



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, June 02, 2016

8:30 - Staff Review

9:00 AM

Case number: [FLD2016-04011 -- 1810 N BELCHER RD](#)

Owner(s): Bayway Management Inc
611 W Bay St # A
Tampa, FL 33606 270
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Robert Pergolizzi
13825 Icot Blvd., Suite 605
33760
PHONE: (727) 524-1818, Fax: (727) 524-6090, Email:
Pergo@gulfcoastconsultinginc.Com

Representative: Robert Pergolizzi
Gulfcoast Consulting, Inc
13825 Icot Blvd., Suite 605
33760
PHONE: (727) 524-1818, Fax: (727) 524-6090, Email:
Pergo@gulfcoastconsultinginc.Com

Location: 1.1 acres located at the southwest corner of North Belcher Road and Sunnydale Boulevard.

Atlas Page: 262B

Zoning District: Industrial Research and Technology

Request: The Community Development Board (CDB) is reviewing a Comprehensive Infill Redevelopment Project in the Commercial (C) District for property located at 1810 North Belcher Road. The project is 20 feet in height, includes 21 parking spaces and requests allowable flexibility from setbacks and landscaping requirements (Section 2-704.F and 3-1202.G)

Proposed Use: Retail Sales and Services

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Matthew Jackson, 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	05/03/2016	Jackson
Solid Waste Review	No Comments	05/12/2016	Pryor
Traffic Eng Review	Comments	05/13/2016	Elbo
Engineering Review	Comments	05/16/2016	Simpson
Parks and Rec Review	No Comments	05/19/2016	Reid
Environmental Review	Comments	05/20/2016	Kessler
Harbor Master Review	No Review Required	05/24/2016	Jackson
Art Review	No Reveiw Required	05/24/2016	Jackson
Planning Review	Comments	05/24/2016	Jackson
Fire Review	No Comments	05/25/2016	Schultz
Stormwater Review	Comments	05/25/2016	Bawany

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.

Sheet C2 was reviewed for General Engineering criteria. The additional details provided in the plan set may have been necessary for other departmental reviews. Further comments will be forthcoming upon submittal of a Flexible Development and/or Building Permit Application.

DRC review is a prerequisite for Building Permit review. Additional comments may be forthcoming upon submittal of a Building Permit Application. ****SEE PAGE 30 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 0 ON DOCUMENT.
- Environmental Review Prior to issuance of building permit:
Provide location of erosion control measures on plans and provide details.
**SEE PAGE 34 ON DOCUMENT.
- Planning Review All Planning conditions are required to be met prior to CDB. **SEE PAGE 0 ON DOCUMENT.
- Planning Review Throughout the responses to criteria it is mentioned that a specialty bike shop will be the new business for the property. However, it was mentioned to staff that the bike shop is no longer interested in the property. If this is the case, revise the application to only include that retail sales and services use is proposed, not a specific business unless another specific business is proposed. **SEE PAGE 7 ON DOCUMENT.
- Planning Review For the response to general applicability criterion number four, provide further information on how the retail use will have less intensive traffic generated than the former bank use. **SEE PAGE 7 ON DOCUMENT.
- Planning Review For the response to general criterion number five, list any other retail sales and services use within the immediate vicinity. **SEE PAGE 7 ON DOCUMENT.
- Planning Review When organizing the submittal for CDB, place the comprehensive infill redevelopment project responses right after page seven of the application. **SEE PAGE 13 ON DOCUMENT.
- Planning Review When possible, do not use scanned copies of files such as the site plan which does not need to be signed and sealed. Using the original files, not a scanned copy makes the document much more legible. **SEE PAGE 29 ON DOCUMENT.
- Planning Review If only retail sales and service use is proposed with no possibility of a future bank, please include a brief narrative as to the use of the canopy and old teller drive thru lanes. If only retail sales and display are proposed, with no outdoor component to the retail sales and displays, the canopy and excess vehicular use area should be removed and landscaping provided. **SEE PAGE 30 ON DOCUMENT.
- Planning Review At the south edge of the dumpster area there is a curb. Have only black barrel trash been used? Logistically, I'm not sure how a dumpster can be utilized knowing a curb will need to be negotiated when moving the dumpster out for pick up. Or has Solid Waste historically access the site from the property to the south with no need to move the dumpster? **SEE PAGE 30 ON DOCUMENT.



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- Planning Review The chainlink enclosure around the existing dumpster must be removed and replaced with other means of screening the dumpster such as PVC or wood. If chainlink is to be used, it must be clad in green or black vinyl and there must be a continuous hedge along the north, east and west sides of the fence (as shown) or a non-deciduous vine must be maintained along the north, east and west sides of the fence. **SEE PAGE 30 ON DOCUMENT.
- Planning Review Please address if the existing directional signs are to be removed or incorporated into a future sign plan. **SEE PAGE 30 ON DOCUMENT.
- Planning Review In an effort to better diversify accent trees throughout the City, please consider replacing the crape myrtle with suitable specie such as Walter Viburnum, eageleston holly, silver buttonwood, eastern redbud, Nellie R. Stevens Holly or southern wax myrtle. **SEE PAGE 31 ON DOCUMENT.
- Planning Review On the landscape plan, please provide specific detail for each interior landscape island annotating how the island meets Code requirements such as 50 percent shrubs and whether or not the island has a tree and what type of tree. **SEE PAGE 31 ON DOCUMENT.
- Planning Review Pursuant to CDC Section 3-1204.D, add wheel stops to all parking spaces adjacent to landscaping. **SEE PAGE 31 ON DOCUMENT.
- Planning Review Pursuant to CDC Section 3-1202.C, add a note to the landscape plan that an automatic permanent irrigation system exists or will be installed providing complete water coverage for all required and other landscape materials. **SEE PAGE 31 ON DOCUMENT.
- Planning Review On Sheet LA2, notes 62 though 65 need to be on separate lines and not overlap. **SEE PAGE 32 ON DOCUMENT.
- Planning Review On page one of the flexible development application for the description of request, include if office use is also proposed and if so, specify if a specific type is contemplated such as bank. **SEE PAGE 2 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.

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 27 ON DOCUMENT.
- Stormwater Review Prior to Building Permit:
Please provide reasonable assurance that pond still maintained and functions as originally permitted **SEE PAGE 27 ON DOCUMENT.
- Stormwater Review 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.

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>



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Stormwater Review

Stormwater Review

Prior to Building Permit:

Please provide reasonable that pond still maintained and functions as originally permitted

Traffic Engineering Review

Prior to CDB:

As per 2012 Florida Accessibility Code For Building Construction, Section 206, provide an accessible route from public sidewalk to the building's accessible entrance meeting ADA standards. **SEE PAGE 34 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 bicycle shop is \$1448.66.

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.



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

9:20 AM

Case number: [FLD2016-03008 -- 440 GULFVIEW BLVD COMMON](#)

Owner(s): Four Forty West Assn Inc
4151 Woodlands Pkw
Palm Harbor, FL 34685
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Steven Stavrevski
2840 West Bay Drive #287
Belleair Bluffs
PHONE: No phone, Fax: No fax, Email: Info@belleairconstruction.Com

Representative: Steven Stavrevski
Belleair Construction
2840 West Bay Drive #287
Belleair Bluffs
PHONE: No phone, Fax: No fax, Email: Info@belleairconstruction.Com

Location: 3.73 acres located at the northwest corner of the South Gulfview Boulevard and Hamden Drive.

Atlas Page: 276A

Zoning District: Tourist

Request: The Community Development Board (CDB) is reviewing a proposed outdoor grill area for an existing attached dwelling development in the Tourist (T) District for the property located at 440 South Gulfview Boulevard. The project requests allowable flexibility from setback requirements (Community Development Code Sections 2-803.D).

