acre property located along the south side of Nursery Road approximately 1,750 feet west of the intersection with US Highway 19.

Atlas Page: 317B

Zoning District: Institutional

Request: The Development Review Committee (DRC) is reviewing an application for a Preliminary Plat for a 2-lot subdivision for a proposed place of worship and expansion of an existing school use in the Institutional (I) District located at 2465 Nursery Road pursuant to Community Development Code Article 4, Division 7, Subdivisions/Plats.

Proposed Use: Places of Worship

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

Presenter: Melissa Hauck-Baker, Senior Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Workflow:

| Review Name | Task Status | Status Date | Last Name |
|-------------------------------|--------------------|-------------|-------------|
| Determination of Completeness | Complete | 09/08/2021 | Hauck-Baker |
| Engineering Review | Comments | 09/15/2021 | Seaman |
| Environmental Review | No Comments | 09/20/2021 | Kessler |
| Traffic Eng Review | Comments | 09/23/2021 | Elbo |
| Land Resource Review | Comments | 09/24/2021 | Quinzi |
| Planning Review | Comments | 09/30/2021 | Hauck-Baker |
| Parks and Rec Review | No Comments | 09/30/2021 | Kader |
| Harbor Master Review | No Review Required | 10/04/2021 | Crandall |
| Public Utilities Review | No Response | 10/04/2021 | Crandall |
| Solid Waste Review | No Response | 10/04/2021 | Crandall |
| Fire Review | No Response | 10/04/2021 | Crandall |
| Route to Meeting | Ready for DRC | 10/04/2021 | Crandall |
| Stormwater Review | No Response | 10/04/2021 | Crandall |

The DRC reviewed this application with the following comments:

Engineering Review

Prior to DO

- 1) This project is on a County Road. The plat needs to be reviewed by the County prior to the DRC.
- 2) Along the north property line there is a 4" sanitary sewer line that appears to cross over onto private property. It is not shown on the site plan. If the sanitary sewer line is onto private property then provide a min of 10' utility easement centered on the sanitary sewer.
- 3) Part of this parcel is in a flood Zone, show on the site plan the Flood Zone.
- 4) Provide a utility connection site plan for the proposed improvements. Depending on the requirements of the Fire Department, a utility easement maybe required over the water line.



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

Land Resources Review

Land Resources Review

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

2- Inches Spreadsheet - Provide a spread sheet expressing the total number of trees to be removed, calculating the DBH (diameter at breast height) of all trees being removed with a rating of 3 and above and the total proposed inches. Note: palm trees with 10 feet of clear trunk receive a 1-inch deficit if removed and a 1-inch credit if proposed and accent trees receive a 2-inch deficit if removed and a 2-inch credit if proposed. Specimen palms (phoenix species) receive a 2.5-inch deficit if removed and a 2.5-inch credit is proposed. All shade trees receive a deficit based on the total DBH if removed and a credit based on the caliper size if planted. If a deficit exists, then it must be paid to the Tree Fund at a rate of 48 dollars and inch.

3- At time of BCP update the tree inventory to have the number rating as required by code (CDC 3-1202.H.)

4- Trees with a condition rating below 3.0 must be removed or corrected through treatment. Remove any trees on the site that are on the Florida Exotic Plant Pest Council most recent list.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Planning Review

