



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, December 01, 2016

8:30 - Staff Review

9:00 AM

Case number: [DVA2016-09001 -- 2425 N MCMULLEN BOOTH RD](#)

Owner(s): Kim A Preedom Trust, Kim A Preedom Tre, Randall R Preedom Trust, Randall R Preedom Tre
Po Box 279
San Antonio, FL 33576
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Kim Preedom
Po Box 279
San Antonio, FL 33576
PHONE: (813) 293-3719, Fax: No fax, Email: No email

Representative: Claire Clements
Hr Tampa Bay Llc
9804 West Park Village Drive
Tampa, FL 33626
PHONE: (813) 293-3719, Fax: No fax, Email: Claire@hrtampabay.Com

Location: 6.52 acres located on the western side of McMullen Booth Road approximately 850 feet south of the intersection of Enterprise Road.

Atlas Page: 234A

Zoning District: Institutional

Request: Proposed Development Agreement between HR Tampa Bay, LLC and the City of Clearwater.

Proposed Use: Assisted Living Facilities

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Melissa Hauck-Baker, 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	09/09/2016	Jackson
Solid Waste Review	No Comments	09/19/2016	Pryor
Environmental Review	No Comments	09/22/2016	Kessler
Parks and Rec Review	Comments	09/26/2016	Reid
Stormwater Review	No Comments	09/27/2016	Bawany
Traffic Engineering Review	Comments	09/27/2016	Elbo
Fire Review	Comments	09/28/2016	Schultz
Engineering Review	Comments	10/03/2016	Simpson
Land Resource Review	Comments	10/03/2016	Crandall
Planning Review	Comments	11/22/2016	Hauck-Baker

The DRC reviewed this application with the following comments:

Engineering Review

General Conditions:

If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.

The site plan was reviewed for General Engineering criteria. The additional details provided in the plan set may have been necessary for other departmental reviews to provide flexible development approval. Construction details shall be reviewed more thoroughly prior to receipt of the building permit.

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

**SEE PAGE 33 ON DOCUMENT.



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- Fire Review Water supply not shown on plan.
Shall meet the requirements of the Clearwater Community Development Code section 3-1910 Water Supply Facilities, and loop water main supplying the proposed fire hydrants. Please provide details and show on plans.
**SEE PAGE 9 ON DOCUMENT.
- Fire Review
- Fire Review
- Fire Review An approved water supply capable of supplying the required fire flow for fire protection shall be provided. Please show how new hydrants meet the requirements of NFPA 1 2012 edition section 18.4 Fire Flow Requirements for Buildings. Must provide minimum fire flow requirements and location of hydrants as per NFPA 1 2012 edition Annex E. Please provide details.
**SEE PAGE 9 ON DOCUMENT.
- Fire Review Provide and show on the plan minimum 30 foot turning radius for emergency vehicle ingress and egress at all entrances and turns. Please acknowledge and show on plans. **SEE PAGE 9 ON DOCUMENT.
- Fire Review FD access roads and parking lot lanes in excess of 150 ft shall be provided with approved provisions for fire apparatus to turn around.
Shall meet the requirement of NFPA 1 2012 edition section 18.2.3.4.4 Dead Ends. Please provide details and show on plans. **SEE PAGE 9 ON DOCUMENT.
- Fire Review Plan is unclear as to if fire department has required interior access to all buildings. Shall meet the requirements of NFPA 1 2012 edition section 18.2.3.2.1
A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. Please provide details and show on plan. **SEE PAGE 9 ON DOCUMENT.
- Fire Review Plan is unclear if Fire Department access road is located within 450 ft of exterior wall of building. Shall meet the requirement of NFPA 1 2012 edition section 18.2.3.2.2.1
Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 450 ft from fire department access roads as measured by an approved route around the exterior of the building or facility. **SEE PAGE 9 ON DOCUMENT.
- Fire Review All fire department access roads do not appear to meet required width.
Shall meet the requirement of NFPA 1 2012 edition chapter 18 section 18.2.3.4 Specifications. Please provide details and show on plans. **SEE PAGE 9 ON DOCUMENT.
- Fire Review Separate plans and permits will be required for Fire Alarm, Fire Sprinkler, Fire Line Underground work. Please acknowledge and describe on plans.
**SEE PAGE 9 ON DOCUMENT.
- Fire Review Previous comments from Fire have not been addressed. Please provide details and show on plans. **SEE PAGE 33 ON DOCUMENT.



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- Fire Review Water supply not shown on plan. Shall meet the requirements of the Clearwater Community Development Code section 3-1910 Water Supply Facilities, and loop water main supplying the proposed fire hydrants. Please provide details and show on plans prior to CDB. **SEE PAGE 33 ON DOCUMENT.
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- Fire Review FD access roads and parking lot lanes in excess of 150 ft shall be provided with approved provisions for fire apparatus to turn around. Shall meet the requirement of NFPA 1 2012 edition section 18.2.3.4.4 Dead Ends. Please provide details and show on plans prior to CDB. **SEE PAGE 33 ON DOCUMENT.
- Fire Review Plan is unclear as to if fire department has required interior access to all buildings. Shall meet the requirements of NFPA 1 2012 edition section 18.2.3.2.1 A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. Please provide details and show on plans prior to CDB. **SEE PAGE 33 ON DOCUMENT.
- Fire Review All fire department access roads do not meet required width. Shall meet the requirement of NFPA 1 2012 edition chapter 18 section 18.2.3.4 Specifications. Please provide details and show on plans prior to CDB. **SEE PAGE 33 ON DOCUMENT.
- Fire Review Provisions for Fire Sprinkler protection not found on plans. FDC locations not found on plans. Shall meet the requirement of NFPA 101 2012 edition sections 32.2.3.5 and 32.3.3.5 Extinguishing Requirements. Please provide details and show on plans prior to CDB. **SEE PAGE 33 ON DOCUMENT.
- Land Resource Review At time of building permit or site plan review a tree inventory and tree preservation plan prepared by an ISA Certified Arborist will be required. As this site has many trees and potentially significant trees please review the tree inventory for trees that are rated 3 or better strive to design around them, especially those rated 4 or 5. Please note that specimen trees shall be preserved. The general site plan submitted for the DVA is too preliminary to make any determinations on tree removal or preservation, however any trees rated 3 or better that are removed for development will be replaced or paid for on an inch for inch basis at \$48 per inch paid to the Tree Fund. **SEE PAGE 9 ON DOCUMENT.



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Legal Review

Legal Review

Legal Review Comments

1. Exhibit D is attached, but I don't see it referenced anywhere in the DVA itself. What purpose is it serving? I believe a Traffic Impact study may be required by the Engineering dept at a later time, but if it serves no purpose specific to this DVA, then it should be deleted.
2. The overall formatting of the DVA still needs work. There are areas where the font is inconsistent; the spacing between words is inconsistent, etc. I'll try and catch most of those areas in these comments, but that's the applicant's overall responsibility.
3. Page 1, 2nd Recital – there's an extra space between the hyphen and the "6."
4. Page 1, 4th Recital – "Parcel" should be plural. "Senior Housing Project" is not a development use that is contemplated by the City's development code. Note that section 4-606.G.1.d requires the DVA to contain information regarding "the development uses proposed for the land, including population densities, building intensities and building height."
5. Page 1, 5th Recital – I'd like to change this recital a bit due to two main reasons. First, the site plan still needs work and specificity. The effectiveness of this DVA should be made contingent upon site plan approval within a specific timeframe, 12 months. Second, the future land use map amendment and rezoning are legislative acts that are up to the city council's sole discretion. The best that staff can do is consider presenting the REZ and FLU requests to council (with staff support) for its approval, contingent upon site plan approval. Here's what I propose to address this:

WHEREAS, the Developer will request rezoning from AGRICULTURAL ESTATE (AE, in Pinellas County) to MEDIUM DENSITY RESIDENTIAL (MDR) and a land use plan amendment from RESIDENTIAL LOW and RESIDENTIAL LOW MEDIUM (RL and RLM, in the County, for Parcels A and B respectively) to RESIDENTIAL LOW MEDIUM (RLM) for both Parcels A & B; the Developer understands that this Development Agreement is contingent upon Final Site Plan, rezoning, and land use plan amendment approvals no later than twelve (12) months from the date of this Agreement;

6. Page 1, delete the current 6th, and replace with these:

WHEREAS, the Developer may continue the annexation, rezoning, and land use plan amendment (the rezoning and land use plan amendments are collectively "the Entitlements") processes concurrent with the site plan approval process; however, the City will support and present the request for the Entitlements to the City Council for adoption on 2nd reading after approval of the Site Plan by the date above;

WHEREAS, the Developer acknowledges that this Development must be developed consistent with the approved Site Plan only if the City Council approves the request for the Entitlements; if this Agreement is terminated and/or the Developer fails to develop as approved, then the Property could lose all entitlements, and the City reserves the right, at its sole discretion, to unilaterally request the amendment of the Property's zoning and future land use designation to the most equivalent designations the Property had when it was in Pinellas County, which would be LOW MEDIUM DENSITY RESIDENTIAL or LOW DENSITY RESIDENTIAL (LMDR or LDR - zoning) and RESIDENTIAL LOW (RL – future land use);



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Legal Review

Legal Review

7. Page 1, 7th recital –change “has conducted” to “will conduct.”
8. Page 2, 9th recital – there’s a space between the hyphen and “2.”
9. Page 2, 10th recital –this recital should end with a semicolon.
10. Page 2, 11th and 12th recitals – I propose deleting. The Site Plan approval process will need to occur by the deadline set above. The other recital does not make sense.
11. Page 2, section 3.1 - this appears incorrect. If I’m not mistaken, the land use is AE and the zoning is RLM and RL in the county. If this is correct, then the recital above needs to be fixed to be accurate.
12. Page 2, section 3.2 – this needs to be more accurate. “The Developer has requested annexation of the Property into the City of Clearwater and will request a rezoning and a land use plan amendment on the Property.
13. Page 2, section 3.3 – was a comma intended here, rather than a semicolon?
14. Page 3, Section 4:
 - a. The subsections are numbered incorrectly.
 - b. 4.1 – “Senior Housing Project” doesn’t describe the development use proposed for the Property. Is Assisted Living Facility the intended term? Please refer to the permitted density as delineated within the Code.
 - c. 4.2 – this needs to be reworded to be clearer.
 - d. 4.3 – the Property is surrounded by single family homes. 50 and 30 ft of height is intended. Further comments regarding height shall be directed by the planning staff.
15. Page 3, Section 5.1.1 – delete and replace with “Site Plan approval; and”
16. Page 3, Section 5.1.2 – Rephrase to “adoption of the Developer’s request for the Entitlements (RLM – land use and MDR – zoning) on the Property.”
17. Page 3, 5.2 – the second sentence needs to be reworded, as there are two contingencies here. “In the event that the contingencies described above are not satisfied within twelve (12) months from the date hereof, the City and Developer agree to execute and deliver a termination of this Agreement, which shall be recorded in the Public Records of Pinellas County, Florida, at the Developer’s expense.”
18. Page 4, the numbering of 6.1 and 6.2 is odd. This needs to be reformatted properly.
19. Page 4, section 6.1.3 – this section will have to be modified significantly. Since the Applicant has yet to go through the formal site plan process, the site plan attached to the DVA will be preliminarily more conceptual. Once the Site Plan gets approved, this DVA will need to be amended so that the approved site plan becomes Exhibit B. In the interim, I think things like buildings heights, lighting, landscape buffers, parking spaces, etc. will need to be detailed here.



