



# 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 FAX (727) 562-4865

## DRAFT ACTION AGENDA DEVELOPMENT REVIEW COMMITTEE

Thursday, April 07, 2016

### 8:30 - Staff Review

#### 9:00 AM

- Case number:** [FLD2016-03006 -- 1353 S MARTIN LUTHER KING JR AVE 5](#)
- Owner(s):** Gilchrist Development Llc  
Po Box 291998  
Port Orange, FL 32129  
PHONE: No phone, Fax: No fax, Email: No email
- Applicant:**  
4972 S. Peninsula Drive  
Ponce Inlet  
PHONE: No phone, Fax: No fax, Email: Gilchrest.Graham@gmail.Com
- Representative:** Katherine Cole  
Hill Ward Henderson  
21 Evonaire Circle  
Belleair, FL 33756  
PHONE: (727) 581-1893, Fax: No fax, Email: Katie.Cole@hwhlaw.Com
- Location:** The property is located on the southeast corner of the South Street and South Martin Luther King, Jr. Avenue intersection.
- Atlas Page:** 306A
- Zoning District:** Medium Density Residential
- Request:** The Community Development Board (CDB) is reviewing a proposed Termination of Status of Nonconformity of an existing six-unit detached dwelling. The Termination of Status of Nonconformity is specific to the density (six units where one unit is permitted) and the number of parking spaces (8 spaces where 12 are required) (Community Development Code Section 6-109). The property consists of a six-unit attached dwelling located in the Medium Density Residential (MDR) District for the property located at 1353 South Martin Luther King, Jr. Boulevard. The project is 20 feet in height, includes 6 parking spaces, and requests allowable flexibility with regard to number of parking space and landscape requirements (Community Development Code Sections 2-304.G and 3-1202.G).
- Proposed Use:** Attached Dwellings
- Neighborhood Association(s):** Clearwater Neighborhood Coalition
- Presenter:** Kevin Nurnberger, Senior Planner



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**Workflow:**

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	03/03/2016	Nurnberger
Solid Waste Review	Comments	03/10/2016	Pryor
In reconfiguring the parking lot a Dumpster enclosure will need to be added to property.			
Parks and Rec Review	No Comments	03/15/2016	Reid
Planning Review	Comments	03/16/2016	Nurnberger
Engineering Review	Comments	03/16/2016	Simpson
Traffic Eng Review	Comments	03/16/2016	Elbo
Environmental Review	Comments	03/22/2016	Kessler
Fire Review	No Comments	03/29/2016	Schultz
Stormwater Review	Comments	03/30/2016	Bawany
Route to Meeting	Ready for DRC	04/08/2016	Nurnberger
Development Review Committee	Sufficient for CDB	04/08/2016	Nurnberger
Land Resource Review	Comments	04/08/2016	Anderson
Harbor Master Review	No Review Required	04/08/2016	Nurnberger
Art Review	No Reveiw Required	04/08/2016	Nurnberger

The DRC reviewed this application with the following comments:



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Land Resource Review Prior to DO:

After completing a site visit to review the condition of the trees on site it has been determined that there is 1 Live Oak that could be preserved and 1 Pheonix Reclinata Palm. All the other trees on site are either invasive or have extremely poor condition ratings, which would require removal. Because of the addition of a Handicapped Parking space the 1 Live Oak will not be able to be preserved. This tree rated a 3.0 with a DBH of 20 inches. These 20 inches will need to be planted back on site or paid in lieu to the City of Clearwater Tree Fund. \*\*SEE PAGE 11 ON DOCUMENT.

Land Resource Review Prior to Building Permit:

You will be required a tree removal permit for the 5 trees that require a permit. Due to either species or size the majority of the trees will not be required to be permitted for removal. \*\*SEE PAGE 11 ON DOCUMENT.

Land Resource Review Prior to Building Permit:

DRC review is a prerequisite for Building Permit Review, prior to issuance of a building permit any and all performance based erosion and sedimentation control measures must be approved by Environmental and or Stormwater Engineering, be installed properly, and inspected. \*\*SEE PAGE 11 ON DOCUMENT.