Planning Review

1. The submitted Preliminary Plat is for a proposed two lot subdivision for a proposed place of worship use on proposed Lot 1 (2.09 acres) and expansion of the existing school use on proposed Lot 2 (5.07 acres). The proposed development is consistent with all of the requirements of the Institutional District (I) and the Institutional (I) future land use designation of Article 2, Division 12. Institutional District (I).
2. The submitted plans provide information regarding the future proposed development of the subject property which is not required as part of a Preliminary Plat and while a cursory review has been conducted, the proposed development remains subject to full CDC compliance at the time of building permit application.
3. The proposed development will comply with the required minimum lot width of 100 feet for proposed Lot 1 and the place of worship use as well as the required minimum lot width of 200 feet for proposed Lot 2 and the school use.
4. The proposed development will comply with the permitted maximum building height of 50 feet as the maximum height for the proposed construction will be 45 feet.
5. The proposed development will comply with all required setbacks for proposed Lot 1 and Lot 2 as shown on the submitted plans.
6. The applicant has inquired regarding the utilization of a Shared Parking arrangement consistent with CDC Section 3-1405 and will need to submit information regarding the project compliance with the code section.
7. The submitted plans show that the proposed place of worship use will be 19,356 square feet and the existing building where the school use will be expanded is 69,348 square feet. The plans further identify that the required number of parking spaces for the place of worship use will be 128 spaces and the school use will be 85 spaces of which 8 spaces will be required for ADA parking bringing the total number of spaces required to 213 spaces. However, the applicant utilized FL Dept of Education parking requirements for educational facilities and not CDC Table 2-1202, when calculating the required number of spaces for the school use. While the site is proposed to feature a total of 237 spaces, the applicant shall provide further clarification regarding the calculation of required number of spaces per proposed use at the time of building permit application.
8. The proposed Impervious Surface Ratio (ISR) is 0.85 where the maximum permitted ISR is 0.85.
9. The project shall comply with all requirements of Article 4, Division 7. Subdivision/Plats related to the Final Plat requirements.

Traffic Eng Review

Prior to DO

Please provide a traffic impact study per agreed methodology with the city's traffic engineering department. TIS report shall be to the traffic engineer's satisfaction.



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 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

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

10:55 AM

Case number: [FLS2021-08028 -- 24825 US HIGHWAY 19 N](#)

Owner(s): Ferman Of Countryside Llc
1306 W Kennedy Blvd
Tampa, FL 336061849
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Christopher Weddle
610 E. Morgan Street
Brandon, FL 33510
PHONE: (813) 643-9907, Fax: No fax, Email: Chris@auroracivil.Com

Representative: Christopher Weddle
Aurora Civil Engineering, Inc.
610 E. Morgan Street
Brandon, FL 33510
PHONE: (813) 643-9907, Fax: No fax, Email: Chris@auroracivil.Com

Location: 12.06-acres located on the east side of US Highway 19, approximately 100 feet south of the intersection with McCormick Drive.

Atlas Page: 244A

Zoning District: US 19 - US 19 Corridor Zoning

Request: The Development Review Committee (DRC) is reviewing the proposed redevelopment project to the existing vehicle sales and display use in the US 19 District (US 19 Corridor subdistrict) for the property located at 24825 US Highway 19 N. The proposed project is 32 feet in height, provides 278 parking spaces and requests allowable flexibility for use, landscaping, development blocks and drives, pedestrian walkways, and building design standards for façades and articulation. Community Development Code Sections 3-1202.G., B-303 Table 2 Use & Parking, B-703.F., B-703.K., and B-703.H.

Proposed Use: Vehicle Sales/Displays

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

Presenter: Melissa Hauck-Baker, Senior Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Workflow:

| Review Name | Task Status | Status Date | Last Name |
|-------------------------------|--------------------|-------------|-------------|
| Determination of Completeness | Complete | 08/30/2021 | Hauck-Baker |
| Engineering Review | Comments | 09/13/2021 | Seaman |
| Traffic Eng Review | Comments | 09/15/2021 | Elbo |
| Environmental Review | Comments | 09/20/2021 | Kessler |
| Stormwater Review | Comments | 09/20/2021 | Vo |
| Land Resource Review | Comments | 09/27/2021 | Quinzi |
| Fire Review | Comments | 09/28/2021 | Hatten |
| Planning Review | Comments | 09/29/2021 | Hauck-Baker |
| Parks and Rec Review | No Comments | 09/30/2021 | Kader |
| Harbor Master Review | No Review Required | 10/04/2021 | Crandall |
| Solid Waste Review | Comments | 10/04/2021 | Crandall |
| Route to Meeting | Ready for DRC | 10/04/2021 | Crandall |
| Art Review | No Review Required | 10/04/2021 | Crandall |
| Public Utilities Review | Comments | 10/04/2021 | Crandall |

The DRC reviewed this application with the following comments:

Plan Room Issues:



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

ENGINEERING - General Conditions

Set to OPEN on 9/30/2021 10:12:05 AM

Issue created by Douglas Seaman on 9/30/2021 10:12:05 AM
douglas.seaman@myclearwater.com - 727-562-4581

- 1) DRC review is a prerequisite for Building Permit review. Additional comments may be forthcoming upon submittal of a Building Permit Application.
- 2) All resubmittals shall be accompanied with a response letter addressing how each departmental condition has been met.
- 3) The application included construction plans which were reviewed for general engineering criteria. The details provided in the plan set may have been necessary for other departmental reviews to provide flexible development conditions. Construction details shall be reviewed more thoroughly prior to receipt of the building permit.