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Legal Review

Legal Review

20. Page 5, section 6.2.3.2 – “if an appeal Isfiled” needs to get fixed.
21. Page 5, section 6.2.4 - “. . . use of Parcel A and B as a single family resident and other prior uses that may be applicable.” I don’t understand this.
22. Page 5, section 7.4 – Is this “stormwater management” rather than drainage facilities? Please clarify.
23. Page 5, section 7.5 – This should reference the “Multi-Modal Impact Fee Ordinance” rather than Transportation Mobility Fee.
24. Page 6, section 8 – “ without limitation, the following:”
25. Page 6, section 8.1 – “ right-of-way utilization permit(s);”
26. Page 6, section 11.1 – I don’t see a period between the “11” and “1.”
27. Page 7, Section 13 – “street” needs to be with the rest of the address. For the city, just place “Attn: Planning and Development Attorney”
28. Page 10, signature block – It should look like this:

CITY OF CLEARWATER, FLORIDA,
A municipal corporation and
political subdivision of the State of Florida

George N. Cretekos
Mayor

William B. Horne, II
City Manager

Approved as to form:

Camilo A. Soto
Assistant City Attorney

Attest:

Rosemarie Call
City Clerk



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- Parks and Recreation Review Open space/recreation impact fees are due prior to issuance of building permits or final plat (if applicable) whichever occurs first. **SEE PAGE 0 ON DOCUMENT.
- Parks and Recreation Review Open space/recreation land impact fees are due prior to issuance of building permits or final plat (if applicable) whichever occurs first. **SEE PAGE 0 ON DOCUMENT.
- Planning Review Planning Review
Site Plan Comments
12. The proposed bed count includes "Independent living with assistance" please clarify, provide definitions and make consistent with the Community Development Code uses and definitions.
 13. Please identify the total number of Cottages and how many bedrooms each one will feature. Cottages range in size from 1360 SF to 2240 SF and are all listed as 2 beds, please clarify.
 14. Please clarify all internal walkways being connected and ADA accessible. Walkways listed as five feet wide.
 15. Provide walkways to all building entrances. Appears to comply, Applicant shall provide further clarification.
 16. All interior landscape islands must measure 17 feet from curb edge to curb edge. Most are now dimensioned but not all of them, some appear to be smaller than required and parking spaces shall be eliminated to create the required island size, please clarify.
 17. Dead-end parking areas do not provide for back out areas and need to be modified. Areas now feature a five foot back-in area except along eastern portion of lot adjacent to dumpster enclosure.
 18. Site plan includes 165 spaces, application details 162 spaces and the requirement is only 98 spaces, please clarify this issue. Application, site plan and agreement all mention 175 spaces which is 77 spaces over the required amount.
 19. Trash enclosures may not be located at most accessible areas for the Solid Waste Department, further comments deferred to them. Revised locations will require review by Solid Waste staff.
 20. All drive aisles are not dimensioned and need to be in order to determine if accessible for both the Fire Department and Solid Waste Department. Appear to be dimensioned and further commentary by others required.
 21. Excessive parking could be pared down and the entire development shifted to the east in order to provide a larger separation to the adjacent residential areas to the west and south. This may also enable maximum existing tree retention.
 22. The required buffer area along the property lines will be as follows, 15 feet along east, 5 feet along north, 10 feet along both south and west. These areas can not include public rights of way and must be planted consistent with the CDC. The proposed buffers are not more robust and enhanced over the basic CDC requirements.
 23. The listed sight visibility triangles must be delineated from the private property line and not within the public right-of-way.
 24. Buffer area along the northern property line is not dimensioned.
 25. Trash enclosure located within the required 25 foot front yard setback along McMullen Booth Road.
 26. The plan and DVA do not recognize the potential of specimen trees existing on the subject property and the fact that specimen trees will be required to be saved thus impacting the proposed development.
 27. There should be details within the Site Plan and DVA regarding the



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specifics of the proposed landscaping plant materials within the site.
28. Details regarding daily activity or deliveries to the site have not been addressed.

29. The site does not feature a loading dock or loading space, this issue needs to be addressed within the DVA and delineated on the Site Plan.

30. Details regarding the proposed light fixtures throughout the parking areas, drive aisles, buildings and entrances needs to be provided.

31. The proposed finishes and height of the trash enclosures needs to be provided as details within the DVA and on the Site Plan.

Disclaimer

32. Where Planning comments and Legal comments conflict defer to Legal comments;

33. Please be aware that additional comments may be generated at or subsequent to the DRC meeting based upon applicant response to DRC comments.

34. Please review the stated request closely. It is ultimately the responsibility of the applicant to ensure that the request and submitted proposal are accurate and consistent with each other.



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Planning Review

Planning Review

General Application Comments

1. On page one of the application, the proposed use is listed as Senior Housing and the for all intents and purposes the use will be an Assisted Living Facility; if licensed as such through the State of Florida will need to comply with all City requirements.
2. On page four of the application, Applicant provided the ISR of 0.6142, however, plans identify the proposed building area of 170,107 SF and green area of 84,620 SF which results in 29,462 SF paved area based on the lot size of 284,089 SF; or ISR of 199,569 SF (70%); Applicant was informed that the numbers provided within the ISR calculations needed to be consistent, this remain inconsistent.
3. On page four of the application, please list the maximum permitted density of 10 dwelling units per acre. Applicant only lists number of beds, this item remains inconsistent.
4. On page four of the application, the proposed maximum building height is listed as a range of 30 feet to 50 feet, however, the DVA on page 3 identifies a maximum height of 30 feet, please clarify and revise accordingly. The question of which portions of the buildings will feature a maximum height of 50 feet remains, further clarification is required. Staff recommends that the Memory Care building and Cottages feature a maximum height of 20 feet, the western most portion of the Assisted Living building feature a maximum height of 30 feet and the eastern portion may extend to 50 feet in height.
5. On page four of the application, the proposed number of parking spaces is 175 which is 77 spaces over the required amount.

Development Agreement Comments

6. The Applicant was requested to clearly show added text (underline) and deleted text (strikeout) in the resubmittal of the DVA and the Applicant did not comply with this request.
7. The DVA document continues to feature font and formatting inconsistencies, which shall be corrected.
8. No specifics regarding the breakdown of total bed count consistent with details on site plan.
9. Buildings on Site Plan shall be numbered and referenced accordingly within the DVA.
10. The proposed buffer areas are not of a greater width than minimum required by the CDC, additionally, there is no identification of how the plantings will be enhanced over the minimum requirements.
11. Staff recommends that the Memory Care building and Cottages feature a maximum height of 20 feet, the western most portion of the Assisted Living building feature a maximum height of 30 feet and the eastern portion may extend to 50 feet in height, this language shall be incorporated into the DVA.

Stormwater Review

Prior to Flexible Standard or Flexible Development Application:

Please submit a paving, grading, and drainage sheet which accurately depicts how stormwater system will discharge. If the stormwater system does not have a piped outfall and discharges to the right-of-way, then the 50-year storm event shall be attenuated. If the stormwater system does not have a piped outfall and discharges to private property, the 100-year storm event shall be attenuated. **SEE PAGE 33 ON DOCUMENT.



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Stormwater Review

Prior to Building Permit:

Please provide original stormwater report (with pertinent geotechnical information) which demonstrates that this projects impervious was properly accounted for in the master drainage system. Please refer to the City's Storm Drainage Design Criteria as found at the City website:

<http://www.myclearwater.com/gov/depts/pwa/engin/StormwaterMgt/StormDrainageDesignCriteria.asp> **SEE PAGE 33 ON DOCUMENT.

Traffic Engineering Review

Pay the Multi-Modal Impact Fee prior to receiving a final certificate of occupancy. **SEE PAGE 2 ON DOCUMENT.

Traffic Engineering Review

Prior to a building permit:

Provide wheel stops in the parking stalls that abut a sidewalk to prevent parked vehicles from overhanging onto the pedestrian walkway.

All traffic control devices (signs and markings) shall comply with standards set forth by the current Manual on Uniform Traffic Control Devices. (Development Code Section: 3-1410)

Add white directional arrow markings on the pavement for better guidance and circulation.

Add do not enter signs, one-way, and stop signs where appropriate per current MUTCD (Manual on Uniform Traffic Control Devices).

Attain an approved Pinellas County right-of-way permit for work on McMullen Booth C.R. 611.

Provide an engineering drawing for the proposed driveway alignment with Booth Boulevard along McMullen Booth Road. The drawing shall include the intersection of Booth Boulevard and the existing NB & SB left turn lanes. **SEE PAGE 9 ON DOCUMENT.

Traffic Engineering Review

Prior to a building permit:

Show 20' x 20' sight visibility triangles at the driveway connection to C.R. 611 McMullen Booth Road. There shall be no objects in the sight triangle which do not meet 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).

Provide accessible parking stall and accessible sign details compliant with City standards. The details can be accessed through the City's web address below, please use Index No. 118 & 119. <http://www.myclearwater.com/gov/depts/pwa/engin/publications/stdet/index.asp>

All curb ramp termini shall align with the curb ramps across from each other.

All the parking spaces at the dead-end parking aisles shall be designed to include a back-out maneuvering area at the end of the aisle. This maneuvering area shall not encroach upon any required landscape areas. (Community Development Code Section 3-1402) **SEE PAGE 9 ON DOCUMENT.



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Traffic Engineering
Review

Prior to DVA:

Include a transportation management plan since the expected new peak hour trips exceeds 51 vph from the proposed ALF. Please call Bennett Elbo at (727) 562-4775 for any questions. **SEE PAGE 0 ON DOCUMENT.



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10:00 AM

Case number: [FLS2016-10045 -- 808 SEVARD AVE](#)

Owner(s): Lori Verneuille
808 Sevard Ave
Clearwater, FL 337644755
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Erik Nobs
1210 Jackson Road
Clearwater, FL 33755
PHONE: (727) 408-2664, Fax: No fax, Email: Nobs.Erik@gmail.Com

Representative: Erik Nobs
1210 Jackson Road
Clearwater, FL 33755
PHONE: (727) 408-2664, Fax: No fax, Email: Nobs.Erik@gmail.Com

Location: 0.211 acres located along the west side of Sevard Avenue, approximately 200 feet south of the intersection with Druid Road East.

Atlas Page: 298A

Zoning District: LMDR - Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a residential infill project within the Low Medium Density Residential (LMDR) District for property located at 808 Sevard Avenue. The project requests allowable flexibility of setbacks (Section 2-203.C).

Proposed Use: Detached Dwelling

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Melissa Hauck-Baker, 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	11/02/2016	Hauck-Baker
Traffic Eng Review	No Comments	11/15/2016	Elbo
Parks and Rec Review	No Comments	11/15/2016	Reid
Solid Waste Review	No Comments	11/15/2016	Pryor
Fire Review	No Review Required	11/17/2016	Schultz
Engineering Review	Comments	11/17/2016	Gluski
Environmental Review	Comments	11/18/2016	Kessler
Stormwater Review	No Comments	11/22/2016	Bawany
Land Resource Review	Comments	11/22/2016	Anderson
Harbor Master Review	No Review Required	11/28/2016	Hauck-Baker
Planning Review	Comments	11/28/2016	Hauck-Baker
Art Review	No Review Required	11/28/2016	Hauck-Baker

The DRC reviewed this application with the following comments:

Engineering Review

General Note:

Per the plat, a 5 ft. utility easement is located along the rear of the property line. Under no circumstances shall any structure(s) be constructed within the 5 ft. utility easement. The City of Clearwater has no utilities located within this area.

DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application. ****SEE PAGE 2 ON DOCUMENT.**



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

- Environmental Review General Notes:
DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application.
- Offsite discharge of produced groundwater from dewatering shall comply with dewatering guidelines from Florida Department of Environmental Protection (FDEP), F.A.C. 62-621.300(2).
- Additional permits from State agencies, such as the Southwest Florida Water Management District or Florida Department of Environmental Protection, may be required. Approval does not relieve the applicant from the requirements to obtain all other required permits and authorizations. **SEE PAGE 2 ON DOCUMENT.
- Land Resource Review Prior to Issuance of a Building Permit:
Show construction route that will be used to move materials in and out of the rear of the property. **SEE PAGE 2 ON DOCUMENT.
- Land Resource Review Prior to Issuance of a 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 2 ON DOCUMENT.
- Land Resource Review Prior to Issuance of a Building permit:
If the North side of your property will be used to access the rear of your property for construction then you will be required to either remove the tree or install tree barricades. **SEE PAGE 2 ON DOCUMENT.
- Planning Review Review Comments
1. The application included a photo of surrounding properties with similar reduced setbacks; however, through research those properties with reduced setbacks involved construction of pools and patios prior to 1999 when the current code became effective.
2. The survey submitted shows an existing wooden deck in the side yard area which upon a site visit appears to have already been removed.
3. The side yard features a gate with a side door into the dwelling where it is appropriate to permit a 42 inch walkway from the gate to the rear yard to the patio, the remaining portion of the proposed paver area shall feature the required five foot side yard setback.
4. The last 20 feet of the patio area which runs parallel to the fence line shall be setback five feet from the fence, which results in the new patio area of 15 feet by 25 feet instead of the proposed 20 feet by 25 feet area. **SEE PAGE 0 ON DOCUMENT.



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

10:15 AM

Case number: [FLS2016-11047 -- 499 MANDALAY AVE](#)

Owner(s): J L Mandalay Llc
8405 N Edison Ave
Tampa, FL 33604-1210
PHONE: (813) 300-1733, Fax: No fax, Email: No email

Applicant: J L Mandalay Llc
8405 N Edison Ave
Tampa, FL 33604-1210
PHONE: (813) 300-1733, Fax: No fax, Email: Jggatty@gmail.Com

Representative: J L Mandalay Llc
8405 N Edison Ave
Tampa, FL 33604-1210
PHONE: (813) 300-1733, Fax: No fax, Email: Jggatty@gmail.Com

Location: 0.124 acres located at the southeast corner of Mandalay Avenue and Baymont Street

Atlas Page: 267A

Zoning District: Tourist

Request: The Development Review Committee (DRC) is reviewing a proposed restaurant in the Tourist (T) District for property located at 499 Mandalay Avenue. The project is 37 feet in height, provides zero parking spaces and requests allowable flexibility of setbacks (Section 2-802.S).

Proposed Use: Restaurants

Neighborhood Association(s): Clearwater Beach Association
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 FAX (727) 562-4865

Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	11/10/2016	Hauck-Baker
Parks and Rec Review	No Comments	11/15/2016	Reid
Solid Waste Review	Comments	11/15/2016	Pryor
Concerns about garbage service in this alley way supporting two restaurants.			
Traffic Eng Review	Comments	11/16/2016	Elbo
Engineering Review	Comments	11/18/2016	Simpson
Environmental Review	Comments	11/18/2016	Kessler
Fire Review	Comments	11/20/2016	Schultz
Stormwater Review	Comments	11/21/2016	Bawany
Planning Review	Comments	11/21/2016	Hauck-Baker
Art Review	No Review Required	11/21/2016	Hauck-Baker
Harbor Master Review	No Review Required	11/21/2016	Hauck-Baker
Land Resource Review	No Comments	11/22/2016	Anderson

The DRC reviewed this application with the following comments:



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

Engineering Review

General Conditions:

If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.

The sheet SP1.1 was reviewed for General Engineering criteria. The additional details provided in the plan set may have been necessary for other departmental reviews to provide flexible development approval. Construction details shall be reviewed more thoroughly prior to receipt of the building permit.

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

Please apply for a right-of-way permit for any work on City Right of Way. The form can be found online at:
<<http://myclearwater.com/gov/depts/pwa/engin/FormsApplications.asp>>.
**SEE PAGE 9 ON DOCUMENT.

Engineering Review

Prior to Development Order:

All metered parking spaces shall not be affected in any way without prior approval from City of Clearwater Parking Division. **SEE PAGE 9 ON DOCUMENT.

Engineering Review

Prior to Development Order:

Please show the 15 foot drainage / utility easement (OR6688-PG1361) on the site plan, and label as such. **SEE PAGE 9 ON DOCUMENT.

Engineering Review

Prior to Development Order:

The sidewalk along the Baymont Street Right-of-Way has an obstruction caused by the wall on the eastern part of the building. The applicant shall bring all sub-standard sidewalks up to standard, including A.D.A. standards. Please remove this obstruction and continue the sidewalk to the end of the property. **SEE PAGE 9 ON DOCUMENT.

Engineering Review

Prior to Certificate of Occupancy:

Please provide a Right-of-way easement over the sidewalk that is within the applicant's property.

Environmental Review

Prior to issuance of Building Permit:

An Asbestos Survey is usually required prior to conducting any demolition or renovations. Contact Pinellas County Air Quality (727/464-4422) for more information. **SEE PAGE 10 ON DOCUMENT.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

Environmental Review	<p>General Notes: DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application.</p> <p>Offsite discharge of produced groundwater from dewatering shall comply with dewatering guidelines from Florida Department of Environmental Protection (FDEP), F.A.C. 62-621.300(2).</p> <p>Additional permits from State agencies, such as the Southwest Florida Water Management District or Florida Department of Environmental Protection, may be required. Approval does not relieve the applicant from the requirements to obtain all other required permits and authorizations. **SEE PAGE 10 ON DOCUMENT.</p>
Fire Review	<p>Plan shows dumpster location. Shall meet the requirements of NFPA 1 2012 edition (Florida) chapter 19.2.1.4 Rubbish within Dumpsters. ACKNOWLEDGE PRIOR TO D.O. **SEE PAGE 9 ON DOCUMENT.</p>
Fire Review	<p>No fire hydrant shown to be used for firefighting use. An additional supporting fire hydrant is required to supply the FDC. This fire hydrant shall be located within 25-50 feet, as measured along a normal access route, of the fire department connection. Please provide details and show on plans prior to D.O. **SEE PAGE 9 ON DOCUMENT.</p>
Fire Review	<p>Both first and second levels appear to not meet Aisle Accessways Serving Seating at Tables and aisles serving seating at tables requirements. Shall meet the requirements of NFPA 101 2012 edition 12.2.5 Arrangement of Means of Egress. Please provide details and show on plans prior to D.O. **SEE PAGE 12 ON DOCUMENT.</p>
Planning Review	<p>Review Comments</p> <ol style="list-style-type: none">1. The Floor Area Ratio existing-proposed is 1.13 where 1.0 is the maximum permitted.2. The Impervious Surface Ratio existing-proposed is 1.00 where 0.95 is the maximum permitted.3. Application for Termination of status as a nonconformity, Section 6-109, will be required for the FAR and ISR requirements which may be pursued through a Level II planning application.4. The proposed open air band stage for purposes of live entertainment make the proposed use a nightclub consistent with Section 2-803.H and will require a Level II planning application.5. The Applicant shall clarify the intended direction regarding, modifying the current proposal to meet Code requirements, withdrawing the current application or submitting a new application as referenced above. **SEE PAGE 0 ON DOCUMENT.
Solid Waste Review	<p>Concerns about garbage service in this alley way supporting two restaurants.</p>
Solid Waste Review	<p>Concerns about garbage service in this alley way supporting two restaurants. **SEE PAGE 9 ON DOCUMENT.</p>



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

Traffic Engineering
Review

General Note(s):

Applicant shall comply with the current Multi-modal Impact Fee Ordinance and fee schedule which shall be paid prior to a Certificate of Occupancy (C.O.). The MIF amount for the new restaurant with credit is \$28,030.32.

DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application. **SEE PAGE 1 ON DOCUMENT.



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

10:45 AM

Case number: [FLS2016-11050 -- 734 ELDORADO AVE](#)

Owner(s): 734 El Dorado Waterfront Llc
4343 Anchor Plaza Pkwy Ste 1
Tampa, FL 336347513
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Alexandra Catozzi
100 South Ashley Drive, Ste 100
Tampa, FL 33602
PHONE: No phone, Fax: No fax, Email: Alex.Catozzi@bdgllp.Com

Representative: Alexandra Catozzi
Bdg Architects
100 South Ashley Drive, Ste 100
Tampa, FL 33602
PHONE: No phone, Fax: No fax, Email: Alex.Catozzi@bdgllp.Com

Location: 0.151 acres located on the western side of Eldorado Avenue, approximately 250 feet south of the intersection with Bohemia Circle South.

Atlas Page: 249A

Zoning District: LMDR - Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a Residential Infill project within the Low Medium Density Residential (LMDR) District for property located at 734 Eldorado Avenue. The project requests allowable flexibility of setbacks (Section 2-203.C).

Proposed Use:

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

Presenter: Melissa Hauck-Baker, Senior Planner



CITY OF CLEARWATER

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 MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
 TELEPHONE (727) 562-4567 FAX (727) 562-4865

Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Solid Waste Review	No Comments	11/15/2016	Pryor
Parks and Rec Review	No Comments	11/16/2016	Reid
Traffic Eng Review	Comments	11/17/2016	Elbo
Fire Review	No Review Required	11/17/2016	Schultz
Engineering Review	Comments	11/17/2016	Gluski
Environmental Review	Comments	11/18/2016	Kessler
Stormwater Review	Comments	11/21/2016	Bawany
Planning Review	Comments	11/22/2016	Hauck-Baker
Land Resource Review	Comments	11/22/2016	Anderson
Harbor Master Review	No Review Required	11/22/2016	Hauck-Baker
Art Review	No Review Required	11/22/2016	Hauck-Baker
Determination of Completeness	Complete	12/01/2016	Hauck-Baker

The DRC reviewed this application with the following comments:



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

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

Engineering Review

Prior to the issuance of a Development Order (D.O.):

Provide on the architectural site plan the type of material for the proposed new driveway, with dimensions of the driveway. Please note that installation of brick pavers in the right-of-way will require a right-of-way permit.

Where the driveway connects to the roadway, 3' X 5' flares are required or install an approved equal. Driveway apron shall not extend beyond extended side property line(s) per City of Clearwater Contract Specifications and Standards.

Provide dimensions for the proposed pedestrian sidewalk. Please note that the proposed sidewalk will need to meet the City of Clearwater's standard sidewalk width within the City's Right-of-Way.

The proposed plantings within the Eldorado Avenue Right-of-Way will need a separate approval process. The applicant will need to submit a Landscape Right-of-Way permit showing the plant material and spacing.