Proposed Use: Overnight Accommodations

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Matthew Jackson, 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	05/10/2016	Jackson
Solid Waste Review	No Comments	05/12/2016	Pryor
Traffic Eng Review	No Comments	05/13/2016	Elbo
Engineering Review	Comments	05/16/2016	Simpson
Parks and Rec Review	No Comments	05/19/2016	Reid
Environmental Review	Comments	05/20/2016	Kessler
Fire Review	No Comments	05/24/2016	Schultz
Stormwater Review	Comments	05/25/2016	Bawany

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.
- Sheet A-2.0 was reviewed for General Engineering criteria. The additional details provided in the plan set may have been necessary for other departmental reviews. Further comments will be forthcoming upon submittal of a Flexible Development and/or Building Permit Application.
- 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.**
- Engineering Review Prior to Community Development Board:
 Please show the ingress and egress easement (OR5776-PG118) on the site plan. No permanent structures shall be located in an easement (Section 3-1909, Community Development Code). ****SEE PAGE 8 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 8 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 0 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 7 ON DOCUMENT.
- Planning Review All Planning conditions are required to be met prior to CDB. **SEE PAGE 0 ON DOCUMENT.
- Planning Review For the affidavit to authorize agent, under number one please list the property owner. The Pinellas County Property Appraiser lists Four Forty West Assn, Inc. C/O Progressive Management, Inc. **SEE PAGE 2 ON DOCUMENT.
- Planning Review For the affidavit to authorize agent, complete number two with the property address. **SEE PAGE 2 ON DOCUMENT.
- Planning Review For the affidavit to authorize agent, the form states that Sam Vazquez is the agent and Sam signed on behalf of the owner. Sam either needs to be appointed as the agent or authorization needs to be provided stating Sam can sign on behalf of the property owner. Sam can't fill both roles. **SEE PAGE 2 ON DOCUMENT.
- Planning Review For the affidavit to authorize agent, Maureen Reardon is listed as the registered name under sunbiz.org. As such, only she can sign the affidavit unless she provides a signed and notarized authorization for another person. **SEE PAGE 2 ON DOCUMENT.
- Planning Review The case contact listed in the uploaded file should match the agent listed in the affidavit to authorize agent. **SEE PAGE 2 ON DOCUMENT.
- Planning Review For the response to general applicability criterion number one, no specific details were provided. What is the address of the adjacent hotel? Does the adjacent hotel have a patio area located seaward of the coastal construction control line? If so, approximately how much patio area exists in square feet? **SEE PAGE 3 ON DOCUMENT.



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- Planning Review For the response to general applicability criterion number two, a more appropriate response would be "The proposed addition to the condominium is an outdoor patio similar in size and extent as other outdoor areas in the area and it is not expected to hinder or discourage the appropriate development and use of adjacent land and buildings or significantly impair the value thereof. " **SEE PAGE 3 ON DOCUMENT.
- Planning Review For the response to general applicability criterion number three, a more appropriate response would be "The proposed patio area is not expected to have any effect on the health or safety or persons residing or working in the neighborhood of the proposed use." **SEE PAGE 3 ON DOCUMENT.
- Planning Review For the response to comprehensive infill redevelopment project criterion number one, please provide a response as to why there is no other space in the common area for the outdoor grill that does not need a setback reduction to the coastal construction control line. **SEE PAGE 4 ON DOCUMENT.
- Planning Review For the response to comprehensive infill redevelopment project criterion number two, please provide specific examples of how the proposal is consistent with the Comprehensive plan as well as Community development Code. **SEE PAGE 4 ON DOCUMENT.
- Planning Review For the response to comprehensive infill redevelopment project criterion number three, do not simply restate the criterion and give a bit more explanation. Staff understands that the proposal is minor so a limited response is acceptable such as "It is expected that due to the minor addition of outdoor patio area consistent with other patios in the area will have no impact on the development and improvement of surrounding properties. **SEE PAGE 4 ON DOCUMENT.
- Planning Review For the response to comprehensive infill redevelopment project criterion number four, do not simply restate the criterion and give a bit more explanation. Staff understands that the proposal is minor so a limited response is acceptable such as "It is expected that due to the minor addition of outdoor patio area consistent with other patios in the area, the proposal will not cause any detriment to adjoining properties. **SEE PAGE 4 ON DOCUMENT.
- Planning Review For the response to comprehensive infill redevelopment project criterion number 6.a, b, c and e, do not simply restate the criterion and give a bit more explanation. **SEE PAGE 4 ON DOCUMENT.
- Planning Review Whenever possible, do not use scanned copies of documents, use the original and save as a PDF for legibility. **SEE PAGE 5 ON DOCUMENT.
- Planning Review The north arrows on sheets C-1 and A-2.0 are not oriented correctly. **SEE PAGE 7 ON DOCUMENT.
- Planning Review On Sheet A-2.0, provide the closest dimension from the proposed work to the coastal construction control line. **SEE PAGE 8 ON DOCUMENT.
- Planning Review Sheet A-2.0 shows a handicapped path from the proposed outdoor kitchen area but the renderings provided show steps. Clarify which is correct and update the appropriate document. **SEE PAGE 8 ON DOCUMENT.
- Planning Review Planning Review
All Planning conditions are required to be met prior to CDB.
- Planning Review Planning Review
For the affidavit to authorize agent, under number one please list the property owner. The Pinellas County Property Appraiser lists Four Forty West Assn, Inc. C/O Progressive Management, Inc.



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- Planning Review
Planning Review
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Planning Review
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Planning Review
The case contact listed in the uploaded file should match the agent listed in the affidavit to authorize agent.
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- Planning Review
Planning Review
On Sheet A-2.0, provide the closest dimension from the proposed work to the coastal construction control line.
- Planning Review
Planning Review
Sheet A-2.0 shows a handicapped path from the proposed outdoor kitchen area but the renderings provided show steps. Clarify which is correct and update the appropriate document.
- Planning Review
Planning Review
For the response to general applicability criterion number one, no specific details were provided. What is the address of the adjacent hotel? Does the adjacent hotel have a patio area located seaward of the coastal construction control line? If so, approximately how much patio area exists in square feet?
- Planning Review
Planning Review
For the response to general applicability criterion number two, a more appropriate response would be "The proposed addition to the condominium is an outdoor patio similar in size and extent as other outdoor areas in the area and it is not expected to hinder or discourage the appropriate development and use of adjacent land and buildings or significantly impair the value thereof.
- Planning Review
Planning Review
For the response to general applicability criterion number three, a more appropriate response would be "The proposed patio area is not expected to have any effect on the health or safety of persons residing or working in the neighborhood of the proposed use.



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Planning Review	<p>Planning Review</p> <p>For the response to comprehensive infill redevelopment project criterion number one, please provide a response as to why there is no other space in the common area for the outdoor grill that does not need a setback reduction to the coastal construction control line.</p>
Planning Review	<p>Planning Review</p> <p>For the response to comprehensive infill redevelopment project criterion number four, do not simply restate the criterion and give a bit more explanation. Staff understands that the proposal is minor so a limited response is acceptable such as "It is expected that due to the minor addition of outdoor patio area consistent with other patios in the area, the proposal will not cause any detriment to adjoining properties.</p>
Planning Review	<p>Planning Review</p> <p>For the response to comprehensive infill redevelopment project criterion number 6.a, b, c and e, do not simply restate the criterion and give a bit more explanation.</p>
Planning Review	<p>Planning Review</p> <p>Whenever possible, do not use scanned copies of documents, use the original and save as a PDF for legibility.</p>
Planning Review	<p>Planning Review</p> <p>The north arrows on sheets C-1 and A-2.0 are not oriented correctly.</p>
Stormwater Review	<p>General Comments</p> <p>DRC review is a prerequisite for Building Permit Review. Additional comments may be forthcoming upon submittal of a Building Permit Application. **SEE PAGE 9 ON DOCUMENT.</p>
Stormwater Review	<p>Prior to Community Development Board:</p> <p>The City's Storm Drainage Design Criteria defines redevelopment as the alteration of buildings, parking, or other landform features of a property, which necessitates the Community Development Code review process. Please provide rough drainage calculations which meet the Storm Drainage Design Criteria as found at the City website: http://www.myclearwater.com/gov/depts/pwa/engin/StormwaterMgt/StormDrainageDesignCriteria.asp **SEE PAGE 9 ON DOCUMENT.</p>
Stormwater Review	<p>Stormwater Review</p> <p>General Comments</p> <p>DRC review is a prerequisite for Building Permit Review. Additional comments may be forthcoming upon submittal of a Building Permit Application.</p> <p>FLD2016-03008 232767 2016-05-25 16:02:08.147 STRM - Condition NBAWANY 9 Prior to Community Development Board:</p> <p>The City's Storm Drainage Design Criteria defines redevelopment as the alteration of buildings, parking, or other landform features of a property, which necessitates the Community Development Code review process. Please provide rough drainage calculations which meet the Storm Drainage Design Criteria as found at the City website: http://www.myclearwater.com/gov/depts/pwa/engin/StormwaterMgt/StormDrainageDesignCriteria.asp</p>