Land Resource Review Prior to DO:

Please correct your landscape plan to show replacement inches to be replanted. You have no proposed shade trees on your current landscape plan. Please add some, shade trees receive inch for inch against the 20 inch deficit that will be present after the tree is removed for your handicapped parking space. \*\*SEE PAGE 11 ON DOCUMENT.

Land Resource Review General Comment:

Crape Myrtles are strongly discouraged for planting on Commercial and Multi family site. There are many other acceptable accent trees. \*\*SEE PAGE 11 ON DOCUMENT.

Planning Review The new sidewalks shall be reduced to 42 inches wide (3.5 feet) or you will need to request a reduction to a front setback for any sidewalk greater than 42 inches wide as set forth in Section 9-903.A. \*\*SEE PAGE 10 ON DOCUMENT.

Planning Review The chain link fence that runs along the east property line to be relocated on the property after modification to the parking lot will need to be modified as well. Section 3.805.B does not permit any chain link fence in front of a principal structure.  
Chainlink fences shall only be located on a parcel to the rear of the front building line of the principal structure. Once the fence posts are removed any fence will need to be code compliant. \*\*SEE PAGE 10 ON DOCUMENT.



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- Planning Review      Section 3-804.A.1 In the MDR zoning districts, brick or other masonry walls or walls with masonry columns linked by substantial grill work shall be permitted to a maximum height of six feet in a required front setback area as a Level One (flexible standard development) approval. Such walls shall be architecturally compatible with the principal structure on the property and compatible with the surrounding properties. If you want the fence or wall as described you will need to add it to the current request. \*\*SEE PAGE 10 ON DOCUMENT.
- Planning Review      Include as an additional improvement to the property the removal of the four foot high chain link fence in front of the leading edge of the primary building along north property line, S. MLK and South Street and replace it with a fence that complies with the design and height requirements in Section 3-803 and 3-804. \*\*SEE PAGE 10 ON DOCUMENT.
- Planning Review      If you plan to reduce the number of required parking spaces it will need to be a part of the request. It needs to be added as reduce number of parking spaces in CDC Section 2-304 however as a Residential Infill Project requires two spaces per unit which may not be supported by the City. \*\*SEE PAGE 10 ON DOCUMENT.
- Planning Review      If you terminate the parking then the existing pavement is no longer a parking area therefore staff will require the 10 foot wide perimeter landscape buffer along the east property line. \*\*SEE PAGE 10 ON DOCUMENT.
- Planning Review      CDC Section 3-1401.A says the purpose of the established parking standards promotes the orderly, efficient, and safe layout of parking areas. Section 3-1401. B. states all off-street parking areas and spaces shall be constructed in accordance with the standards set forth in CDC Division 14. Based on the provisions in Section 3-1402 and 3-1402.A - Design Standards for Parking Lots and Parking Garages, all off-street parking spaces, including aisles, shall be designed in accordance with the standards identified in table 3-1402.A. The required width for the drive aisle is 24 feet where an 18.8 foot wide drive aisle is shown on the site plan. There is no flexibility in the design standards to allow for a drive aisle less that is less than 24 feet wide. Parking space dimensions shall be revised where necessary to provide safe and efficient vehicular movement where columns, walls, or other site conditions impede maneuverability or vision. However any revision to the parking space dimensions to create a compliant drive aisle would result in inefficient parking spaces therefore the parking lot design is considered by code not safe or efficient. The proposed design does not result in minimizing traffic congestion and it increases issues of safety for persons residing in the neighborhood and on-site. For this reason the staff cannot support the improvements to the proposal because it does not meet all of the General Applicability criteria as required. \*\*SEE PAGE 10 ON DOCUMENT.



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TELEPHONE (727) 562-4567 FAX (727) 562-4865

**4:00 PM**

**Case number:** [ANX2016-03010 -- 1918 ASHLAND DR](#)

**Owner(s):** Andrew S Baker  
1918 Ashland Drive  
Clearwater, FL 33763  
PHONE: (727) 215-1855, Fax: No fax, Email: No email

**Applicant:** Andrew Baker  
1918 Ashland Drive  
Clearwater, FL 33763  
PHONE: (727) 215-1855, Fax: No fax, Email: No email

**Representative:** Andrew Baker  
1918 Ashland Drive  
Clearwater, FL 33763  
PHONE: (727) 215-1855, Fax: No fax, Email: No email

**Location:** 0.19 acres located on the north side of Ashland Drive approximately 210 feet east of Beecher Road.

**Atlas Page:** 242A

**Zoning District:** Low Medium Density Residential

**Request:** The City Council is considering a request for voluntary annexation into the City of Clearwater. It is proposed that the property be assigned an initial Future land Use Map designation of Residential Low (RL) and an initial zoning category of Low Medium Density Residential (LMDR). The Development Review Committee is proposing that the 0.081 acres of abutting Ashland Drive right-of-way not currently within the City also be annexed.