All existing plantings within the Eldorado Avenue Right-of-Way shall conform to all City of Clearwater landscape requirements within the right-of-way; such as site visibility, plant material, and etc. **SEE PAGE 6 ON DOCUMENT.

Engineering Review

General Notes:

"Access to the Beach" and view of the beach shall not be blocked and shall be kept clear.

Parked vehicles shall not block the City's sidewalk per City Ordinance Section 30.041(1)(b). Parked vehicles in the driveway shall not overhang into the City's sidewalk and right-of-way.

Per the plat, a 5 ft. utility easement is located along the rear of the property line. Under no circumstances shall any structure(s) be constructed within the 5 ft. utility easement. The City of Clearwater has no utilities located within this area.

DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application. **SEE PAGE 6 ON DOCUMENT.

Engineering Review

Prior to Development Order:

It is unclear what is being proposed in the Eldorado Right-of-Way. Please provide further details about the specific landscaping proposed, the driveways and walkways. Further comments may be forthcoming.



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

- Environmental Review Acknowledge prior to Development Order:
The property owner shall be advised that Florida Statute (Subsection 161.053) prohibits construction of structures seaward of the Coastal Construction Control Line (CCCL), excavation and removal of beach material, alteration of existing ground elevations, damaging sand dunes or vegetation growing on them. Any alteration or removal of dunes and/or beach vegetation requires approval from the City and a permit from the Florida Department of Environmental Protection (FDEP). **SEE PAGE 6 ON DOCUMENT.
- Environmental Review Prior to issuance of Building Permit:
No light shall be visible or extend in areas identified as Sea Turtle Nesting Areas during the nesting season (May 1 to October 31). Those areas where security and public safety require lighting, alternative light management approaches shall be applied. Provide evidence of sea turtle-friendly lighting in accordance with City code and state laws. Additional information is found on Florida Fish and Wildlife Conservation Commission website including specific lighting guidelines (http://myfwc.com/media/418417/SeaTurtle_LightingGuidelines.pdf). **SEE PAGE 6 ON DOCUMENT.
- Environmental Review Prior to issuance of Building Permit:
Provide erosion control measures on plan sheet, and provide notes detailing erosion control methods. **SEE PAGE 6 ON DOCUMENT.
- Environmental Review General Notes:
DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application.
- Offsite discharge of produced groundwater from dewatering shall comply with dewatering guidelines from Florida Department of Environmental Protection (FDEP), F.A.C. 62-621.300(2).
- Additional permits from State agencies, such as the Southwest Florida Water Management District or Florida Department of Environmental Protection, may be required. Approval does not relieve the applicant from the requirements to obtain all other required permits and authorizations. **SEE PAGE 6 ON DOCUMENT.
- Land Resource Review Prior to issuance of a building permit:
There are numerous existing trees and palms currently residing on your property. None of your plans show them existing or proposed to be removed. Please correct the site plans to show the existing trees and what you will be doing with them. **SEE PAGE 6 ON DOCUMENT.
- Land Resource Review Prior to Issuance of a building permit:
There are Sabal Palms in the City of Clearwater Right of Way. I cannot issue tree removal permits for Right of Way trees. You will need to discuss your plans for these trees with Tim Kurtz Senior Landscape Architect. He is located in our engineering department. **SEE PAGE 6 ON DOCUMENT.



CITY OF CLEARWATER

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

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

Land Resource Review General Note:

Prior to Certificate of Occupancy you will be required to bring your lot up to the code required amount of Native shade trees or equivalents. You are located on the beach so 75% of your required shade trees can be Palms but you will still be required to install 1 shade tree. The remaining 3 required shade trees can be Palms at a rate of 3 Palms per shade trees. The minimum size requirement for Native shade trees is 8 feet overall height and a minimum caliper of 2 inches. Palms must have a minimum clear trunk of 10 feet. All trees and Palms must be a minimum of a Florida Grade number 1. ****SEE PAGE 6 ON DOCUMENT.**

Land Resource Review General Note:

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 6 ON DOCUMENT.**

Planning Review

Review Comments

1. The requested front yard setback reduction to 15 feet is within the allowable range of 10 feet to 25 feet for a front yard setback within the Low Medium Density Residential District.
2. A survey of 33 properties in the surrounding area resulted in 17 properties having received approval for some level of flexibility; this represents 52 percent of the immediate area and suggests that the current request is consistent with the surrounding development pattern.
3. The pedestrian walkway extending from the front entrance through the public right-of-way terminating at Eldorado Avenue is excessively wide and should be reduced consistent with Code requirement of 42 inches.
4. The proposed roof access stair along the eastern side of the structure encroaches into the front yard setback and clarification shall be provided regarding how the proposed stair complies with the permitted encroachments into setbacks of Section 3-908.C.
5. The portion of the pool encroaching into the side yard setback appears to be a component that could be modified to adhere to the five foot setback requirement, please provide clarification.
6. The maximum height of the roof peak midpoint for the roof trellis and roof access staircase measures approximately 37.08 feet, which exceeds the maximum permitted height of 30 feet, however, the cover sheet of the plan set identifies 30 feet, please provide clarification.
7. The proposed impervious surface ratio was not provided on the plans, it appears to be around 56 percent, please provide clarification.
8. The subject property currently has a business tax receipt for two rental units; this will expire upon demolition of the existing structure as it is nonconforming. ****SEE PAGE 0 ON DOCUMENT.**

Stormwater Review

Prior to Building Permit:

Please draw and label flow arrows to show how stormwater drainage shall be handled on site. ****SEE PAGE 6 ON DOCUMENT.**

Stormwater Review

General Comments:

DRC review is a prerequisite for Building Permit Review. Additional comments may be forthcoming upon submittal of a Building Permit Application. ****SEE PAGE 6 ON DOCUMENT.**



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

Traffic Engineering
Review

Prior to a Building Permit:

Please inform the Traffic Engineering Division at (727) 562-4775 for any removal/relocation of existing "No Parking" signs. **SEE PAGE 6 ON DOCUMENT.



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

11:05 AM

Case number: [FLS2016-11048 -- 1062 SUNSET POINT RD](#)

Owner(s): Tsetse Llc
610 Mandalay Ave
Clearwater, FL 337671632
PHONE: No phone, Fax: No fax, Email: No email

Applicant: 610 Mandalay Avenue
Clearwater
PHONE: No phone, Fax: No fax, Email: Peter-meroli@yahoo.Com

Representative: Sandra Bradbury
Northside Engineering, Inc.
300 South Belcher Road
Clearwater, FL 33765
PHONE: (727) 443-2869, Fax: (727) 446-8036, Email:
Sandy@northsideengineering.Net

Location: 2.89 acres located on the north side of Sunset Point Road approximately 330 feet east of Edgewater Drive.

Atlas Page: 251A

Zoning District: Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed attached dwelling development in the Medium Density Residential (MDR) District for the property located at 1062 Sunset Point Road. The proposal includes removing 11 single-family homes, maintaining four single-family homes and constructing a 39-unit, three-story attached dwelling 40 feet in height. The proposal will include a total of 86 parking spaces (Community Development Code Sections 2-303.A). The proposal also requests allowable flexibility with regard to landscaping (Community Development Code Section 3-1202.G).

Proposed Use: Attached Dwellings

Neighborhood Association(s): Edgewater Drive Homeowners Association
Clearwater Neighborhood Coalition

Presenter: Mark Parry, Senior Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
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 MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
 TELEPHONE (727) 562-4567 FAX (727) 562-4865

Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	11/14/2016	Parry
Planning Review	Comments	11/14/2016	Parry
Parks and Rec Review	Comments	11/16/2016	Reid
See conditions.			
Traffic Eng Review	Comments	11/17/2016	Elbo
Environmental Review	Comments	11/18/2016	Kessler
Fire Review	Comments	11/20/2016	Schultz
Stormwater Review	Comments	11/21/2016	Bawany
Engineering Review	Comments	11/22/2016	Simpson
Land Resource Review	Comments	11/22/2016	Anderson

The DRC reviewed this application with the following comments:

- Engineering Review Prior to Development Order:
 The site plan demonstrates a compacted shell fire truck turn around. Fire truck turnarounds should be paved. Please pave the fire truck turnaround.
 **SEE PAGE 45 ON DOCUMENT.

- Engineering Review Prior to Building Permit:
 As per City of Clearwater Reclaimed Water System Ordinances, 32.351, and 32.376, use of potable water for irrigation is prohibited; the irrigation system shall be hooked up to the reclaimed water system that is available to this site.
 **SEE PAGE 45 ON DOCUMENT.



CITY OF CLEARWATER

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

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

Engineering Review

General Conditions:

If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.

The sheet C3.1 was reviewed for General Engineering criteria. The additional details provided in the plan set may have been necessary for other departmental reviews to provide flexible development approval. Construction details shall be reviewed more thoroughly prior to receipt of the building permit.

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

Engineering Review

The site plan shows an easement underneath the proposed apartment buildings. Please provide further information about this easement. **SEE PAGE 45 ON DOCUMENT.

Environmental Review

General Notes:

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

Offsite discharge of produced groundwater from dewatering shall comply with dewatering guidelines from Florida Department of Environmental Protection (FDEP), F.A.C. 62-621.300(2).

Additional permits from State agencies, such as the Southwest Florida Water Management District or Florida Department of Environmental Protection, may be required. Approval does not relieve the applicant from the requirements to obtain all other required permits and authorizations. **SEE PAGE 44 ON DOCUMENT.

Environmental Review

Prior to issuance of Building Permit:

Provide erosion control measures on plan sheet, and provide notes detailing erosion control methods. **SEE PAGE 44 ON DOCUMENT.

Environmental Review

Prior to issuance of Building Permit:

An Asbestos Survey is usually required prior to conducting any demolition or renovations. Contact Pinellas County Air Quality (727/464-4422) for more information. **SEE PAGE 44 ON DOCUMENT.



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

- Fire Review Lots 15 and 16 show existing 1 and 2 story buildings to remain. Shall meet the requirements of NFPA 1 2012 edition section 18.2.3.2.2
Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.
Please provide details and show on plans prior to D.O. **SEE PAGE 45 ON DOCUMENT.
- Fire Review
- Fire Review Lots 15 and 16 show existing 1 and 2 story buildings to remain. Shall meet the requirements of NFPA 1 2012 edition section 18.2.3.2.1
A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. Please provide details and show on plans prior to D.O.
**SEE PAGE 45 ON DOCUMENT.
- Fire Review Radius not shown at entrance on plan. Provide and show on the plan minimum 30 foot turning radius for emergency vehicle ingress and egress at all entrance and exits. Please acknowledge and show on plans prior to D.O.
**SEE PAGE 45 ON DOCUMENT.
- Fire Review Plans show new hydrant installed. An approved water supply capable of supplying the required fire flow for fire protection shall be provided. Please show how new hydrant meets the requirements of NFPA 1 2012 edition section 18.4 Fire Flow Requirements for Buildings. Please provide details and show on plans prior to D.O. **SEE PAGE 46 ON DOCUMENT.
- Fire Review Shall meet the requirements of the Clearwater Community Development Code section 3-1910 Water Supply Facilities, and loop water main supplying the proposed fire hydrant. Please provide details and show on plans prior to D.O. **SEE PAGE 46 ON DOCUMENT.
- Fire Review Shall meet the requirements of NFPA 1 2012 edition chapter 16 Safeguarding Construction, Alteration, and Demolition Operations to include but not be limited to complying with NFPA 241, establishing a fire protection plan, providing and maintaining adequate escape facilities, providing and maintaining fire department access roads throughout the entire project, providing stairs and standpipe as the building progresses. A pre-construction meeting shall be set up to discuss these and other issues resulting in this construction project. This shall be coordinated through the construction site project manager. Where underground water mains and hydrants are to be installed, they shall be installed, completed and in service prior to construction as per NFPA-241. All underground fire lines must be installed by a contractor with a class I, II or V license with separate plans and permit. Please acknowledge and describe on plans PRIOR to D.O. **SEE PAGE 46 ON DOCUMENT.
- Fire Review Hydrant on Sunset Point Rd is over 500 ft in either direction to new 3 story apartments and to the existing structures on Lot 10. To allow for fire department operations, a fire hydrant shall be located on the same side of the street and within 300 feet of structure. Please provide details and show on plans prior to D.O. **SEE PAGE 45 ON DOCUMENT.