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

9:35 AM

Case number: [FLS2016-05024 -- 2849 GULF TO BAY BLVD](#)

Owner(s): A B/P S R E G Bayview Owner Llc
5605 Glenridge Dr Ste 775
Atlanta, GA 30342 137
PHONE: No phone, Fax: No fax, Email: No email

Applicant: William Givens
380 Park Place Blvd
Clearwater, FL 33759
PHONE: (727) 531-3505, Fax: (727) 431-1777, Email: Ryan.Givens@cardno.Com

Representative: Ryan Givens
Cardno
380 Park Place Blvd
Clearwater, FL 33759
PHONE: (727) 531-3505, Fax: (727) 431-1777, Email: Ryan.Givens@cardno.Com

Location: 1.15 acres located at the southwest corner of Gulf to Bay Boulevard and Cross Circle.

Atlas Page: 300B

Zoning District: Commercial

Request: The Development Review Committee (DRC) is reviewing a proposed one-story retail plaza use within the Commercial (C) District for property located at 24849 Gulf to Bay Boulevard. The project includes 49 parking spaces and requests allowable flexibility of the number of parking spaces for the restaurant portion of the plaza and required landscaping (Sections 2-703.U, 2-703.V and 3-1202).

Proposed Use: Retail Sales and Services

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Matthew Jackson, 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	05/09/2016	Jackson
Solid Waste Review	Comments	05/12/2016	Pryor
Make sure this is designed and built to specs Index 701, 24'X10' interiorly with ballards and gates mounted even with wall and not inside.			
Engineering Review	Comments	05/16/2016	Simpson
Traffic Eng Review	Comments	05/18/2016	Elbo
Parks and Rec Review	No Comments	05/19/2016	Reid
Environmental Review	Comments	05/20/2016	Kessler
Planning Review	Comments	05/23/2016	Jackson
Stormwater Review	Comments	05/25/2016	Bawany
Land Resource Review	Comments	05/26/2016	Crandall
Fire Review	No Comments	05/29/2016	Schultz

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.

Sheet SC3.00 was reviewed for General Engineering criteria. The additional details provided in the plan set may have been necessary for other departmental reviews. Further comments will be forthcoming upon submittal of a Flexible Development and/or Building Permit Application.

DRC review is a prerequisite for Building Permit review. Additional comments may be forthcoming upon submittal of a Building Permit Application. ****SEE PAGE 16 ON DOCUMENT.**

Engineering Review

Prior to Building Permit

Please include City Index 701 or an approved equivalent for the Dumpster Enclosure detail. ****SEE PAGE 16 ON DOCUMENT.**



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

- Engineering Review Prior to Community Development Board:
The stormwater plan demonstrates the 18" RCP pipe underneath the dumpster enclosure. It is highly recommended that this pipe or the dumpsters be relocated. **SEE PAGE 17 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.
- Environmental Review Prior to issuance of building permit:
Continue to provide the location of erosion control measures on plans.
**SEE PAGE 15 ON DOCUMENT.
- Land Resource Review 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 15 ON DOCUMENT.
- Land Resource Review Please note that Royal Palms are not considered specimen palms. Must be in the phoenix family (excluding those less than 20 feet ct, robelenii)

Revise the front landscape buffer to meet the required number of shade trees by adding shade trees, specimen palms, additional palms or accent trees.
**SEE PAGE 19 ON DOCUMENT.
- Land Resource Review Great selection of tree species. No response to this comment required.
**SEE PAGE 20 ON DOCUMENT.
- Planning Review On page two of the memorandum, remove all references to the ITE manual and only reference parking required by the Commercial District of the Community Development Code. **SEE PAGE 3 ON DOCUMENT.
- Planning Review On page two of the memorandum, the minimum Code required parking is 50, not 49. $3.175 * 12$ plus $2.925 * 4$ equals 50 spaces. **SEE PAGE 3 ON DOCUMENT.
- Planning Review The response to restaurant flexibility criteria number two should include that no direct access to Gulf to Bay is proposed. **SEE PAGE 4 ON DOCUMENT.
- Planning Review For the response to restaurant flexibility criteria number three, as a parapet wall may extend 42 inches above the allowable height, there is no height flexibility proposed. Please update the response as such. **SEE PAGE 4 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 The response to restaurant flexibility criteria number five states there are no setbacks proposed below minimum standards. This appears correct on the site plan but the site plan needs to be updated with setback dimensions around the entire project. **SEE PAGE 5 ON DOCUMENT.
- Planning Review Provide a cross access agreement with the property to the west. **SEE PAGE 5 ON DOCUMENT.
- Planning Review For the response to retail plaza flexibility criteria number one, as a parapet wall may extend 42 inches above the allowable height, there is no height flexibility proposed. Please update the response as such. **SEE PAGE 5 ON DOCUMENT.
- Planning Review For the response to retail plaza flexibility criteria number three, as it is not necessary, remove all references to the ITE parking generation manual and only reference parking spaces required by the CDC. Pursuant to CDC Section 3-1401.C, a parking demand study is only required if the parking requested is greater than 50 percent of the top end of the range. As less than a 50 percent deviation is requested, no study is required. **SEE PAGE 6 ON DOCUMENT.
- Planning Review On page one of the comprehensive landscape program application, remove the reference to the off-site sign. Off-site signs are not allowable. Furthermore, shrubs are not required in front of the freestanding sign and groundcover can suffice for the required three foot wide landscaping around the entire base of the sign. Therefore, you can remove the shrub request from the description of request. **SEE PAGE 7 ON DOCUMENT.
- Planning Review All Planning conditions are required before issuance of a development order. **SEE PAGE 16 ON DOCUMENT.
- Planning Review The drive thru sign needs to be moved west to the northwest building façade to be in front of the drive thru restaurant. This will allow the placement of the sign to be behind the leading edge of the building like the vast majority of drive thru menu signs on Gulf to Bay. Furthermore, moving the sign will allow the relocation of the eagleston holly a few feet east to better frame the retail space. **SEE PAGE 16 ON DOCUMENT.
- Planning Review On Sheet SC3.00, as they are not needed, remove all references to the ITE parking generation. **SEE PAGE 16 ON DOCUMENT.
- Planning Review On Sheet L-1, provide the interior island width dimensions. **SEE PAGE 19 ON DOCUMENT.
- Planning Review On Sheet L-1, as terminal interior islands are not required, can you combine landscape islands in order to provide the Code compliant 17 foot width islands? **SEE PAGE 19 ON DOCUMENT.
- Planning Review On Sheet L-1, where parking stalls are adjacent to landscaping, provide wheel stops along with the shown curbing. **SEE PAGE 19 ON DOCUMENT.
- Planning Review On Sheet L-1, show the required 20 foot sight visibility triangles at the ingress/ egress onto Cross Circle and relocated any landscaping above 30 inches in height if located within a triangle. **SEE PAGE 19 ON DOCUMENT.
- Planning Review On Sheet L-2, include the symbol next to each landscape material. **SEE PAGE 20 ON DOCUMENT.
- Planning Review On Sheet L-2, add a note that the royal palm trees with have 10 foot clear trunk. **SEE PAGE 20 ON DOCUMENT.