**Proposed Use:** Detached Dwelling

**Neighborhood Association(s):** Clearwater Neighborhood Coalition

**Presenter:** Kyle Brotherton, Planner



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**Workflow:**

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	03/02/2016	Brotherton
Planning Review	No Comments	03/02/2016	Brotherton
Engineering Review	Comments	03/10/2016	Simpson
Parks and Rec Review	No Comments	03/15/2016	Reid
Environmental Review	No Comments	03/22/2016	Kessler
Traffic Eng Review	No Comments	03/28/2016	Elbo
Fire Review	No Comments	03/29/2016	Schultz
Stormwater Review	No Comments	03/30/2016	Bawany
Solid Waste Review	No Response	04/06/2016	Brotherton
Land Resource Review	No Response	04/06/2016	Brotherton
Development Review Committee	Recommend Approval	04/07/2016	Brotherton

**The DRC reviewed this application with the following comments:**

Engineering Review

General Comments:

Annexation into the City of Clearwater will generate monthly stormwater utility fees on your City Utility bill. In contrast, properties in Unincorporated Pinellas County are typically assessed a yearly stormwater utility fee as part of the property tax bill.

Please note, any changes to the site and/or building shall require bringing all sub-standard sidewalks and sidewalk ramps adjacent to or a part of the project up to standard, including A.D.A. standards (truncated domes per FDOT Index #304).



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TELEPHONE (727) 562-4567 FAX (727) 562-4865

**4:00 PM**

**Case number:** [ANX2016-03011 -- 1491 GROVE CIRCLE CT](#)

**Owner(s):** Kevin D And Marcy Doran  
1491 Grove Circle Court  
Clearwater, FL 33755  
PHONE: (727) 741-1277, Fax: No fax, Email: No email

**Applicant:** Kevin Doran  
1491 Grove Circle Court  
Clearwater, FL 33755  
PHONE: (727) 741-1277, Fax: No fax, Email: Marcy.Doran@nm.Com

**Representative:** Kevin Doran  
1491 Grove Circle Court  
Clearwater, FL 33755  
PHONE: (727) 741-1277, Fax: No fax, Email: Marcy.Doran@nm.Com

**Location:** 0.234 acres located on the south side of Grove Circle Court, approximately 95 feet west of North Highland Avenue.

**Atlas Page:** 261A

**Zoning District:** Low Medium Density Residential

**Request:** This case involves a request for voluntary annexation into the City of Clearwater. It is proposed that the property be assigned an initial Future Land Use Map designation of Residential Low (RL) and an initial zoning category of Low Medium Density Residential (LMDR).

**Proposed Use:** Detached Dwelling

**Neighborhood Association(s):** Clearwater Neighborhood Coalition

**Presenter:** Katie See, Senior Planner



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**Workflow:**

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	03/01/2016	See
Harbor Master Review	No Review Required	03/01/2016	See
Planning Review	Comments	03/10/2016	See
Engineering Review	Comments	03/10/2016	Simpson
Parks and Rec Review	No Comments	03/15/2016	Reid
Environmental Review	No Comments	03/22/2016	Kessler
Traffic Eng Review	No Comments	03/28/2016	Elbo
Fire Review	No Comments	03/29/2016	Schultz
Stormwater Review	No Comments	03/30/2016	Bawany

**The DRC reviewed this application with the following comments:**

Engineering Review

General Comments:

Annexation into the City of Clearwater will generate monthly stormwater utility fees on your City Utility bill. In contrast, properties in Unincorporated Pinellas County are typically assessed a yearly stormwater utility fee as part of the property tax bill.