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

Land Resource Review Prior to CDB:

You do not have any of the tree identification numbers on sheet C2.1. Without the tree ID numbers that match the tree inventory I cannot determine which trees will be removed and which trees will be slated for preservation. This is a major issue because tree deficit calculations and other necessary requirements cannot be met without this information. **SEE PAGE 44 ON DOCUMENT.

Land Resource Review General Note:

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 44 ON DOCUMENT.

Land Resource Review Prior to CDB:

Provide a Tree Preservation Plan prepared by a 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 building permit. **SEE PAGE 45 ON DOCUMENT.

Land Resource Review Prior to CDB:

You show trees on sheet C3.1 that are existing trees, however they do not have a tree ID number shown to identify which trees they are in the inventory. **SEE PAGE 45 ON DOCUMENT.

Land Resource Review Prior to Building Permit:

There are 194 trees on this site and within 25 feet of the property line. This number does not included invasive species like the large clump of Australian Pine trees located on the site. Every sheet that shows a symbol for an existing tree needs to have the number that has been assigned to that tree shown next to that symbol. This includes demo sheets that show the proposed trees to be removed, Proposed plans showing trees that will remain, and landscape plans showing the existing trees and the location in proximity to proposed landscaping. I hope this comment doesn't seem redundant but my review cannot be completed because I cannot identify which trees are which because the number that has been assigned to them by the ISA Arborist you hired was not placed next to the tree on any of the plans except for the tree survey provided by your Arborist. **SEE PAGE 45 ON DOCUMENT.

Land Resource Review FYI:

More comments will be forth coming once the tree ID numbers are shown on all plan sets. Also more comments will be forth coming once a tree preservation plan has been completed and submitted. **SEE PAGE 46 ON DOCUMENT.



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- Land Resource Review Prior to CDB:
Provide a spread sheet expressing the total number of trees to be removed, calculating the DBH of all trees being removed with a rating of 3 and above and the total proposed inches. Note: palm trees with 10' of clear trunk receive a 1" deficit if removed and a 1" credit if proposed and accent trees receive a 2" deficit if removed and a 2" credit if proposed. **SEE PAGE 47 ON DOCUMENT.
- Land Resource Review Prior to Issuance of a Building Permit:
You are required minimum code sized Accent trees. The Wax myrtle trees proposed do not meet the minimum size requirements of 8 feet overall height and a minimum 2 inch Caliper required as per City of Clearwater code. Also be aware that any plant material installed must meet Florida grades and Standards as a minimum Florida Grade number 1. **SEE PAGE 47 ON DOCUMENT.
- Land Resource Review Prior to Issuance of a Building Permit:
You are required minimum code sized native shade trees. The Live oaks proposed do not meet the minimum size requirements of 10 feet overall height and a minimum 2.5 inch Caliper required as per City of Clearwater code. Also be aware that any plant material installed must meet Florida grades and Standards as a minimum Florida Grade number 1. **SEE PAGE 47 ON DOCUMENT.
- Land Resource Review Prior to CDB:
Your Landscape islands do not appear to meet minimum code requirement of 17 feet back of curb to back of curb. Please show all parking lot island dimension called out on the Landscape plan. **SEE PAGE 47 ON DOCUMENT.
- Land Resource Review Prior to issuance of a building permit:
You will be required to apply for a tree removal permit. **SEE PAGE 47 ON DOCUMENT.
- Parks and Recreation Review Open space/recreation impact fees are due prior to issuance of building permits or final plat (if applicable) whichever occurs first. These fees could be substantial and it is recommended that you contact Debbie Reid at 727-562-4818 to calculate the assessment. **SEE PAGE 43 ON DOCUMENT.
- Parks and Recreation Review Correct site data table to reflect number and type of existing units, as well as number and type of proposed units. **SEE PAGE 43 ON DOCUMENT.
- Planning Review Survey: The survey does not appear to reflect the property lines as shown in City and County records. Please clarify and, as necessary, correct. If a lot split is proposed then this needs to be clearly shown through the provision of existing surveys and proposed surveys and labeled accordingly. **SEE PAGE 32 ON DOCUMENT.
- Planning Review L1.1: The landscape plan does not encompass the entire site. Since the entire site is being brought in as a complete development and density from the entire site is being used the landscape plan needs to encompass the entire site. **SEE PAGE 40 ON DOCUMENT.



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- Planning Review Case Contacts: Please make sure that the contact information for all property owners is provided. I have added all property owners in the computer but I need contact information provided. **SEE PAGE 1 ON DOCUMENT.
- Planning Review General:
a. Clarify that all aboveground utilities adjacent and leading to the site will be placed underground. There are some overhead utilities which run along the site along Sunset Point Road.
b. Please provide the estimated value of the project upon completion.
**SEE PAGE 0 ON DOCUMENT.
- Planning Review Application:
a. Please make sure that the contact information for all property owners is provided. I have added all property owners in the computer but I need contact information provided if available. **SEE PAGE 0 ON DOCUMENT.
- Planning Review 8. Gen. App. Criteria:
a. Criterion 1: Please provide additional information as to how the proposal meets this criterion.
b. Criterion 2: Please provide additional information as to how the proposal meets this criterion.
c. Criterion 3: You may want to provide that while 82 spaces will be constructed a certain number of parking spaces will be retained and/or improved to current CDC-compliance.
d. Criterion 4: No comments.
e. Criterion 5: Please provide additional information as to how the proposal meets this criterion.
f. Criterion 6: Please provide additional information as to how the proposal meets this criterion
**SEE PAGE 14 ON DOCUMENT.
- Planning Review Specific Use Criteria: Unless I am missing something I do not see a need to include the specific use criteria for detached dwellings. If we all agree on that we can remove them from the application. **SEE PAGE 18 ON DOCUMENT.
- Planning Review Project Narrative:
a. I think we can probably just call this section Narrative since there are no applicable design guidelines for the site.

b. The statement that perimeter landscaping is not required for detached dwellings is technically true for sites being used solely for detached dwellings. Since this site is also being used for attached, indeed, the density for the attached dwelling units is being garnered from the entire site, a landscape buffer is required along all boundaries. **SEE PAGE 22 ON DOCUMENT.



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Planning Review

Comprehensive Landscape Program:

- a. The narrative labeled as Narrative if Applicable should be relabeled to Comprehensive Landscape Program Criteria.
- b. The request also includes a reduction interior landscape island widths from 17 feet back-of-curb to back-of-curb to as little as six feet.
- c. CIRP Criterion 1: This response does not begin to address the criterion. Clarify how the overall landscape plan exceeds the otherwise minimum landscape required by the CDC.
- d. CIRP Criterion 2: No comments.
- e. CIRP Criterion 3: This response does not begin to address the criterion. Clarify how the overall landscape plan exceeds the otherwise minimum landscape required by the CDC.
- f. CIRP Criterion 4: While it may be the position of the applicant that the proposed landscape plan provides a demonstrably more attractive landscape design than under minimum landscape standards it has not been satisfactorily shown to Staff that this is the case. For example, proposed plant sizes do not meet minimum requirements, landscaping along the street is limited to a hedge and trees planted approximately 35 feet or greater apart and my calculations provide that there is a total shade tree requirement of 61 where I see the equivalent of about 28 shade trees provided (this is pending Land Resource review regarding existing trees to remain - these existing to remain trees, by the way, should be labeled with species type). I do not see how the proposed landscape plan exceeds that as otherwise required by minimum CDC standards.
- g. CIRP Criterion 5: No comments. **SEE PAGE 27 ON DOCUMENT.

Planning Review

Sheet C1.1:

- a. Clarify the number of existing single-family dwellings and the number of multi-family dwellings and, for the multi-family dwellings, the number of dwellings per building. The data table provides that there are a total of 16 existing units. On the surveys I count nine two- or one-story wood frame structures and one one-story masonry triplex. Assuming that each of the nine buildings are each a single-family dwelling this would yield a total of 12 units existing on site. Please clarify.
- b. The site data table provides that the proposed ISR will be 0.51 where the narrative states 0.489. Please clarify and correct. **SEE PAGE 43 ON DOCUMENT.

Planning Review

Sheet C2.1:

- a. Clarify how many dwelling units will be retained on PIN 03-29-15-88092-000-0120 (Lot 12). In addition, clarify the size of the parcel as proposed. **SEE PAGE 44 ON DOCUMENT.



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Planning Review

Sheet C3-1:

- a. Clarify how solid waste will be accommodated for the site as a whole - attached and detached dwellings.
- b. Sight visibility triangles are missing along two of the three driveways. Please provide sight visibility triangles for all driveways.
- c. Clarify how solid waste will be handled as far as staging and servicing is concerned for the single-family dwellings. Clarify how recycling will be handled.
- d. Clarify exactly where the six foot fence is proposed to be located. Please be aware that pursuant to CDC Section 3-804 that only brick or other masonry walls or walls with masonry columns linked by substantial grill work may be permitted to a maximum height of six feet in a required front setback area as a Level One (flexible standard development) approval. This needs to be clearly shown on the site plans.
- e. Clarify that a differentiated paving material will be provided where sidewalks cross driveways.
- f. Clarify if any portion of the site will be gated. If so, please provide dimensions on stacking distances.
- g. An existing two-car garage is being retained in the northwest quadrant of the site. I assume that those two spaces are being counted towards the total compliment of parking. Please demonstrate that the building will be able to contain two Code-compliant parking spaces.
- h. The sign noted in the narrative is not shown on the site plan. Please show the location of the site and its requisite landscaping.
- i. Clarify the height of the existing structures to remain. **SEE PAGE 45 ON DOCUMENT.



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Planning Review

Sheet L1.1:

a. The proposed landscape plan is basically a sub-CDC-compliant plan. Since the proposal includes a comprehensive landscape program it is expected that a landscape plan which exceeds the intent of the CDC would be submitted. For example, shade trees 1.5 inches in caliper and six feet in height are proposed where minimum sizes are 2.5 inch caliper and 10 feet in height. In addition, the plan essentially includes a hedge. It is highly recommended that a landscape architect or design be enlisted to generate a landscape plan for this project.

b. The landscape plan does not encompass the entire site. Since the entire site is being brought in as a complete development and density from the entire site is being used the landscape plan needs to encompass the entire site.

c. Please provide a separate sheet which clearly shows, through shading or hatching, the area(s) considered as interior landscaping based on vehicular use area.

d. The sign noted in the narrative is not shown on the landscape plan. Please show the location of the site and its requisite landscaping. **SEE PAGE 47 ON DOCUMENT.