ENGINEERING - Prior to DO

Set to OPEN on 9/13/2021 1:37:37 PM

Issue created by Douglas Seaman on 9/13/2021 1:37:37 PM
Issue is attached to Plans on sheet COVER
douglas.seaman@myclearwater.com - 727-562-4581

There are existing drainage easements, utility easements, drainage/utility easements on the proposed project that are not shown on the boundary survey nor the Demo plans. Prior to DRC correct the boundary survey to show all existing easements. Please show proposed easements of 10' over proposed fire lines including fire hydrants.

ENVIRONMENTAL - Prior to Building Permit

Set to OPEN on 9/20/2021 2:59:16 PM

Issue created by Sarah Kessler on 9/20/2021 2:59:16 PM
Issue is attached to Plans on sheet COVER
sarah.kessler@myclearwater.com - 727-562-4897

Prior to issuance of Building Permit:

1. An Asbestos Survey is usually required prior to conducting any demolition or renovations. Contact Pinellas County Air Quality (727/464-4422) for more information.
2. Continue to provide erosion control measures on plan sheet, and provide notes detailing erosion control methods.

FIRE - Prior to DRC

Set to OPEN on 9/28/2021 8:47:24 AM

Issue created by Keith Hatten on 9/28/2021 8:47:24 AM
Issue is attached to Plans on sheet C-6
keith.hatten@myclearwater.com - 727-224-7368

Turning radius for fire department access roads shall be a minimum 30ft inside radius.

NFPA 1 Chp 18

18.2.3.5.3 Turning Radius.

18.2.3.5.3.1 The turning radius of a fire department access road shall be as approved by the AHJ.

18.2.3.5.3.2 Turns in fire department access roads shall maintain the minimum road width.



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

FIRE - Prior to DRC

Set to OPEN on 9/28/2021 8:58:23 AM

Issue created by Keith Hatten on 9/28/2021 8:58:23 AM

Issue is attached to Plans on sheet C-8

keith.hatten@myclearwater.com - 727-224-7368

Proposed new fire main and hydrants shall be on a looped system with two connections to City water mains. Hydrants shall not be dead-end.

Proposed new hydrants shall not be down stream of DDCVA.

NFPA 24 Chp 7 Hydrants

7.3.6 The following shall not be installed in the service stub between a fire hydrant and private water supply piping

- (1) Check valves
- (2) Detector check valves
- (3) Backflow prevention valves
- (4) Other similar appurtenances

LAND RESOURCE - LA.2

Set to OPEN on 9/27/2021 5:39:22 PM

Issue created by Michael Quinzi on 9/27/2021 5:39:22 PM

michael.quinzi@myclearwater.com - 727-562-4558

Change Tree Barricade Detail to City of Clearwater Std.

LAND RESOURCE - Ia.3

Set to OPEN on 9/27/2021 6:10:11 PM

Issue created by Michael Quinzi on 9/27/2021 6:10:11 PM

michael.quinzi@myclearwater.com - 727-562-4558

On the tree replacement calculations Foxtail Palms and Royal Palms only receive a credit of 1 inch for each palm not 2.5 inches.

LAND RESOURCE - Arborist information

Set to OPEN on 9/27/2021 5:44:39 PM

Issue created by Michael Quinzi on 9/27/2021 5:44:39 PM

michael.quinzi@myclearwater.com - 727-562-4558

Arborist shown on Tree Inventory and Tree Preservation Plan- Please clearly label the Name of the ISA Certified Arborist, contact information, and ISA certification number on all plan sheets involving trees. This includes but is not limited to the tree inventory, tree preservation plans, and any demo sheets showing tree removal.

LAND RESOURCE - Landscape plan

Set to OPEN on 9/24/2021 5:10:35 PM

Issue created by Michael Quinzi on 9/24/2021 5:10:35 PM

michael.quinzi@myclearwater.com - 727-562-4558

Correct Landscape Plan to show all shade trees must be a minimum of 5 feet from any impervious surface or utility's. Medians with Bald Cypress look to small accent trees would be acceptable.