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Planning Review	This condition does not need to be addressed but I wanted to provide in anticipation of reviewing the signs. The signage requested due to signs being proposed on a non-frontage elevation (south) will need to be requested through a comprehensive sign program. **SEE PAGE 23 ON DOCUMENT.
Planning Review	For the lighting shown on Sheet E-1, pursuant to CDC Section 1302.A, all light fixtures visible from the boundaries of the site, other than fixtures which are designed and installed to illuminate a wall and are directed away from adjacent properties, the fixtures shall be cut-off above 40 degrees horizontal. As such, on Sheet E-1, discuss how compliance with the Code Section is met. **SEE PAGE 24 ON DOCUMENT.
Planning Review	For the lighting shown on Sheet E-1, pursuant to CDC Section 1302.C.1, for cut-off fixtures, the height of the lamp in a light fixture shall not exceed 35 feet, or one foot in height for each one foot the light fixture is setback from the setback, whichever is less. As such, on Sheet E-1, discuss how compliance with the Code Section is met. **SEE PAGE 24 ON DOCUMENT.
Planning Review	On Sheet L-1, pursuant to CDC Section 3-1202.B.1, for the palm trees to be counted as shade trees, they must be in clusters of three. **SEE PAGE 19 ON DOCUMENT.
Solid Waste Review	Make sure this is designed and built to specs Index 701, 24'X10' interiorly with ballards and gates mounted even with wall and not inside.
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 17 ON DOCUMENT.
Stormwater Review	Prior to Building Permit: Please provide original stormwater report which demonstrates that this projects impervious was properly accounted for in the master drainage system. Note: the current site must meet the current drainage criteria. 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 17 ON DOCUMENT.
Stormwater Review	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.
Stormwater Review	Stormwater Review Prior to Building Permit: Please provide original stormwater report which demonstrates that this projects impervious was properly accounted for in the master drainage system. Note: the current site must meet the current drainage criteria. 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



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

- Stormwater Review Prior to Building Permit:
- Please provide reasonable assurance that the site will be graded so that stormwater does not drain to the property to the west (17/29/16/03006/000/0204). **SEE PAGE 17 ON DOCUMENT.
- Traffic Engineering Review Prior to a building permit:
- Provide wheel stops in parking stalls that abuts a sidewalk to prevent vehicle overhanging onto the pedestrian walkway. **SEE PAGE 16 ON DOCUMENT.
- Traffic Engineering Review Prior to a building permit:
- Drive-through facilities for restaurants shall provide sufficient stacking distance to accommodate eight vehicles as measured from the first point of transaction. Please show this on the site plan using a scaled 19' long vehicle (AASHTO standards) with a 1' gap between bumpers. (Community Development Code, Section 3-1406 B.) **SEE PAGE 16 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.
- DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application. **SEE PAGE 16 ON DOCUMENT.
- Traffic Engineering Review Prior to a building permit:
- There is a potential conflict point for the inbound traffic off of Cross Boulevard and the south & east bound on site traffic circulation. Please provide a stop sign and stop bar for both the south & east bound on site traffic circulation. **SEE PAGE 16 ON DOCUMENT.
- Traffic Engineering Review Prior to a DO:
- This proposed project will require a Traffic Impact Study (TIS). Prior to conducting a TIS please schedule a scoping meeting with the Traffic Operations Division. **SEE PAGE 16 ON DOCUMENT.



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

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

10:35 AM

Case number: [FLD2016-03007 -- 1861 N Highland](#)

Owner(s): PHONE: No phone, Fax: No fax, Email: No email

Applicant: Stephen Fowler
1421 Court St
Clearwater, FL 33756
PHONE: (727) 449-2021, Fax: (727) 447-5339, Email: Overdrawn5@aol.Com

Representative: Stephen Fowler
Fowler Associates Architects, Inc.
1421 Court St
Clearwater, FL 33756
PHONE: (727) 449-2021, Fax: (727) 447-5339, Email: Overdrawn5@aol.Com

Location: 8.7 acres located at the southeast corner of North Highland Avenue with Sunset Point Road.

Atlas Page: 261A

Zoning District: Commercial

Request: The Community Development Board (CDB) is reviewing a Comprehensive Infill Redevelopment Project in the Commercial (C) District for property located at 1861 N. Highland Avenue. The project is 32 feet in height, includes 408 parking spaces and requests allowable flexibility from setbacks and landscaping requirements (Section 2-704.F and 3-1202.G)

Proposed Use: Self-Storage Warehouse

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Melissa Hauck-Baker, Senior Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
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 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	05/03/2016	Hauck-Baker
Solid Waste Review	Comments	05/12/2016	Pryor
No plans for solid waste on out parcel			
Engineering Review	Comments	05/16/2016	Simpson
Traffic Eng Review	Comments	05/19/2016	Elbo
Parks and Rec Review	No Comments	05/19/2016	Reid
Fire Review	Comments	05/20/2016	Schultz
Environmental Review	Comments	05/20/2016	Kessler
Planning Review	Comments	05/24/2016	Hauck-Baker
Stormwater Review	Comments	05/25/2016	Bawany
Route to Meeting	Ready for DRC	06/01/2016	Hauck-Baker
Land Resource Review	Comments	06/01/2016	Anderson
Harbor Master Review	No Review Required	06/01/2016	Hauck-Baker
Art Review	No Reveiw Required	06/01/2016	Hauck-Baker

The DRC reviewed this application with the following comments:



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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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.

Sheet SD-01 was reviewed for General Engineering criteria. The additional details provided in the plan set may have been necessary for other departmental reviews. Further comments will be forthcoming upon submittal of a Flexible Development and/or Building Permit Application.

DRC review is a prerequisite for Building Permit review. Additional comments may be forthcoming upon submittal of a Building Permit Application. **SEE PAGE 32 ON DOCUMENT.

Engineering Review

Prior to CDB:

Please acknowledge the following; the existing dumpster enclosure is located in an easement. NOTE: any structure approved for location in an easement may be removed or displaced by city forces if that structure interferes with the maintenance or use of the Easement Rights. **SEE PAGE 32 ON DOCUMENT.

Engineering Review

Prior to CDB:

If the new out-parcel is to have separate ownership from the existing 1861 N. Highland, then it will need to be a separate property. It is encouraged to use a plat as the mechanism for creating this new property boundary. The new property boundary will need to be in place before a building permit is approved for the construction of the new building. **SEE PAGE 32 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.

Fire Review

Tamper switches are required to be installed on the fire supply DDCV and must be connected to the FACP. Please acknowledge. **SEE PAGE 32 ON DOCUMENT.



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

- Fire Review NFPA 1 2010 edition section 13.3.2.27.4 requires fire sprinkler system for building. Shall meet the requirement of NFPA 13 2010 edition section 4.1 Level of Protection. Any and all changes, additions, relocations, improvements, and/or modifications to the fire sprinkler system at this property must be done as per NFPA-13 2010 edition by a licensed fire sprinkler contractor with separate permit and plans. Please acknowledge prior to CDB. **SEE PAGE 32 ON DOCUMENT.
- Fire Review All underground fire lines must be installed by a contractor with a class I, II or V license with separate plans and permit. Acknowledge PRIOR TO CDB. **SEE PAGE 32 ON DOCUMENT.
- Fire Review New parcel shown on plans. Please provide details or remove from plans. **SEE PAGE 32 ON DOCUMENT.
- Land Resource Review General Note:
1. 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 32 ON DOCUMENT.
- Land Resource Review Prior to CDB:
- Code section 4-202 A 11.aa. requires a tree inventory to be prepared by a certified arborist reflecting the size, canopy, and condition of such trees. Once this data is received a thorough review can be conducted. At such time comments can be generated which may require modifications to the plans. No review will be performed until the inventory is received. Provide prior to CDB. This is required for the entire site to ensure there are no Hazardous trees on the site. **SEE PAGE 33 ON DOCUMENT.
- Land Resource Review Prior to Issuance of a Building Permit:
1. Shade trees must be installed in the landscape. The interior islands proposed are smaller than code requires but are still large enough for shade trees. Bottlebrush and Crape Myrtles are not shade trees. **SEE PAGE 33 ON DOCUMENT.
- Land Resource Review Prior to issuance of a Building Permit:
- A tree removal permit will be required for the removal of any trees needed to be removed for the demo of existing conditions or the construction of the new proposed out parcel. **SEE PAGE 33 ON DOCUMENT.
- Land Resource Review General Note:
- Due to the improper maintenance of Crape Myrtles mainly topping and shaping of them they are currently not an acceptable species for commercial sites. as per MLD **SEE PAGE 33 ON DOCUMENT.
- Land Resource Review Prior to CDB:
1. The proposed landscape islands do not meet minimum code and will require a comprehensive landscape program. **SEE PAGE 33 ON DOCUMENT.