Planning Review

Disclaimer

Please note that additional comments may be generated at or subsequent to the DRC meeting based on responses to DRC comments. Please carefully review the listed request. It is ultimately the responsibility of the applicant to ensure that the request reflects what is wanted.

Pursuant to CDC Article 4 Division 3 a response to DRC comments will be required to be submitted by noon December 28

th

, 2016 (18 days). Failure to resubmit on or before this date and time will render the application denied and no further action will be taken by City Staff.

**SEE PAGE 67 ON DOCUMENT.

Planning Review

Elevations: Please clarify that height is being measured from the point at which minimum floor elevations have been established by law to the mid-point of the peak of the roof. Most of the site is in AE-11 and 12. **SEE PAGE 49 ON DOCUMENT.

Solid Waste Review

Would like to see one of the parking spots eliminated to the left (west) to shift enclosure away from east parking spots and allow enclosure to be larger to accommodate recycling containers. Every living unit will be charged a recycling fee and recycling services need to be provided.

Solid Waste Review

Would like to see one of the parking spots eliminated to the left (west) to shift enclosure away from east parking spots and allow enclosure to be larger to accommodate recycling containers. Every living unit will be charged a recycling fee and recycling services need to be provided. **SEE PAGE 45 ON DOCUMENT.

Stormwater Review

General Comments:

DRC review is a prerequisite for Building Permit Review. Additional comments may be forthcoming upon submittal of a Building Permit Application. **SEE PAGE 46 ON DOCUMENT.



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- Stormwater Review Prior to Development Order:
When development or redevelopment occurs in a designated FEMA floodplain, compensatory volume is required in addition to the designed stormwater improvements. **SEE PAGE 46 ON DOCUMENT.
- Stormwater Review Prior to Building Permit:
Pervious pavement systems include the subsoil, the sub-base, and the pervious pavement materials which could include pervious concrete, pervious aggregate/binder products, pervious paver systems, and modular paver systems. For design purposes, porous paving materials will be counted as 50 percent impervious surface provided it is installed per the engineer's design calculations. Soil boring(s) shall be required to establish the elevation of the SHWT. The bottom of the pervious pavement system shall be a minimum of 6 inches above the SHWT. **SEE PAGE 46 ON DOCUMENT.
- Stormwater Review Prior to Building Permit:
Please provide original stormwater report (with pertinent geotechnical information) which demonstrates that this projects impervious was properly accounted for in the master drainage system. Please refer to the City's Storm Drainage Design Criteria as found at the City website:
<http://www.myclearwater.com/gov/depts/pwa/engin/StormwaterMgt/StormDrainageDesignCriteria.asp> **SEE PAGE 46 ON DOCUMENT.
- Traffic Engineering Review General Note(s):
Applicant shall comply with the current Multimodal Impact Fee Ordinance and fee schedule which shall be paid prior to a Certificate of Occupancy (C.O.). The MIF amount for the new apartment is \$61,060.00.

DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application. **SEE PAGE 0 ON DOCUMENT.



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

1:30 PM

Case number: [FLS2016-11049 -- 408 EAST SHORE DR](#)

Owner(s): East Shore International Enterprises Llc
2753 State Road 580 Ste 110
Clearwater, FL 337613351
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Tim Adams
408 East Shore Drive
Clearwater, FL 33767
PHONE: (727) 442-3217, Fax: No fax, Email:
Paradisedevelopments@outlook.Com

Representative: Tim Adams
Paradise Developments Of Clearwater Llc
408 East Shore Drive
Clearwater, FL 33767
PHONE: (727) 442-3217, Fax: No fax, Email: Paradisebuildsthebeach@gmail.Com

Location: 0.72 acres consisting of three parcels on both sides of East Shore Drive
approximately 200 feet north of Causeway Boulevard.

Atlas Page: 267A

Zoning District:

Request: The Development Review Committee (DRC) is reviewing a proposed mixed use development in the Tourist (T) District for the property located at 408 East Shore Drive. The proposal includes changing the use of the property, which includes parcels on both sides of East Shore Drive, from hotel to mixed use and includes reducing the number of hotel units on the west side of East Shore Drive from 13 to two units and constructing an 17-unit attached dwelling on the east side of East Shore Drive. The proposed building is 52 feet in height. The proposal includes a total of 36 parking spaces (Community Development Code Sections 2-802.I). The proposal requests allowable flexibility with regard to landscaping (Community Development Code Section 3-1202.G). The proposal also requests flexibility from the Design Guidelines of Beach by Design.

Proposed Use: Mixed Use

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

Presenter: Mark Parry, 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	11/10/2016	Parry
Planning Review	Comments	11/10/2016	Parry
Solid Waste Review	Comments	11/15/2016	Pryor
All I see is labels for solid waste staging and storage but no other information. Exact location, measurements, etc. Please provide full information. Keep in mind the dumpster is 7 feet from sleeve to sleeve and 4 feet from front to back. It will be on wheels so storage area will need to be around 10 ft X 8ft. Also is this a chute fed location or will garbage be brought down. Also condos and rental units will be charged a mandatory recycling fee per each unit. Where will the recycling cans be located?			
Parks and Rec Review	Comments	11/16/2016	Reid
See conditions.			
Traffic Eng Review	Comments	11/17/2016	Elbo
Engineering Review	Comments	11/18/2016	Simpson
Environmental Review	Comments	11/18/2016	Kessler
Fire Review	No Comments	11/20/2016	Schultz
Stormwater Review	Comments	11/21/2016	Bawany
Land Resource Review	Comments	11/22/2016	Anderson

The DRC reviewed this application with the following comments:

- Engineering Review Prior to Development Order
Please show Sanibel Light Fixtures on Landscape Plan. **SEE PAGE 12 ON DOCUMENT.
- Engineering Review Prior to Development Order:
Please show on the landscape plan the proposed palm trees spaced at a maximum of 30 feet on center. (See Clearwater Marina District Boardwalk Design Guidelines and Specifications.) **SEE PAGE 12 ON DOCUMENT.



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Engineering Review

General Conditions:

If the proposed project necessitates infrastructure modifications to satisfy the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.

The sheet L3.00 and C2 were reviewed for General Engineering criteria. The additional details provided in the plan set may have been necessary for other departmental reviews to provide flexible development approval. Construction details shall be reviewed more thoroughly prior to receipt of the building permit.

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

Please apply for a right-of-way permit for any work on City Right of Way. The form can be found online at:

<<http://myclearwater.com/gov/depts/pwa/engin/FormsApplications.asp>>.

**SEE PAGE 12 ON DOCUMENT.

Engineering Review

Prior to Building Permit:

Note: the building department typically requires an 18 foot setback from a seawall. Please provide reasonable assurance from a Licensed Professional Engineer that the new seawall will be designed to support the proposed site layout. **SEE PAGE 13 ON DOCUMENT.

Engineering Review

Prior to Building Permit

Please follow Clearwater Marina District Boardwalk Design Guidelines and Specifications when designing the sidewalk along East Shore Drive and the Boardwalk

(http://www.myclearwater.com/gov/depts/planning_dev/long_range/plans/pdf/bbd/Appendix_Marina_Dist_Boardwalk_Design_Guide_Specs.pdf). **SEE PAGE 13 ON DOCUMENT.

Engineering Review

Prior to issuance Certificate of Occupancy:

Please provide a 20 foot access easement for the boardwalk on the rear of the property. Contact Jim Benwell (727.562.4754) for further easement dedication information. **SEE PAGE 13 ON DOCUMENT.

Environmental Review

Prior to issuance of Building Permit:

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. **SEE PAGE 13 ON DOCUMENT.

Environmental Review

Prior to issuance of Building Permit:

Provide complete erosion control measures on plan sheet, and provide notes detailing erosion control methods. **SEE PAGE 13 ON DOCUMENT.



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- Environmental Review** **General Notes:**
DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application.
- Offsite discharge of produced groundwater from dewatering shall comply with dewatering guidelines from Florida Department of Environmental Protection (FDEP), F.A.C. 62-621.300(2).
- Additional permits from State agencies, such as the Southwest Florida Water Management District or Florida Department of Environmental Protection, may be required. Approval does not relieve the applicant from the requirements to obtain all other required permits and authorizations. ****SEE PAGE 13 ON DOCUMENT.**
- Land Resource Review** **Prior to issuance of a building permit:**
- Please show the existing Palms on the site plan showing existing condition. Due to the limited number of existing trees and the number of trees proposed a tree inventory will not be required, however existing conditions must still be shown. ****SEE PAGE 10 ON DOCUMENT.**
- Land Resource Review** **Prior to Issuance of a building permit:**
- Please clarify if the Palms that are existing but not shown on the plans will be removed? If they are to be removed, once they are shown on the site plan please show them with an "X" over them. If they are to be removed a tree removal permit will be required. ****SEE PAGE 10 ON DOCUMENT.**
- Land Resource Review** **Prior to issuance of a building permit:**
- Please show all dimensions for landscape islands. The minimum size for landscape islands are 17 feet back of curb to back of curb. ****SEE PAGE 12 ON DOCUMENT.**
- Land Resource Review** **Prior to issuance of a building permit:**
- Elaeagnus pungens is a category 2 invasive species. Please revise your plan and replace with a more appropriate species. ****SEE PAGE 12 ON DOCUMENT.**
- Land Resource Review** **General note:**
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 12 ON DOCUMENT.**
- Parks and Recreation Review** Boardwalk must meet Marina District Boardwalk Design Guidelines and Specifications per Ordinance No. 8438.13. Building plans will need to be reviewed to ensure compliance. ****SEE PAGE 15 ON DOCUMENT.**
- Parks and Recreation Review** Open space/recreation impact fees are due prior to issuance of building permits or final plat (if applicable) whichever occurs first. These fees could be substantial and it is recommended that you contact Debbie Reid at 727-562-4818 to calculate the assessment. ****SEE PAGE 15 ON DOCUMENT.**



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Planning Review	Sheet L-1: A note is provided which provides that "before submission for building permit a landscape architect or designer shall design landscape plan and submit a comprehensive landscape program". If a comprehensive landscape program is needed is must be submitted with the Level I Flexible Standard Development application. It does appear that a comprehensive landscape program is needed for a reduction in the area of vehicular use area landscape dimensions from 17 feet back-of-curb to back-of-curb. **SEE PAGE 12 ON DOCUMENT.
Planning Review	Sheet PK-1: There are so many dimension lines that they run on top of each rendering the data provided unreadable. **SEE PAGE 13 ON DOCUMENT.
Planning Review	Sheet C-2: A good deal of linework is presented in yellow, blue and magenta and is generally unreadable. Pease resubmit and make sure that when the CADD drawings are converted to PDF that the appropriate print setting are used to convert everything to black and white or grey scale. **SEE PAGE 13 ON DOCUMENT.
Planning Review	General: a. Clarify how many net new jobs may be created with the proposal. b. Please provide the estimate value of the project upon completion. c. Clarify what changes or external improvements are proposed for the existing hotel building. d. Clarify if amenities associated with each specific use are intended to be specific to each use or communal. **SEE PAGE 0 ON DOCUMENT.
Planning Review	Gen. App. Criteria 1 through 6: No comments. **SEE PAGE 2 ON DOCUMENT.
Planning Review	Specific Use Criteria: No comments. **SEE PAGE 4 ON DOCUMENT.
Planning Review	Beach by Design Design Guidelines: No comments. **SEE PAGE 5 ON DOCUMENT.
Planning Review	Project Narrative: No comments. **SEE PAGE 8 ON DOCUMENT.
Planning Review	Sheet L3.00: a. Interior landscape islands are required to be 17 feet back of curb-back of curb. The interior islands shown on the west parcel do not meet this requirement. You'll need to submit a Comprehensive Landscape Program application. Basically, if your landscape plan exceeds that as otherwise required by Code other aspects of the landscape code can be flexed. **SEE PAGE 12 ON DOCUMENT.
Planning Review	Sheet C-2: Clarify why two Sheet C-2s were submitted. **SEE PAGE 13 ON DOCUMENT.