LAND RESOURCE - Landscape plan

Set to OPEN on 9/27/2021 5:32:25 PM

Issue created by Michael Quinzi on 9/27/2021 5:32:25 PM

michael.quinzi@myclearwater.com - 727-562-4558

Change on landscape 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. Please adjust landscape plan.



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

LAND RESOURCE - Tree Preservation Plan

Set to OPEN on 9/24/2021 4:45:39 PM

Issue created by Michael Quinzi on 9/24/2021 4:45:39 PM
michael.quinzi@myclearwater.com - 727-562-4558

Tree Preservation Plan Required - Provide a Tree Preservation Plan prepared by an ISA Certified Arborist. This plan must show how the proposed building, parking, stormwater, irrigation and utilities impact the critical root zones (drip lines) of trees to be preserved and how you propose to address these impacts i.e.; crown elevating, root pruning and/or root aeration systems. Other data required on this plan must show the trees canopy line, actual tree barricade limits (2/3 of the drip line and/or in the root prune lines if required), and the tree barricade detail. And any other pertinent information relating to tree preservation. Provide prior to DO. NOTE Tree # 34 (Live Oak) must be removed due to lack of room for critical root zone.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

PLANNING - Prior to DO

Set to OPEN on 9/29/2021 11:41:22 AM

Issue created by Melissa Hauck-Baker on 9/29/2021 11:41:22 AM

melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

Due to the amount of revisions being requested to the submitted plans, the application will need to return to the DRC, please resubmit by noon on November 1, 2021 for the December 2, 2021, DRC meeting.

C) Exemptions

7. Internal Buildings and Additions. New buildings or additions to existing buildings located 200 feet minimum from the front property line shall be exempt from the street frontage standards in Division 4, except for side and rear setbacks, and the development pattern standards in Section B-502, the access and driveway consolidation standards in Section B-503.A, reconstruction of sidewalks and landscaping in Section B-503.B, and building entry location standards in Section B-604.A. The location of any new floor area as part of an addition shall be compliant with the setback requirements in Division 4 of these standards to the greatest extent practicable as determined by the Community Development Coordinator. Additionally, the location of new buildings or additions to existing buildings shall allow for future development compliant with all setback requirements.

Service and Detail buildings are exempt from all sections except the following, B-502, B-503.A, B-503.B and B-604.A as they are located at a distance greater than 200 feet from the front property line.

Section B-406

A) General

Project complies.

B) Building Setbacks

Project complies.

C) Pedestrian and Landscape Improvements

1. The area along the front property line within the front setback shall be improved with a 30 feet minimum wide landscape area (D).

Project complies.

2. The area along front building facades may be improved with an optional 10-foot wide pedestrian area.

The project is not proposing a 10-foot-wide pedestrian area along the front building façade of the proposed sales building. The plans show a pedestrian access walkway of 10 feet wide included in the middle of the ingress/egress lanes into the site from US 19, this does not meet the requirement and needs to be modified.

3. Walkway connections shall be provided between public sidewalks and primary building entries. Such connections shall be 6 feet wide minimum.

Project does not comply.

4. Walkway connections shall be provided through landscape and parking areas to connect primary building entries. Such connections shall be 6 feet wide minimum (E).

Project complies.

D) Parking and Vehicular Circulation

1. Surface parking and vehicular circulation are permitted in front of buildings.

Project complies.

2. Surface parking, vehicular circulation and other vehicular use areas located along public sidewalks shall be screened from view by a low (24 to 36 inches) opaque hedge or wall.

Project complies.

3. Structured parking located to the front or side of buildings along street frontage shall be set back 30 feet minimum and designed with architectural and landscape treatments that contribute to the creation of quality pedestrian environments along pedestrian ways and public sidewalks.

N/A

4. Parking, vehicular circulation and other vehicular use areas incorporated in the ground floor of a building along public streets shall be located behind fully-enclosed, occupied building space with a depth of 20 feet minimum.

N/A

5. Surface and structured parking setbacks from side and rear property lines shall comply with building setback standards.

N/A

Set to OPEN on 9/29/2021 11:42:03 AM



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

PLANNING - Prior to DO

Issue created by Melissa Hauck-Baker on 9/29/2021 11:42:03 AM

melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

Section B-502. - Parking and service areas

A) Development Blocks

1. Projects shall be configured with development blocks scaled to accommodate buildings, public spaces, and mid-block off-street parking and service areas as generally illustrated in Figure 12.