Please note, any changes to the site and/or building shall require bringing all sub-standard sidewalks and sidewalk ramps adjacent to or a part of the project up to standard, including A.D.A. standards (truncated domes per FDOT Index #304).



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TELEPHONE (727) 562-4567 FAX (727) 562-4865

**4:00 PM**

**Case number:** [ANX2016-03012 -- 2100 BURNICE DR](#)

**Owner(s):** Jeff A Harrison  
2100 Burnice Dr  
Clearwater, FL 33764-4860  
PHONE: (727) 798-9788, Fax: No fax, Email: No email

**Applicant:** Jeff Harrison  
2100 Burnice Dr  
Clearwater, FL 33764-4860  
PHONE: (727) 798-9788, Fax: No fax, Email: No email

**Representative:** Jeff Harrison  
2100 Burnice Dr  
Clearwater, FL 33764-4860  
PHONE: (727) 798-9788, Fax: No fax, Email: No email

**Location:** 0.742 acres located generally south of Druid Road, east of South Highland Avenue, north of Lakeview Road, and west of Belcher Road.

**Atlas Page:** 308B

**Zoning District:** Low Medium Density Residential

**Request:** The City Council is considering requests for voluntary annexations into the City of Clearwater. It is proposed that the properties be assigned a Future Land Use Map designation of Residential Low (RL) and initial zoning category of Low Medium Density Residential (LMDR). The properties are 2100 Burnice Drive and 2188 Bell Cheer Drive

**Proposed Use:** Detached Dwelling

**Neighborhood Association(s):** Clearwater Neighborhood Coalition

**Presenter:** Kyle Brotherton, Planner



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**Workflow:**

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	03/02/2016	Brotherton
Planning Review	No Comments	03/02/2016	Brotherton
Engineering Review	Comments	03/10/2016	Simpson
Parks and Rec Review	No Comments	03/15/2016	Reid
Environmental Review	No Comments	03/22/2016	Kessler
Traffic Eng Review	No Comments	03/28/2016	Elbo
Fire Review	No Comments	03/29/2016	Schultz
Stormwater Review	No Comments	03/30/2016	Bawany
Solid Waste Review	No Response	04/06/2016	Brotherton
Land Resource Review	No Response	04/06/2016	Brotherton
Development Review Committee	Recommend Approval	04/07/2016	Brotherton

**The DRC reviewed this application with the following comments:**

Engineering Review

General Comments:

Annexation into the City of Clearwater will generate monthly stormwater utility fees on your City Utility bill. In contrast, properties in Unincorporated Pinellas County are typically assessed a yearly stormwater utility fee as part of the property tax bill.

Please note, any changes to the site and/or building shall require bringing all sub-standard sidewalks and sidewalk ramps adjacent to or a part of the project up to standard, including A.D.A. standards (truncated domes per FDOT Index #304).



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TELEPHONE (727) 562-4567 FAX (727) 562-4865

**4:00 PM**

**Case number:**

[LUP2016-03003 -- 3400 GULF TO BAY BLVD](#)

**Owner(s):**

Clearwater Christian College Private School Inc  
3400 Gulf To Bay Blvd  
Clearwater, FL 33759-4514  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:**

100 S Myrtle Avenue  
Clearwater, FL  
PHONE: No phone, Fax: No fax, Email: No email

**Location:**

131.05 acres located on the north side of Gulf to Bay Boulevard, approximately 900 feet east of Bayshore Boulevard

**Atlas Page:**

292B

**Zoning District:**

Institutional

**Request:**

The City Council is considering a request to amend the Future Land Use Map designation from Institutional (I), Preservation (P), Recreation/Open Space (R/OS) and Water/Drainage Feature to Institutional (I), Commercial General (CG), Preservation (P), Recreation/Open Space (R/OS), Residential Low (RL), and Water/Drainage Feature. The City and Clearwater Christian College Private School, Inc. (owner) are requesting a mutual, conditional cancellation of a Development Agreement (DVA2010-06001), conditioned upon the City's purchase of a portion of the College's land. The Development Agreement states that upon termination, the property shall return to its current [as of the time of execution of the DVA] future land use map and zoning designations.