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

Land Resource Review Prior to CDB:

1. You need to show a tree removal and replacement chart to clearly show the inches to be removed and the inches proposed. **SEE PAGE 33 ON DOCUMENT.

Land Resource Review Prior to issuance of a building permit:

1. Please clearly mark any existing trees with an "X" to clearly show they are proposed to be removed. **SEE PAGE 33 ON DOCUMENT.

Land Resource Review Land Resource Review

1.

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.

Land Resource Review Land Resource Review

Prior to CDB:

Code section 4-202 A 11.aa. requires a tree inventory to be prepared by a certified arborist reflecting the size, canopy, and condition of such trees. Once this data is received a thorough review can be conducted. At such time comments can be generated which may require modifications to the plans. No review will be performed until the inventory is received. Provide prior to CDB. This is required for the entire site to ensure there are no Hazardous trees on the site.

Land Resource Review Land Resource Review

Prior to Issuance of a Building Permit:

1. Shade trees must be installed in the landscape. The interior islands proposed are smaller than code requires but are still large enough for shade trees. Bottlebrush and Crape Myrtles are not shade trees.

Land Resource Review Land Resource Review

Prior to issuance of a Building Permit:

A tree removal permit will be required for the removal of any trees needed to be removed for the demo of existing conditions or the construction of the new proposed out parcel.

Land Resource Review Land Resource Review

General Note:

Due to the improper maintenance of Crape Myrtles mainly topping and shaping of them they are currently not an acceptable species for commercial sites. as per MLD

Land Resource Review Land Resource Review

1. The proposed landscape islands do not meet minimum code and will require a comprehensive landscape program.

Land Resource Review Land Resource Review

1. You need to show a tree removal and replacement chart to clearly show the inches to be removed and the inches proposed.

Land Resource Review Land Resource Review

1. Please clearly mark any existing trees with an "X" to clearly show they are proposed to be removed.



CITY OF CLEARWATER

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

Planning Review

General Site Plan and Application Comments

1. Survey does not reflect existing site conditions, please provide an updated survey.
2. Parking space breakdown has not been provided; please provide details regarding percentage of restaurant floor area versus total retail plaza.
3. The proposed outparcel in parking lot will create a land locked parcel.
4. A plat for the proposed outparcel was not submitted.
5. Please show how the proposed outparcel will comply with use, parking, buffers, landscaping and site circulation.
6. The landscaping plan includes crape myrtle plants, please provide a substitute.
7. Clarify that the light fixtures either existing or relocated will not conflict with parking spaces.
8. Architectural floor plan and elevations of south and east facing walls have not been submitted with application. **SEE PAGE 0 ON DOCUMENT.

Planning Review

Planning Review:

1. Survey does not reflect existing site conditions, please provide an updated survey.
2. Parking space breakdown has not been provided; please provide details regarding percentage of restaurant floor area versus total retail plaza.
3. The proposed outparcel in parking lot will create a land locked parcel.
4. A plat for the proposed outparcel was not submitted.
5. Please show how the proposed outparcel will comply with use, parking, buffers, landscaping and site circulation.
6. The landscaping plan includes crape myrtle plants, please provide a substitute.
7. Clarify that the light fixtures either existing or relocated will not conflict with parking spaces.
8. Architectural floor plan and elevations of south and east facing walls have not been submitted with application.
9. A Comprehensive Landscaping Program application has not been submitted and the applicant shall consider submitting one.

Solid Waste Review

No plans for solid waste on out parcel.

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 32 ON DOCUMENT.

Stormwater Review

Prior to Community Development Board:

The City's Storm Drainage Design Criteria defines redevelopment as the alteration of buildings, parking, or other landform features of a property, which necessitates the Community Development Code review process. Please provide rough drainage calculations which meet the Storm Drainage Design Criteria as found at the City website:

<http://www.myclearwater.com/gov/depts/pwa/engin/StormwaterMgt/StormDrainageDesignCriteria.asp> **SEE PAGE 32 ON DOCUMENT.



CITY OF CLEARWATER

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

Traffic Engineering Review

Prior to a building permit:

There is a potential conflict point for the inbound traffic off of south driveway of Highland Avenue and the south bound on site traffic circulation. Please provide a stop sign and stop bar for the south bound on site traffic circulation. ****SEE PAGE 32 ON DOCUMENT.**

Traffic Engineering Review

Prior to a building permit:

There is a potential conflict point for the inbound traffic off of the middle driveway of Highland Avenue and the north bound on site traffic circulation. Please provide a stop sign and stop bar for the north bound on site traffic circulation. ****SEE PAGE 32 ON DOCUMENT.**

Traffic Engineering Review

Prior to CDB:

Disperse accessible parking spaces to the nearest accessible entrance of the Dollar General and Auto Parts store. (2012 Florida Accessibility Code For Building Construction Section, 208.3.1) ****SEE PAGE 32 ON DOCUMENT.**

Traffic Engineering Review

General Note(s):

Applicant shall comply with the current Multimodal Impact Fees Ordinance and fee schedule which shall be paid prior to a Certificate of Occupancy (C.O.). The MIF amount for the new retail is \$19,866.60.

DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application. ****SEE PAGE 32 ON DOCUMENT.**

Traffic Engineering Review

Prior to CDB:

Provide an accessible route from a building's accessible entrance to a public sidewalk along Highland Avenue. (2012 Florida Accessibility Code for Building Construction, Section 206.2.1) ****SEE PAGE 32 ON DOCUMENT.**

Traffic Engineering Review

Prior to a building permit:

Provide a wheel stop in the parking stalls which abut a sidewalk to prevent parked vehicles from overhanging onto the pedestrian walkway. ****SEE PAGE 32 ON DOCUMENT.**

Traffic Engineering Review

Prior to a building permit:

Add city standard accessible parking stall and sign details, use web link provided for the details (see Index 118 and 119).
<http://www.myclearwater.com/gov/depts/pwa/engin/Production/stdDET/index.asp>

All traffic control devices (signs and markings) shall comply with standards set forth by the current Manual on Uniform Traffic Control Devices (MUTCD). (Development Code Section: 3-1410) ****SEE PAGE 32 ON DOCUMENT.**



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

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

11:05 AM

Case number: [FLD2016-05012 -- 314 S MISSOURI AVE 2 FL](#)

Owner(s): Disi-jbe Llc
Po Box 10286
Largo, FL 33773 028
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Jeannie Shapiro
707 N. Fort Harrison Ave
Clearwater
PHONE: No phone, Fax: No fax, Email: Jshapiro@clearwaterfreeclinic.Org

Representative: Brian Barker
Deuel & Associates
565 S. Hercules Ave
Clearwater, FL 33764
PHONE: (727) 822-4151, Fax: (727) 821-7255, Email:
Brian@deuelengineering.Com

Location: 1.158 acres located at the northwest corner of South Missouri Avenue with Gould Street.