Applicant must provide dimensions as well as compliance with this section for both the Sales Building as well as the Service Building.

2. Block dimensions shall generally be as follows but may be adjusted to account for irregularly shaped parcels, natural areas, utilities and utility easements, stormwater conveyance systems, and other features.

a. Minimum block length: 200 feet

b. Maximum block length: 600 feet

Applicant must provide dimensions as well as compliance with this section for both the Sales Building as well as the Service Building.

B) Drive Networks

N/A

C) Project Phasing

N/A

Section B-503. - Access and circulation.

A) Access and Driveway Consolidation. Curb cuts and driveways shall be consolidated where possible and located to minimize impact on pedestrian circulation along public sidewalks and front building facades.

Applicant must provide justification regarding how the proposed new curb cut for the new vehicular entrance complies with this section for both the Sales Building as well as the Service Building.

B) Reconstruction of Sidewalks and Landscaping. Reconstruction of existing sidewalks and landscape within right

Project compliance with the requirements of this section are deferred to the Engineering Department as related to both the Sales Building as well as the Service Building.

C) Pedestrian Walkways (1.-4.)

Applicant must provide project compliance with the requirements of this section as related to the Sales Building.

D) Cross Parcel Connections

Applicant must provide project compliance with the requirements of this section as related to the Sales Building.

E) Reservation for Transit Facilities

Applicant shall provide information regarding coordination with PSTA regarding project compliance with the requirements of this section as related to the Sales Building.

F) Connection to Duke Energy Trail

N/A

Section B-504. - Parking and service areas.

A) Surface Parking and Service Area

1. Surface parking and service areas shall be designed to meet parking design, landscape, and screening requirements in Article 3, Divisions 12 and 14.

Portions of the proposed parking area do not include CDC compliant parking space layout with respect to maximum limit of 20 spaces between landscaped islands. Applicant has submitted a Comprehensive Landscaping Program application seeking a waiver of the requirement.

2. Interior islands of parking lots in new projects shall be designed to utilize Low Impact Development techniques such as bioretention swales and native species. Where parking curbs and gutters are provided, they shall have breaks to allow water to enter the bioretention facilities within the parking landscape islands.

Project does not include required LID design elements in the proposed new parking areas and there is NO flexibility with this requirement and the plans will need to be modified.

3. Surface parking spaces provided between 85 percent and 125 percent of the minimum required in Table 2. Use and Parking may utilize reinforced grass or other permeable surface.

All surface parking spaces provided in excess of 125 percent of the minimum required in Table

2. Use and Parking shall utilize reinforced grass or other permeable surface. All driveways



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

and/or access aisles shall be improved with a permanent all-weather paving material which is graded to drain stormwater, consistent with Section 3-1403.A.

N/A, project proposing the accurate number of required spaces.

4. Where required parking is located adjacent to excess surface parking spaces, the Community Development Coordinator may permit the continuation of reinforced grass or permeable surface parking for the adjacent parking spaces within the same row.

N/A

5. Developments which include a gross floor area of 100,000 square feet or more shall provide reinforced grass parking spaces along the perimeter of the parking area. The reinforced grass spaces shall be a minimum of 5 percent of the required number of spaces, but may not exceed 25 percent of the required number of spaces. For the purposes of this section, "development" includes projects which may include multiple separate parcels which may or may not be under common ownership and which function as a whole, such as a retail plaza.

Applicant must provide project compliance with the requirements of this section as related to the Sales Building.

6. Reinforced grass parking spaces do not replace any landscape improvements required as set forth in Article 3, Division 12.

Applicant must provide project compliance with the requirements of this section as related to the Sales Building.

7. Service areas, including areas providing access to loading docks and areas designated for the placement of waste containers and recycling equipment shall be located to the rear and/or side of buildings.

Complies.

8. Waste containers, recycling equipment, loading docks and overhead doors, and similar facilities shall be screened from public view by architecturally finished walls and gated enclosures, and be designed consistent with and complementary to the exterior facade of the building.

Project complies, existing waste containers are located along the rear of the property and will be screened by the proposed new security fence. Overhead doors on the sales building are located on the side of the building and not along the US 19 frontage.