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Planning Review

Sheet SP-1:

- a. Please be aware the building department will require an 18 foot setback from the seawall unless the seawall has been or will be re-engineered
- b. None of the parking spaces are dimensioned. Please provide some typical parking dimensions.
- c. A 10 foot setback dimension is provided on the west parcel along the south property line. I am not sure what that is for because the required setback for parking is five feet. Please correct.
- d. I count a total of 23 spaces on the east parcel and 12 spaces on the west for a total of 35 spaces where 36 spaces are required. Please clarify and correct.
- e. A label for a bike rack on the west parcel is shown but there does not appear to be an actual bike rack provided. This also conflicts with landscaping shown on Sheet L3.00. Please clarify and correct.
- f. Handicap spaces are not shown or dimensioned. Please clarify and correct.
- g. Clarify how solid waste will be handled as far as staging and servicing is concerned. Please dimension the staging area for the solid waste.
- h. Clarify that a differentiated paving material will be provided where sidewalks cross driveways
- i. Clarify that all overhead utilities adjacent to the project will be placed underground. There are utilities along East Shore Drive adjacent to the project.
- j. Clarify what is happening with the existing docks and whether they are staying or going.
- k. Clarify how the boardwalk will be accessible from the building and property.
- l. Please be aware that the only type of fencing permitted in the waterfront sight visibility triangles and within 20 feet of the seawall are picket-style four foot in height.
- m. Clarify if gated or controlled access is proposed for either the hotel component or the residential component.
- n. It is usual and customary to consolidate all notes into one list on a sheet and then number them. Please see, for example, Sheets C-2 or L3.00 as an example. Please revise accordingly. **SEE PAGE 15 ON DOCUMENT.

Planning Review

Sheet SP-2:

- a. Provide floor areas for the sales and rental area and the workout room and the percentage of the GFA it constitutes.
- b. It is usual and customary to consolidate all notes into one list on a sheet and then number them. Please see, for example, Sheets C-2 or L3.00 as an example. Please revise accordingly. **SEE PAGE 16 ON DOCUMENT.



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

Planning Review

Elevations:

a. Please provide dimension lines from the maximum height proposed at 52 feet above BFE to the mid-point of the sloped roof of the elevator/mechanical rooms.

b. Clarify how the parking garage component of the building is screened.

c. Rendered elevations are required.

d. Clarify how the proposal meets these provisions of the Marina District - Building Design along the Public Boardwalk and Parking along Clearwater Harbor. The proposal does not appear to meet this section. **SEE PAGE 23 ON DOCUMENT.

Planning Review

Traffic Study:

a. Section 2.0: References 18 residential units where 17 are proposed.

b. Table 1.0: References 18 residential units where 17 are proposed.

c. Appendix A - 1 of 2: References a 148 room hotel. **SEE PAGE 27 ON DOCUMENT.

Planning Review

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

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

Pursuant to CDC Section 4-202.C.3 the application has been found to be insufficient because the required application materials have not been prepared in a substantively competent manner. Therefore the application will be withdrawn and no further action shall be conducted until the application is resubmitted.

CDC Section 4-202.C.3

Determination of legal sufficiency: Level One (flexible standard development), Level Two or Level Three approvals. Within 18 working days after a determination that the application is complete, the members of the development review committee in the case of Level One (flexible standard development), Level Two or Level Three approvals shall determine whether the application is legally sufficient, that is whether the required application materials have been prepared in a substantively competent manner. If any member of the development review committee determines that any portion of the application is insufficient, the community development coordinator shall notify the applicant of the reasons that the application is legally insufficient, that the application is deemed withdrawn and no further development review shall be conducted until the application is resubmitted. Such notification shall constitute an administrative decision which may be appealed to the community development board pursuant to Section 4-501(A)(2).

**SEE PAGE 68 ON DOCUMENT.



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

- Solid Waste Review All I see is labels for solid waste staging and storage but no other information. Exact location, measurements, etc. Please provide full information. Keep in mind the dumpster is 7 feet from sleeve to sleeve and 4 feet from front to back. It will be on wheels so storage area will need to be around 10 ft X 8ft. Also is this a chute fed location or will garbage be brought down. Also condos and rental units will be charged a mandatory recycling fee per each unit. Where will the recycling cans be located?
- Solid Waste Review All I see is label for solid waste staging but no other information. Exact location, measurements, etc. Please provide full information. **SEE PAGE 14 ON DOCUMENT.
- Solid Waste Review All I see is label for solid waste storage but no other information. Exact location, measurements, etc. Please provide full information. Keep in mind the dumpster is 7 feet from sleeve to sleeve and 4 feet from front to back. It will be on wheels so storage area will need to be around 10 ft X 8ft. Also is this a chute fed location or will garbage be brought down. Also condos and rental units will be charged a mandatory recycling fee per each unit. Where will the recycling cans be located? **SEE PAGE 16 ON DOCUMENT.
- Stormwater Review Prior to Building Permit:
Please provide stormwater report (with pertinent geotechnical information) which demonstrates that this projects impervious was properly accounted for in the master drainage system. Please refer to the City's Storm Drainage Design Criteria as found at the City website:
<http://www.myclearwater.com/gov/depts/pwa/engin/StormwaterMgt/StormDrainageDesignCriteria.asp> **SEE PAGE 13 ON DOCUMENT.
- Stormwater Review General Comments:
DRC review is a prerequisite for Building Permit Review. Additional comments may be forthcoming upon submittal of a Building Permit Application. **SEE PAGE 13 ON DOCUMENT.
- Stormwater Review Prior to Building Permit:
Pervious pavement systems include the subsoil, the sub-base, and the pervious pavement materials which could include pervious concrete, pervious aggregate/binder products, pervious paver systems, and modular paver systems. For design purposes, porous paving materials will be counted as 50 percent impervious surface provided it is installed per the engineer's design calculations. Soil boring(s) shall be required to establish the elevation of the SHWT. The bottom of the pervious pavement system shall be a minimum of 6 inches above the SHWT. **SEE PAGE 13 ON DOCUMENT.
- Stormwater Review Prior to Building Permit:
Areas directly outfalling into tidal saltwater basins will be reviewed for water quality impacts only. Water quality treatment shall be available in an above ground treatment process unless a substantial hardship is demonstrated. **SEE PAGE 13 ON DOCUMENT.



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

Traffic Engineering
Review

Prior to a Building Permit:

Lighting levels in parking garages having public access shall meet or exceed the current minimum Illuminating Engineering Society (IES) standards.

All electrical conduits, pipes, downspouts, columns or other features that could be subject to impact from vehicular traffic shall be protected from impact damage with pipe guards or similar measures. Measures used for protection shall not encroach into any parking space.

Provide accessible parking stall and accessible sign details compliant with City standards. The details can be accessed through the City's web address below, please use Index No. 118 & 119.

<http://www.myclearwater.com/gov/depts/pwa/engin/publications/stdtdet/index.asp> **SEE PAGE 15 ON DOCUMENT.

Traffic Engineering
Review

Prior to a Development Order:

Provide turning template for a scaled passenger vehicle entering the garage, then exiting.

The minimum clear height throughout the garage shall be seven feet zero inches and shall be eight feet two inches for van-accessible handicapped parking spaces including ingress and egress drive aisles to these spaces.

Make sure that the parallel parking space(s) adjacent the 90 degree parking space(s) do not hinder one's ability to open the vehicle door.

Give typical dimensions and angle for a regular parking space, accessible parking space and drive aisle. All parking spaces shall comply to current City standards. Use web address below and see Index 120.

<http://www.myclearwater.com/gov/depts/pwa/engin/publications/stdtdet/index.asp> **SEE PAGE 15 ON DOCUMENT.

Traffic Engineering
Review

General Note(s):

1. Applicant shall comply with the current Multimodal Impact Fee Ordinance and fee schedule which shall be paid prior to a Certificate of Occupancy (C.O.). The MIF amount for the new condominium is \$17,017.00.

2. DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application. **SEE PAGE 8 ON DOCUMENT.



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

4:00 PM

Case number:

[ANX2016-07023 -- 0 MCMULLEN BOOTH RD](#)

Owner(s):

Kim A Preedom Trust, Kim A Preedom Tre, Randall R Preedom Trust, Randall R Preedom Tre
Po Box 279
San Antonio, FL 33576
PHONE: No phone, Fax: No fax, Email: No email

Applicant:

Claire Clements
9804 West Park Village Drive
Tampa, FL 33626
PHONE: (813) 293-3719, Fax: No fax, Email: Claire@hrtampsbay.Com

Representative:

Claire Clements
Hr Tampa Bay Llc
9804 West Park Village Drive
Tampa, FL 33626
PHONE: (813) 293-3719, Fax: No fax, Email: Claire@hrtampsbay.Com

Location:

4.521 acres located on the west side of McMullen Booth Road approximately 1180 feet south of Enterprise Road East.

Atlas Page:

234A

Zoning District:

Medium Density Residential

Request:

This case involves a request for voluntary annexation. It is proposed that the property be assigned a Future Land Use Map designation of Residential Low Medium (RLM) (see concurrent case LUP2016-02002) and a zoning district of Medium Density Residential (MDR) (see concurrent case REZ2016-02002).

Proposed Use:

Assisted Living Facilities

Neighborhood Association(s):

Clearwater Neighborhood Coalition

Presenter:

Kyle Brotherton, 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 FAX (727) 562-4865

Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	07/12/2016	Brotherton
Planning Review	No Comments	09/01/2016	Brotherton
Engineering Review	Comments	09/14/2016	Simpson
Traffic Eng Review	No Comments	09/27/2016	Elbo
Environmental Review	No Comments	09/27/2016	Kessler
Stormwater Review	No Comments	09/27/2016	Bawany
Fire Review	No Comments	09/30/2016	Schultz
Development Review Committee	Recommend Approval	11/10/2016	Brotherton
Solid Waste Review	No Response	11/10/2016	Brotherton
Parks and Rec Review	No Response	11/10/2016	Brotherton
Land Resource Review	No Response	11/10/2016	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).



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

4:00 PM

Case number:

[ANX2016-07024 -- 2425 N MCMULLEN BOOTH RD](#)

Owner(s):

Kim A Freedom Trust, Kim A Freedom Tre, Randall R Freedom Trust, Randall R Freedom Tre
Po Box 279
San Antonio, FL 33576
PHONE: No phone, Fax: No fax, Email: No email

Applicant:

Claire Clements
9804 West Park Village Drive
Tampa, FL 33626
PHONE: (813) 293-3719, Fax: No fax, Email: Claire@hrtampabay.Com

Representative:

Claire Clements
Hr Tampa Bay
9804 West Park Village Drive
Tampa, FL 33626
PHONE: (813) 293-3719, Fax: No fax, Email: Claire@hrtampabay.Com

Location:

2.0 acres located on the west side of McMullen Booth Road approximately 850 feet south of Enterprise Road East.