Atlas Page: 287A

Zoning District: Downtown

Request: The Community Development Board (CDB) is reviewing a Comprehensive Infill Redevelopment Project in the Downtown (D) District for property located at 314 South Missouri Avenue. The project is 39.33 feet in height, includes 83 parking spaces and requests allowable flexibility from setbacks, parking and landscaping requirements (Section 2-903.D and 3-1202.G)

Proposed Use: Medical Clinic

Neighborhood Association(s): Clearwater Neighborhood Coalition

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>
Determination of Completeness	Complete	05/05/2016	Hauck-Baker
Solid Waste Review	Comments	05/12/2016	Pryor
No dimensions or enclosure plans. Please give me drawing and dimensions of enclosure.			
Engineering Review	Comments	05/16/2016	Simpson
Parks and Rec Review	No Comments	05/19/2016	Reid
Environmental Review	Comments	05/20/2016	Kessler
Traffic Eng Review	Comments	05/20/2016	Elbo
Fire Review	Comments	05/25/2016	Schultz
Stormwater Review	Comments	05/25/2016	Bawany
Planning Review	Comments	05/25/2016	Hauck-Baker
Land Resource Review	Comments	05/26/2016	Crandall
Harbor Master Review	No Review Required	06/01/2016	Hauck-Baker
Art Review	No Reveiw Required	06/01/2016	Hauck-Baker
Route to Meeting	Ready for DRC	06/01/2016	Hauck-Baker

The DRC reviewed this application with the following comments:

- Engineering Review Prior to Certificate of Occupancy
 Please provide a 10-ft utility easement over the Waterline that passes through the property (Section 3-1909, Community Development Code). Contact Jim Benwell (727.562.4754) for easement requests **SEE PAGE 14 ON DOCUMENT.
- Engineering Review Prior to Building Permit
 As per Community Development Code Section 3-1907B, Sidewalks/Bicycle paths and City Construction Standard Index No. 109 for Sidewalks, Applicant shall bring all sub-standard sidewalks and sidewalk ramps adjacent to or a part of the project up to standard, including A.D.A. standards (raised detectable tactile surfaces or truncated domes per most recent FDOT Indices #304 and 310). **SEE PAGE 14 ON DOCUMENT.



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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.

Sheet 3 was reviewed for General Engineering criteria. The additional details provided in the plan set may have been necessary for other departmental reviews. Further comments will be forthcoming upon submittal of a Flexible Development and/or Building Permit Application.

DRC review is a prerequisite for Building Permit review. Additional comments may be forthcoming upon submittal of a Building Permit Application. **SEE PAGE 14 ON DOCUMENT.

Engineering Review

Engineering Review

General Comments

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

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>

Engineering Review

Prior to Community Development Board: It appears that the dumpster is currently partially located on the neighboring property. Please move dumpster to be entirely on 314 S. Missouri or provide evidence of a recorded easement to maintain current configuration. **SEE PAGE 14 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.

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 14 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 To allow for fire department operations, a fire hydrant shall be located on the same side of the street and within 300 feet of the building entrance. Please provide details. **SEE PAGE 13 ON DOCUMENT.
- Fire Review
Fire Review
To allow for fire department operations, a fire hydrant shall be located on the same side of the street and within 300 feet of the building entrance. Please provide details.
- Land Resource Review At time of building permit a tree removal permit will be required to remove the palms in front. **SEE PAGE 13 ON DOCUMENT.
- Land Resource Review Clarify that 10 percent of the total parking area is provided as greenspace with landscaping. **SEE PAGE 14 ON DOCUMENT.
- Land Resource Review The landscape island in the back (west) has no curbing as required by code. Provide curbing around landscape island. **SEE PAGE 14 ON DOCUMENT.
- Land Resource Review There is room in the front (east) side of the building for asphalt to be removed and a larger landscape area. Remove the asphalt to better comply with the landscaping requirements. **SEE PAGE 14 ON DOCUMENT.
- Land Resource Review Remove the half dead chinaberry tree on the west property line. **SEE PAGE 14 ON DOCUMENT.
- Land Resource Review If the southern parking lot were to be re-arranged it appears that many more parking spaces could fit. With more parking spaces more interior green space islands would be able to be added to bring the landscaping into greater compliance without reducing the parking. **SEE PAGE 14 ON DOCUMENT.
- Land Resource Review Grass is not accepted for landscaping. Provide landscaping in all the grass areas in the parking islands and buffers. **SEE PAGE 14 ON DOCUMENT.
- Land Resource Review Land Resource Review
At time of building permit a tree removal permit will be required to remove the palms in front.
- Land Resource Review Land Resource Review
The landscape island in the back (west) has no curbing as required by code. Provide curbing around landscape island.
- Land Resource Review Land Resource Review
There is room in the front (east) side of the building for asphalt to be removed and a larger landscape area. Remove the asphalt to better comply with the landscaping requirements.
- Planning Review General Site Plan and Application Comments
1. The existing trash enclosure encroaches onto the adjacent property to the north. Please relocate the trash enclosure completely within the subject property.
2. The subject property is located within the Town Lake Business Park area of the Downtown Redevelopment Plan; please address the character district criteria and the design guidelines. **SEE PAGE 0 ON DOCUMENT.



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Planning Review

Planning Review

General Site Plan and Application Comments

1. The existing trash enclosure encroaches onto the adjacent property to the north. Please relocate the trash enclosure completely within the subject property.
2. The subject property is located within the Town Lake Business Park area of the Downtown Redevelopment Plan; please address the character district criteria and the design guidelines.

Solid Waste Review

No dimensions or enclosure plans. Please give me drawing and dimensions of enclosure.

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.

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.

Traffic Engineering Review

Prior to CDB:

Remove the ramp on all accessible aisles adjacent to the accessible parking stalls.

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

All parking spaces and drive aisles shall be to current city standards e.g. 9' x 18' parking stall and 24' wide drive aisle (See City Index 120). **SEE PAGE 14 ON DOCUMENT.



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

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

11:50 AM

Case number: [FLS2016-05023 -- 26508 US HIGHWAY 19 N A](#)

Owner(s): W P G Countryside Llc
2502 N Rocky Point Dr Ste 865
Tampa, FL 33607 144
PHONE: No phone, Fax: No fax, Email: No email

Applicant: John Hettick
2502 N. Rocky Point Drive, Suite 865
Tampa
PHONE: No phone, Fax: No fax, Email: Jhettick@wagspg.Com

Representative: Katherine Cole
Hill Ward Henderson
21 Evonaire Circle
Belleair, FL 33756
PHONE: (727) 581-1893, Fax: No fax, Email: Katie.Cole@hwlaw.Com

Location: The subject property is 26508 US Highway 19 North, consists of 3.36 acres (146, 538 SF) and is located at the southwestern intersection of Countryside Boulevard with US Highway 19 North.

Atlas Page: 221B

Zoning District: Tourist

Request: The Development Review Committee (DRC) is reviewing a proposed one story retail plaza with automobile service station use within the Commercial (C) District for property located at 26508 US Highway 19 North. The project is 30.08 feet in height, features 121 parking spaces and requests allowable flexibility of height, loading space and landscaping (Section 2-703.D, 2-703.V, 3-1202 and 3-1406).

Proposed Use: Retail Sales and Services

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Melissa Hauck-Baker, Senior Planner



CITY OF CLEARWATER

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 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	05/05/2016	Hauck-Baker
Solid Waste Review	Comments	05/12/2016	Pryor
Make sure the single enclosure is 12' X 10' and double is 24' X 10'			
Engineering Review	Comments	05/16/2016	Simpson
Traffic Eng Review	Comments	05/17/2016	Elbo
Parks and Rec Review	No Comments	05/17/2016	Reid
Environmental Review	Comments	05/20/2016	Kessler
Planning Review	Comments	05/24/2016	Hauck-Baker
Stormwater Review	Comments	05/25/2016	Bawany
Land Resource Review	Comments	05/26/2016	Crandall
Fire Review	No Comments	05/29/2016	Schultz
Harbor Master Review	No Review Required	06/01/2016	Hauck-Baker
Route to Meeting	Ready for DRC	06/01/2016	Hauck-Baker
Art Review	No Review Required	06/01/2016	Hauck-Baker

The DRC reviewed this application with the following comments:

Engineering Review Prior to Building Permit:
 Please provide the following notes to the demolition plan:
 - All utilities shall be cut and capped prior to demolition. The Wastewater Supervisor shall be notified.
 - All existing utilities shall be protected during demolition.
 - Demolition shall not cause any service interruptions for other utility customers.
 - Water meters, double-detector checks and backflow preventers are owned by the City of Clearwater. The City shall remove and retain these items.
 **SEE PAGE 5 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.

Sheet F-1 was reviewed for General Engineering criteria. The additional details provided in the plan set may have been necessary for other departmental reviews. Further comments will be forthcoming upon submittal of a Flexible Development and/or Building Permit Application.

DRC review is a prerequisite for Building Permit review. Additional comments may be forthcoming upon submittal of a Building Permit Application. **SEE PAGE 5 ON DOCUMENT.