9. Side and/or rear setbacks shall not apply between surface parking areas on adjacent properties which allow for shared access and use.

Project complies, no setback reduction is required.

B) Structured Parking (1.-2.)

N/A

C) Bicycle Parking

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

Proposed project does not include required bicycle parking and there is NO flexibility with this requirement and the plans will need to be modified.

Section B-505. - Landscape and fencing/walls.

A) Landscape Requirements in Article 3, Division 12

Landscape improvements shall meet the general landscaping standards set forth in Article 3, Division 12 with the exception that standards specific to street frontage types and landscape buffers for parking in Divisions 4 and 5 shall be adhered to.

Project complies.

B) Fences and Walls Along Street Frontages

Fences and walls are prohibited between buildings and streets along Street Frontage Types A, B, and C except as otherwise required for screening of parking in these Development Standards.

N/A

Section B-506. - Stormwater management.

Project compliance with the requirements of this section are deferred to the Engineering Department.

Section B-507-508. - Open Space. Automobile service stations and drive-through facilities.

N/A



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

Issue created by Melissa Hauck-Baker on 9/29/2021 11:42:35 AM
melissa.hauck-baker@myclearwater.com - 727-562-4567x2855

Section B-602. – Façade design.

A) Complementary Design

Project complies.

B) Limited Blank Facades

Blank sections of ground floor building facades fronting streets and public spaces shall not exceed 20 feet in length.

Applicant must provide project compliance with the requirements of this section as related to the Sales Building and the 23'-9" northernmost portion of the west facade.

C) Façade Bays

To break up building facades along street frontages, façades shall be divided vertically into bays with widths ranging from 15 to 40 feet.

Applicant must provide project compliance with the requirements of this section as related to the Sales Building and the façade bays of the west façade which exceed 40 feet.

D) Parking Structures; E) Upper Floor Façade Articulation; F) Corner Locations; G) Awnings and Canopies; and H) Security

N/A

Section B-603. – Roof design.

Project complies as the Sales Building features a flat roof with a parapet wall.

Section B-604. – Building entries. (A-B, C.N/A)

Project complies as both the Sales Building and Service Buildings feature entries along the front facades which are oriented towards US 19 and feature design treatments which provide interest to the buildings as well as creates a harmonious architectural theme.

Section B-605. – Building Materials.

A) Façade Materials

All building facades within public view of a street, pedestrian walkway, or other public space, including side and rear facades, shall be constructed of high quality materials such as brick, stone, architectural block, concrete with an architectural finish, and traditional cementitious stucco. Side and rear facades shall use materials and design features similar to or complementary to those of the front facade.

Project proposes an aluminum composite panel with corrugated metal and detailed descriptions were provided as part of the submittal which are consistent with the high quality materials requirement.

B) Prohibited Glass Treatments on Ground Floors

The use of reflective, translucent, fritted, and other forms of non-transparent glass in wall and window systems on ground floor facades is not permitted.

Project proposes clear anodized curtainwall system on the sales building and detailed descriptions were provided as part of the submittal. Applicant has provided statement that the service and other buildings are exempt from these requirements.

Section B-606. – Mechanical Equipment.

Outdoor mechanical, electrical, and communication equipment, including heating, air conditioning, and ventilation equipment; venting and vent terminations for commercial hoods; electric meters; mechanical penthouses; electrical and communication equipment, panels, and cabinets; satellite dishes; and similar features shall be located and designed to meet all of the following standards.

A) Equipment Placement

Equipment shall be placed on roofs or to the rear or side of buildings and shall not be placed in front setbacks.

Applicant did not address, please provide clarification regarding project compliance with this section.

B) Equipment Screening

Equipment shall be screened from public view by landscape screens or architecturally-finished walls and enclosures designed consistent with the exterior facade of the building. Rooftop mechanical and elevator penthouses shall be designed to complement the design of street-facing building facades and shall be clad on all sides in material used on street-facing facades. Applicant did not address, please provide clarification regarding project compliance with this section.

Division 7. – Flexibility.

F) Site Design Standards – Development Pattern

Flexibility in the application of requirements found in Section B-502.A and Section B-502.B for



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

new streets and drives and development blocks may be approved for projects on sites where the applicant demonstrates that site size, dimension, shape, or presence of constraints such as natural areas, utilities or utility easements, or other existing features make meeting these requirements infeasible.