**Proposed Use:**

**Neighborhood Association(s):**

Clearwater Neighborhood Coalition

**Presenter:**

Lauren Matzke, Long Range Planning Manager



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**Workflow:**

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	03/09/2016	Matzke
Engineering Review	Comments	03/10/2016	Simpson
Parks and Rec Review	No Comments	03/15/2016	Reid
Planning Review	No Comments	03/17/2016	Matzke
Fire Review	No Review Required	03/21/2016	Schultz
Environmental Review	No Comments	03/22/2016	Kessler
Traffic Eng Review	No Comments	03/28/2016	Elbo
Stormwater Review	No Comments	03/30/2016	Bawany
Land Resource Review	No Response	04/07/2016	Matzke
Harbor Master Review	No Response	04/07/2016	Matzke
Solid Waste Review	No Response	04/07/2016	Matzke
Route to Meeting	Ready for DRC	04/07/2016	Matzke
Development Review Committee	Sufficient for CDB	04/07/2016	Matzke
Awaiting Re-Submittal	To CDB - Recommend Approval	04/07/2016	Matzke

**The DRC reviewed this application with the following comments:**

Engineering Review      The Engineering Department does not have any comments for the LUP review. Comments will be forthcoming upon submittal of a Flexible Development and/or Building Permit Application.



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**4:00 PM**

**Case number:**

[REZ2016-03003 -- 3400 GULF TO BAY BLVD](#)

**Owner(s):**

Clearwater Christian College Private School Inc  
3400 Gulf To Bay Blvd  
Clearwater, FL 33759-4514  
PHONE: No phone, Fax: No fax, Email: No email

**Applicant:**

Clearwater Christian Coll  
3400 Gulf To Bay Blvd  
Clearwater, FL 33759-4514  
PHONE: No phone, Fax: No fax, Email: No email

**Representative:**

Clearwater Christian Coll  
3400 Gulf To Bay Blvd  
Clearwater, FL 33759-4514  
PHONE: No phone, Fax: No fax, Email: No email

**Location:**

131.05 acres located on the north side of Gulf to Bay Boulevard, approximately 900 feet east of Bayshore Boulevard

**Atlas Page:**

292B

**Zoning District:**

Institutional

**Request:**

The City Council is considering a request to amend the Zoning Atlas from the Institutional (I), Preservation (P), and Open Space/Recreation (O/SR) Districts to the Institutional (I), Commercial (C), Preservation (P), Low Density Residential (LDR), and Open Space/Recreation (O/SR) Districts, consistent with the requirements in DVA2010-06001 which states that upon termination, the property shall return to its current [as of the time of execution of the DVA] future land use map and zoning designations. The City and College are requesting a mutual, conditional termination of the Development Agreement (DVA), conditioned upon the City's purchase of a portion of the College's land.

**Proposed Use:**

Educational Facilities

**Neighborhood Association(s):**

Clearwater Neighborhood Coalition

**Presenter:**

Lauren Matzke, Long Range Planning Manager

**Workflow:**

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
<b>Determination of Completeness</b>	Complete	03/09/2016	Matzke
<b>Engineering Review</b>	Comments	03/10/2016	Simpson
<b>Parks and Rec Review</b>	No Comments	03/15/2016	Reid
<b>Planning Review</b>	No Comments	03/17/2016	Matzke
<b>Fire Review</b>	No Review Required	03/21/2016	Schultz
<b>Environmental Review</b>	No Comments	03/22/2016	Kessler
<b>Traffic Eng Review</b>	No Comments	03/28/2016	Elbo
<b>Stormwater Review</b>	No Comments	03/30/2016	Bawany
<b>Solid Waste Review</b>	No Response	04/07/2016	Matzke
<b>Route to Meeting</b>	Ready for DRC	04/07/2016	Matzke
<b>Development Review Committee</b>	Sufficient for CDB	04/07/2016	Matzke
<b>Awaiting Re-Submittal</b>	To CDB - Recommend Approval	04/07/2016	Matzke
<b>Land Resource Review</b>	No Response	04/07/2016	Matzke
<b>Harbor Master Review</b>	No Response	04/07/2016	Matzke

**The DRC reviewed this application with the following comments:**

Engineering Review      The Engineering Department does not have any comments for the Rezoning review. Comments will be forthcoming upon submittal of a Flexible Development and/or Building Permit Application.