Atlas Page:

234A

Zoning District:

Medium Density Residential

Request:

This case involves a request for voluntary annexation. It is proposed that the property be assigned a Future Land Use Map designation of Residential Low Medium (RLM) (see concurrent case LUP2016-02002) and a zoning district of Medium Density Residential (MDR) (see concurrent case REZ2016-02002).

Proposed Use:

Assisted Living Facilities

Neighborhood Association(s):

Clearwater Neighborhood Coalition

Presenter:

Kyle Brotherton, 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 FAX (727) 562-4865

Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	07/12/2016	Brotherton
Planning Review	No Comments	09/01/2016	Brotherton
Engineering Review	Comments	09/14/2016	Simpson
Traffic Eng Review	No Comments	09/27/2016	Elbo
Environmental Review	No Comments	09/27/2016	Kessler
Stormwater Review	No Comments	09/27/2016	Bawany
Fire Review	No Comments	09/30/2016	Schultz
Development Review Committee	Recommend Approval	11/10/2016	Brotherton
Solid Waste Review	No Response	11/10/2016	Brotherton
Parks and Rec Review	No Response	11/10/2016	Brotherton
Land Resource Review	No Response	11/10/2016	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).



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

4:00 PM

Case number: [ANX2016-11037 -- 3071 HOYT AVE](#)

Owner(s): Brown, Christina E
3071 Hoyt Ave
Clearwater, FL 33759-3444
PHONE: (727) 420-5061, Fax: No fax, Email: No email

Applicant:
3071 Hoyt Ave
Clearwater, FL 33759-3444
PHONE: (727) 420-5061, Fax: No fax, Email: No email

Location: 0.185 acres located on the south side of Hoyt Avenue approximately 118 feet west of McMullen Booth Road.

Atlas Page: 283A

Zoning District: LMDR - Low Medium Density Residential

Request: This case involves a request for voluntary annexation. It is proposed that the property be assigned an initial future land use category of Residential Low (RL) and an initial zoning district of Low Medium Density Residential (LMDR).

Proposed Use: Detached Dwelling

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Kyle Brotherton, 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 FAX (727) 562-4865

Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	11/01/2016	Brotherton
Planning Review	No Comments	11/01/2016	Brotherton
Engineering Review	Comments	11/15/2016	Simpson
Solid Waste Review	No Comments	11/15/2016	Pryor
Parks and Rec Review	No Comments	11/16/2016	Reid
Traffic Eng Review	No Comments	11/17/2016	Elbo
Environmental Review	No Comments	11/18/2016	Kessler
Fire Review	No Comments	11/20/2016	Schultz
Stormwater Review	No Comments	11/21/2016	Bawany
Land Resource Review	No Comments	11/22/2016	Anderson

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).



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

4:00 PM

Case number: [ANX2016-11038 -- 1720 THOMAS DR](#)

Owner(s): Wayne Armstrong
1720 Thomas Drive
Clearwater, FL 33759
PHONE: (614) 203-0791, Fax: No fax, Email: No email

Applicant: Wayne Armstrong
1720 Thomas Drive
Clearwater, FL 33759
PHONE: (614) 203-0791, Fax: No fax, Email: No email

Location: 0.192 acres located on the west side of Thomas Drive approximately 405 feet north of SR 590.

Atlas Page: 264A

Zoning District: LMDR - Low Medium Density Residential

Request: This case involves a request for voluntary annexation. It is proposed that the initial future land use category of Residential Low (RL) and an initial zoning district of Low Medium Density Residential (LMDR).

Proposed Use: Detached Dwelling

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Kyle Brotherton, 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 FAX (727) 562-4865

Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	11/01/2016	Brotherton
Planning Review	No Comments	11/01/2016	Brotherton
Engineering Review	Comments	11/15/2016	Simpson
Solid Waste Review	No Comments	11/15/2016	Pryor
Parks and Rec Review	No Comments	11/16/2016	Reid
Traffic Eng Review	No Comments	11/17/2016	Elbo
Environmental Review	No Comments	11/18/2016	Kessler
Fire Review	No Comments	11/20/2016	Schultz
Stormwater Review	No Comments	11/21/2016	Bawany
Land Resource Review	No Comments	11/22/2016	Anderson

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).



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

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

4:00 PM

Case number: [FLS2016-10044 -- 2867 SABER DR](#)

Owner(s): Cheryl A Morey
2873 Saber Dr
Clearwater, FL 337591122
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Cheryl Morey
2867 Saber Dr
Clearwater
PHONE: (727) 754-1234, Fax: No fax, Email: Cheryl@igcshow.Com

Representative: Lance Evans
Tuff Shed Inc
512 Jetton St
Tampa, FL 33619
PHONE: (813) 657-6091, Fax: (813) 657-6703, Email: Levans@tuffshed.Com

Location: 1.03 acres located along the south side of Saber Drive, approximately 150 feet west of the intersection with Parkstream Avenue.

Atlas Page: 233B

Zoning District:

Request: The Development Review Committee (DRC) is reviewing a reduced side yard setback for an accessory use within the Low Density Residential (LDR) District for property located at 2867-2873 Saber Drive. The project requests allowable flexibility of setbacks (Section 2-103.A).

Proposed Use: Detached Dwelling

Neighborhood Association(s): Clearwater Neighborhood Coalition
Countrypark HOA

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 FAX (727) 562-4865

Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	11/07/2016	Hauck-Baker
Traffic Eng Review	No Comments	11/15/2016	Elbo
Parks and Rec Review	No Comments	11/15/2016	Reid
Solid Waste Review	No Comments	11/15/2016	Pryor
Fire Review	No Review Required	11/17/2016	Schultz
Engineering Review	Comments	11/17/2016	Gluski
Environmental Review	Comments	11/18/2016	Kessler
Stormwater Review	No Comments	11/22/2016	Bawany
Planning Review	Comments	11/22/2016	Hauck-Baker
Land Resource Review	Comments	11/22/2016	Anderson
Harbor Master Review	No Review Required	11/22/2016	Hauck-Baker
Art Review	No Review Required	11/22/2016	Hauck-Baker



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

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

The DRC reviewed this application with the following comments:

Engineering Review

General Note:

Per the plat, a 10 ft. drainage and utility easement(s) is located along the rear and the front of the property line(s). Under no circumstances shall any structure(s) be constructed within the 10 ft. drainage and utility easement(s). The City of Clearwater has no utilities located within this area.

DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application. **SEE PAGE 3 ON DOCUMENT.

Environmental Review

General Notes:

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

Offsite discharge of produced groundwater from dewatering shall comply with dewatering guidelines from Florida Department of Environmental Protection (FDEP), F.A.C. 62-621.300(2).

Additional permits from State agencies, such as the Southwest Florida Water Management District or Florida Department of Environmental Protection, may be required. Approval does not relieve the applicant from the requirements to obtain all other required permits and authorizations. **SEE PAGE 0 ON DOCUMENT.

Land Resource Review

Prior to issuance of a 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 0 ON DOCUMENT.

Planning Review

Review Comments

1. The proposed shed will be built on site and will feature a 7.5 foot side yard setback where there is currently a six foot high vinyl fence and a hedge which will remain.
2. The proposed rear yard setback of 15 feet is consistent with the minimum code requirement.
3. The 10 foot by 24 foot shed will be used for household and yard care storage only.
4. The proposed height of 9.83 feet is within the maximum permitted height of accessory structures and will not impact the above portions of the existing trees.
5. The location of the shed will not require the removal of any trees or plant material located within the property.
6. The proposed impervious surface ratio after the shed is installed will be 42 percent and is well below the maximum permitted amount. **SEE PAGE 0 ON DOCUMENT.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

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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

4:00 PM

Case number: [LUP2016-02002 -- 2425 N MCMULLEN BOOTH RD](#)

Owner(s): Kim A Preedom Trust, Kim A Preedom Tre, Randall R Preedom Trust, Randall R Preedom Tre
Po Box 279
San Antonio, FL 33576
PHONE: (813) 293-3719, Fax: No fax, Email: No email

Applicant:
Po Box 279
San Antonio, FL 33576
PHONE: (813) 293-3719, Fax: No fax, Email: Claire@hrtampabay.Com

Location: 6.522 acres located on the west side of McMullen Booth Road approximately 836 feet south of Enterprise Road East.

Atlas Page: 234A

Zoning District: Medium Density Residential

Request: The City Council is considering a request to amend the Future Land Use Map from Residential Low (RL) to Residential Urban (RU) and Institutional (I).

Proposed Use:

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Kyle Brotherton, 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 FAX (727) 562-4865

Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	02/04/2016	Brotherton
Solid Waste Review	No Comments	02/10/2016	Pryor
Engineering Review	Comments	02/12/2016	Simpson
Environmental Review	No Comments	02/16/2016	Kessler
Traffic Eng Review	No Comments	02/17/2016	Elbo
Parks and Rec Review	No Comments	02/23/2016	Reid
Land Resource Review	No Comments	02/24/2016	Anderson
Stormwater Review	No Comments	02/24/2016	Bawany
Planning Review	Comments	02/25/2016	Brotherton
Fire Review	No Review Required	02/26/2016	Schultz
Route to Meeting	Ready for DRC	02/29/2016	Brotherton
Development Review Committee	Sufficient for CDB	11/10/2016	Brotherton

The DRC reviewed this application with the following comments:

Engineering Review Further comments will be forthcoming upon submittal of a Flexible Development and/or Building Permit Application.



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

4:00 PM

Case number: [REZ2016-02002 -- 2425 N MCMULLEN BOOTH RD](#)

Owner(s): Kim A Freedom Trust, Kim A Freedom Tre, Randall R Freedom Trust, Randall R Freedom Tre
Po Box 279
San Antonio, FL 33576
PHONE: (813) 293-3719, Fax: No fax, Email: No email

Applicant:

PHONE: No phone, Fax: No fax, Email: No email

Location: 6.522 acres located on the west side of McMullen Booth Road approximately 836 feet south of Enterprise Road East.

Atlas Page: 234A

Zoning District: Medium Density Residential

Request: The City Council is considering a Zoning Atlas Amendment from Agricultural Estate Residential to Medium Density Residential (MDR) and Institutional (I).

Proposed Use: Assisted Living Facilities

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Kyle Brotherton, Planner

Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	02/04/2016	Brotherton
Planning Review	Comments	02/05/2016	Brotherton
Solid Waste Review	No Comments	02/10/2016	Pryor
Engineering Review	Comments	02/12/2016	Simpson
Environmental Review	No Comments	02/16/2016	Kessler
Traffic Eng Review	No Comments	02/17/2016	Elbo
Parks and Rec Review	No Comments	02/23/2016	Reid
Land Resource Review	No Comments	02/24/2016	Anderson
Stormwater Review	No Comments	02/24/2016	Bawany
Fire Review	No Review Required	02/26/2016	Schultz
Route to Meeting	Ready for DRC	02/29/2016	Brotherton
Community Development Board	Recommend Approval	04/19/2016	See
Development Review Committee	Sufficient for CDB	11/10/2016	Brotherton

The DRC reviewed this application with the following comments:

Engineering Review Further comments will be forthcoming upon submittal of a Flexible Development and/or Building Permit Application.