Applicant must provide justification regarding the potential granting of flexibility with respect to the requirements of Section B-502.A.

H) Site Design Standards – Pedestrian Walkways through Parking Lots

Flexibility in the provision of pedestrian walkways through parking areas for vehicle sales/displays uses may be approved provided the project's pedestrian- and transit orientation and connectivity to adjacent parcels is not negatively affected.

Applicant must provide justification regarding the potential granting of flexibility with respect to the requirements of this section.

K) Building Design Standards – Façade Design and Articulation

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

Applicant must provide justification regarding the potential granting of flexibility with respect to the requirements of this section.

PUBLIC UTILITIES - Prior to Building Permit

Set to OPEN on 9/15/2021 11:36:04 AM

Issue created by Douglas Seaman on 9/15/2021 11:36:04 AM

douglas.seaman@myclearwater.com - 727-562-4581

Prior to Building Permit

Sheet 4 of utilities plans-

- 1) Identify service type and size and include separate taps for each device I.E. fire hydrants, water meter(s) and/or fire line(s)
- 2) Ensure the proposed two story service building does not encroach into the proposed utility easement. Ensure the proposed utility easement does not encroach into the detention pond.
- 3) From the City of Clearwater water main in the ROW, show existing City of Clearwater public utilities locations and apparatuses
- 4) The on-site sanitary sewer system will be private

SOLID WASTE - General notes

Set to OPEN on 9/30/2021 10:13:38 AM

Issue created by Mark Beery on 9/30/2021 10:13:38 AM

mark.beery@myclearwater.com - 727-562-4920

Please provide a dumpster enclosure meeting or exceeding index 701 specifications.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567

STORMWATER - Prior to DO Stormwater

Set to OPEN on 9/20/2021 6:12:08 PM

Issue created by Phuong Vo on 9/20/2021 6:12:08 PM
phuong.vo@myclearwater.com - 727-562-4752

Prior to DO:

- 1) Please show FEMA floodplain limit on the plan and demonstrate that such limit is not impacted by the proposed pond.
- 2) Please verify and confirm the proposed dry pond has adequate 6" minimum separation between pond bottom and the SHWT. Survey shows water elevation on March 13, 2019 at 75.6'; the assumed SHWT was at 73.0 but there is no geotechnical data supporting the assumption.

Prior to Building Permit:

- 1) Provide a comprehensive drainage narrative with supporting drainage calculations and geotechnical report demonstrating that the City of Clearwater Drainage Criteria Manual are met for the proposed project.

TRAFFIC ENG - General notes

Set to OPEN on 9/15/2021 10:50:22 AM

Issue created by Bennett Elbo on 9/15/2021 10:50:22 AM
Issue is attached to Plans on sheet C-4
bennett.elbo@myclearwater.com - 727-562-4775

1. Applicant shall comply with the current MIF (Multi-modal Impact Fee) Ordinance and fee schedule. MIF shall be paid prior to receiving a Certificate of Occupancy. The MIF amount for the proposed car sales facility is \$9,621.72.

TRAFFIC ENG - Prior to a building permit

Set to OPEN on 9/15/2021 11:35:50 AM

Issue created by Bennett Elbo on 9/15/2021 11:35:50 AM
Issue is attached to Plans on sheet C-4
bennett.elbo@myclearwater.com - 727-562-4775

Any work on State right-of-way shall require a FDOT permit. Please contact FDOT's Permits Coordinator (727)575-8316.

TRAFFIC ENG - Prior to a DRC

Set to OPEN on 9/15/2021 10:32:40 AM

Issue created by Bennett Elbo on 9/15/2021 10:32:40 AM
Issue is attached to Plans on sheet C-6
bennett.elbo@myclearwater.com - 727-562-4775

1. Provide the accessible route from a building's accessible entrance to a public sidewalk and to multiple buildings on site compliant with 2020 Florida Accessibility Code for Building Construction.
2. Show the back-out width dimension for the parking spaces fronting the sales building e.g. 24' wide.
3. Provide a turning template for a vehicle transporter truck WB-50, entering, staging and exiting the site.

Plan Room Conditions:

No Plan Room Conditions on this case.

Plan Room Notes:

No Plan Room Notes on this case.