Engineering Review

Prior to Building Permit:

Any work in Countryside Blvd. right of way will require a city right of way use permit which is permitted through the Engineering Department. Right of way permits can be found online at

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

**SEE PAGE 5 ON DOCUMENT.

Engineering Review

Prior to Building Permit:

As per Community Development Code Section 3-1907B, Sidewalks/Bicycle paths and City Construction Standard Index No. 109 for Sidewalks, Applicant shall bring all sub-standard sidewalks and sidewalk ramps adjacent to or a part of the project up to standard, including A.D.A. standards (raised detectable tactile surfaces or truncated domes per most recent FDOT Indexes #304 and 310). **SEE PAGE 5 ON DOCUMENT.

Engineering Review

Prior to Certificate of Occupancy

Please provide a 10-ft utility easement over the Waterline that passes through the property (Section 3-1909, Community Development Code).

Contact Jim Benwell (727.562.4754) for easement requests. **SEE PAGE 5 ON DOCUMENT.

Engineering Review

Prior to Certificate of Occupancy

Please provide a copy of Florida Department of Transportation Right of Way permit for work on US Highway 19 Right of Way. **SEE PAGE 5 ON DOCUMENT.

Engineering Review

Prior to Development Order:

Please acknowledge the following; if multiple buildings will have separate ownership on the same property, new property boundaries will need to be created. It is encouraged to use a plat as the mechanism for creating this new property boundary. This new property boundary will need to be in place before a building permit is approved for the construction of a second building on a single property. **SEE PAGE 5 ON DOCUMENT.



CITY OF CLEARWATER

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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 0 ON DOCUMENT.
- Environmental Review Prior to issuance of building permit:
Provide the location erosion control measures on plan sheet and provide detail notes. **SEE PAGE 5 ON DOCUMENT.
- Land Resource Review Provide a Tree Preservation Plan prepared by an ISA Certified Arborist. This plan must show how the proposed building, parking, stormwater, irrigation and utilities impact the critical root zones (drip lines) of trees to be preserved and how you propose to address these impacts i.e.; crown elevating, root pruning and/or root aeration systems. Other data required on this plan must show the trees canopy line, actual tree barricade limits (2/3 of the drip line and/or in the root prune lines if required), and the tree barricade detail. And any other pertinent information relating to tree preservation. Provide prior to building permit and it must address the off site trees near the proposed pond. Provide prior to **SEE PAGE 5 ON DOCUMENT.
- Land Resource Review 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 5 ON DOCUMENT.
- Land Resource Review Provide a tree survey and inventory. **SEE PAGE 6 ON DOCUMENT.
- Land Resource Review Great selection of tree species. No response is needed for this comment. **SEE PAGE 6 ON DOCUMENT.
- Land Resource Review Land Resource Review
Provide a Tree Preservation Plan prepared by an ISA Certified Arborist. This plan must show how the proposed building, parking, stormwater, irrigation and utilities impact the critical root zones (drip lines) of trees to be preserved and how you propose to address these impacts i.e.; crown elevating, root pruning and/or root aeration systems. Other data required on this plan must show the trees canopy line, actual tree barricade limits (2/3 of the drip line and/or in the root prune lines if required), and the tree barricade detail. And any other pertinent information relating to tree preservation. Provide prior to building permit and it must address the off site trees near the proposed pond. Provide prior to
FLS2016-05023 231567 2016-05-25 15:32:27.823 LR - Condition
ECRANDALL 5 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.



CITY OF CLEARWATER

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Planning Review

General Site Plan and Application Comments

1. The proposed number of parking spaces exceeds the requirement by 16 spaces.
2. The proposed parking space size within the Wawa portion of the site exceeds the required dimension, please revise to 9 ft. by 18 ft.
3. The building of height of the Wawa building exceeds the permitted maximum height of 25 feet.
4. The interior landscaping percentage proposed is 6.97% and shall be increased to a minimum of 10%.
5. The loading area for the retail tenant space is located adjacent to the stormwater pond within the southwest portion of the lot. The location does not appear to be efficient or useful for the tenant spaces, please provide clarification regarding the function of the loading space with respect to the tenants.
6. Please clarify that the light fixtures proposed onsite will not conflict with required setbacks and sight distance triangles. Additionally, ensure that light will not spill out onto adjacent parcels. ****SEE PAGE 0 ON DOCUMENT.**

Solid Waste Review

Make sure the single enclosure is 12' X 10' and double is 24' X 10'

Stormwater Review

Stormwater Review

Prior to Building Permit:

Please design the stormwater pond with a minimum of 6 in of freeboard from the top of control structure to top of bank, and demonstrate on stormwater pond detail.

Stormwater Review

Stormwater Review

Prior to Building Permit:

Please design the stormwater pond with a minimum 6 in of clearance from the bottom of the pond to the seasonal high water table, and provide a detail to show the pond cross section.

Stormwater Review

Stormwater Review

Prior to Building Permit:

Please provide reasonable assurance that exiting storm pipes used for outfall are in adequate condition and properly sized.

Stormwater Review

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.

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>

Stormwater Review

Stormwater Review

Prior to Building Permit:

Please provide a control structure detail.

Stormwater Review

Stormwater Review

Prior to Building Permit:

Please resubmit drainage calculations which show that out-parcel impervious amount has not been exceeded with new submittal.



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

- Stormwater Review Stormwater Review
Prior to Development Order:
Retaining walls are only permitted on interior portion of site. and may not be greater than 50% of pond perimeter.
- Stormwater Review Prior to Building Permit:
Please design the stormwater pond with a minimum of 6 in of freeboard from the top of control structure to top of bank, and demonstrate on stormwater pond detail. **SEE PAGE 5 ON DOCUMENT.
- Stormwater Review Prior to Building Permit:
Please design the stormwater pond with a minimum 6 in of clearance from the bottom of the pond to the seasonal high water table, and provide a detail to show the pond cross section. **SEE PAGE 5 ON DOCUMENT.
- Stormwater Review Prior to Building Permit:
Please provide reasonable assurance that exiting storm pipes used for outfall are in adequate condition and properly sized. **SEE PAGE 5 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.
- 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 5 ON DOCUMENT.
- Stormwater Review Prior to Building Permit:
Please provide a control structure detail. **SEE PAGE 5 ON DOCUMENT.
- Stormwater Review Prior to Building Permit:
Please resubmit drainage calculations which show that out-parcel impervious amount has not been exceeded with new submittal. **SEE PAGE 5 ON DOCUMENT.
- Stormwater Review Prior to Development Order:
Retaining walls are only permitted on interior portion of site. and may not be greater than 50% of pond perimeter. **SEE PAGE 5 ON DOCUMENT.
- Traffic Engineering Review Prior to a building permit:
There is a potential conflict point for the inbound traffic off of US Hwy 19 N frontage road and the south bound on site traffic circulation. Please provide a stop sign and stop bar for the south bound onsite traffic circulation. **SEE PAGE 5 ON DOCUMENT.
- Traffic Engineering Review Prior to CDB:
Please provide 50' driveway length for the eastern driveway along Countryside Boulevard to minimize potential conflict points for the inbound traffic off of Countryside Boulevard and the multiple (N,S,E &W) bound on site traffic circulation. **SEE PAGE 5 ON DOCUMENT.
- Traffic Engineering Review Prior to a building permit:
Please install wheel stops in all parking stalls abutting the retail building's sidewalk. **SEE PAGE 5 ON DOCUMENT.



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

Traffic Engineering
Review

Prior to CDB:

Please provide a turning template for a scaled fuel tanker entering, staging and exiting the site in a forward direction without hitting any objects. **SEE PAGE 5 ON DOCUMENT.

Traffic Engineering
Review

Prior to a building permit:

Show 20' x 20' sight visibility triangles at all driveway connections. 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). **SEE PAGE 6 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.

DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application. **SEE PAGE 5 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

1:30 PM

Case number: [FLD2016-05013 -- 667 BAY ESPLANADE](#)

Owner(s): Clearwater Bay Club Llc
1281 Court St
Clearwater, FL 33756 580
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Robin Gage
300 S. Belcher Rd.
Clearwater, FL 33765
PHONE: (727) 531-8517, Fax: (727) 446-8036, Email:
Robin@northsideengineering.Net

Representative: Robin Gage
Northside Engineering Inc.
300 S. Belcher Rd.
Clearwater, FL 33765
PHONE: (727) 531-8517, Fax: (727) 446-8036, Email:
Robin@northsideengineering.Net

Location: 667 Bay Esplanade: located on the east side of Bay Esplanade approximately 385 east from the Poinsettia Avenue and Bay Esplanade intersection.

Atlas Page: 258A

Zoning District: Tourist

Request: The Community Development Board is reviewing a proposed 14 unit overnight accommodation in the Tourist (T) District for the property located at 667 Bay Esplanade. The project is 58 feet in height (from BFE), includes 17 off-street parking spaces and requests allowable flexibility from lot width and setback requirements, the Design Guidelines of Beach by Design, and a two-year Development Order (Sections 2-803.D and 4-407).

Proposed Use: Overnight Accomodations

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

Presenter: Kevin Nurnberger, Senior Planner



CITY OF CLEARWATER

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 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	05/10/2016	Nurnberger
Solid Waste Review	Comments	05/12/2016	Pryor
Please provide measurements of trash chute room and trash staging areas. Keep in mind dumpster is 7 feet from sleeve to sleeve and 4 feet from front to back. Room will need to be around 10' X 6' with the same for staging.			
Engineering Review	Comments	05/16/2016	Simpson
Environmental Review	Comments	05/20/2016	Kessler
Traffic Eng Review	Comments	05/20/2016	Elbo
Parks and Rec Review	Comments	05/20/2016	Reid
Planning Review	Comments	05/24/2016	Nurnberger
Stormwater Review	Comments	05/25/2016	Bawany
Land Resource Review	Comments	05/26/2016	Crandall
Harbor Master Review	No Comments	05/27/2016	Nurnberger
Art Review	No Comments	05/27/2016	Nurnberger
Fire Review	Comments	05/30/2016	Schultz

The DRC reviewed this application with the following comments:

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 73 ON DOCUMENT.



CITY OF CLEARWATER

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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.
- Sheet C3.1 and C5.1 were reviewed for General Engineering criteria. The additional details provided in the plan set may have been necessary for other departmental reviews. Further comments will be forthcoming upon submittal of a Flexible Development and/or Building Permit Application.
- DRC review is a prerequisite for Building Permit review. Additional comments may be forthcoming upon submittal of a Building Permit Application. **SEE PAGE 73 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 75 ON DOCUMENT.
- Engineering Review Prior to Building Permit:
Please provide the following notes to the demolition plan:
- All utilities shall be cut and capped prior to demolition. The Wastewater Supervisor shall be notified.
- All existing utilities shall be protected during demolition.
- Demolition shall not cause any service interruptions for other utility customers.
- Water meters, double-detector checks and backflow preventers are owned by the City of Clearwater. The City shall remove and retain these items.
**SEE PAGE 73 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.
- Environmental Review Prior to issuance of building permit: Continue to provide erosion control measures on plans. **SEE PAGE 72 ON DOCUMENT.
- Fire Review Fire Department Connection shall be a minimum of 15' from building and shall have a supporting fire hydrant within 25' to 50'. Please provide details and show on plans. **SEE PAGE 75 ON DOCUMENT.



CITY OF CLEARWATER

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

- Fire Review Plans show the fire hydrant coming off the fire line. All fire hydrants SHALL come off the city water main. Please provide details and show on plans. **SEE PAGE 75 ON DOCUMENT.
- Fire Review Standpipe connection for dock area must be connected to firepump/wet standpipe system. Please Acknowledge. **SEE PAGE 75 ON DOCUMENT.
- Fire Review Shall meet the requirements of NFPA 1 2012 edition chapter 16 sections 16.3.4.5 Stairs and 16.3.5 Standpipes, respectively. Please acknowledge. **SEE PAGE 75 ON DOCUMENT.
- Fire Review 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 (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility. South west portion of property appears to be obstructed by landscaping. Please provide details and show on plans. **SEE PAGE 76 ON DOCUMENT.
- Land Resource Review The erosion control plan must show a construction entrance prior to building permit. **SEE PAGE 72 ON DOCUMENT.
- Land Resource Review 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 76 ON DOCUMENT.
- Land Resource Review Land Resource Review
The erosion control plan must show a construction entrance prior to building permit.
- Land Resource Review Land Resource Review
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.
- Parks and Recreation Review Clarify the type of the 5 units previously on property. The application and site data table lists as dwelling units, but the general criteria paperwork refers to them as overnight units. Specify previous usage as hotel/motel or residential dwellings. **SEE PAGE 70 ON DOCUMENT.
- Planning Review Clarify the trash/dumpster will be stored in the trash rooms at all times except for collection day when it shall be wheeled out to the staging area. It will also be returned to the trash room after collection on the same day as collection. The trash staging area will not be fenced or walled. **SEE PAGE 73 ON DOCUMENT.
- Planning Review The sidewalk along the rear property line needs to be changed from 5 feet wide to a width no greater than 42 inches. If greater than 42 inches it is considered a structure and must meet the rear setback of 10 feet or request a reduction to the rear setback to 5 feet using the same method as discussed in narrative - Sheet C3.1. **SEE PAGE 73 ON DOCUMENT.



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

- Planning Review Show the scale on all building elevation sheets - A1.1 and A1.2. **SEE PAGE 78 ON DOCUMENT.
- Planning Review On the west building elevation, on the left side it shows a building height of 65 feet from BFE where on the right side it shows an overall building height of 69.4 feet from grade. Based on the right side the building is 58 feet from BFE. Clarify the height and correct all applicable sheets. **SEE PAGE 78 ON DOCUMENT.
- Planning Review The site plan shows the parking level on the south side to be mostly open however the south building elevation shows the parking to be mostly walled. Clarify. **SEE PAGE 73 ON DOCUMENT.
- Planning Review Since I do not see solid wall along the parking on south side add some mess screening from bottom of building to ground. This will increase the architecture detail percentage on the south facade from 53 percent to? **SEE PAGE 73 ON DOCUMENT.
- Planning Review On north building elevation, add some exterior window treatments to windows in center of building shown on levels 1,2, and 3 to increase the architectural details percentage. **SEE PAGE 79 ON DOCUMENT.
- Planning Review On south building elevation, add some exterior window treatments to windows in center of building shown on levels 1,2,3 and 4 to increase the architectural details percentage. **SEE PAGE 79 ON DOCUMENT.
- Solid Waste Review Please provide measurements of trash chute room and trash staging areas. Keep in mind dumpster is 7 feet from sleeve to sleeve and 4 feet from front to back. Room will need to be around 10' X 6' with the same for staging.
- 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.

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 74 ON DOCUMENT.
- Stormwater Review Prior to building permit
Areas directly outfalling into tidal saltwater basins will be reviewed for water quality impacts only. **SEE PAGE 74 ON DOCUMENT.
- Stormwater Review Prior to building permit
Provide control structure detail. **SEE PAGE 74 ON DOCUMENT.
- Stormwater Review Prior to Building Permit
Please provide a cross-section of stormwater vault **SEE PAGE 74 ON DOCUMENT.
- Stormwater Review Prior to Building Permit
Please submit drainage report including water quality and quantity calculations for site as well as soils information including seasonal high water table associated with stormwater management system. **SEE PAGE 74 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

Stormwater Review	Stormwater Review Prior to building permit Areas directly outfalling into tidal saltwater basins will be reviewed for water quality impacts only.
Stormwater Review	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. 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
Stormwater Review	Stormwater Review Prior to building permit Provide control structure detail.
Stormwater Review	Stormwater Review Prior to Building Permit Please provide a cross-section of stormwater vault
Stormwater Review	Stormwater Review Prior to Building Permit Please submit drainage report including water quality and quantity calculations for site as well as soils information including seasonal high water table associated with stormwater management system.
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 hotel is \$14,436.00. DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application. **SEE PAGE 62 ON DOCUMENT.
Traffic Engineering Review	Prior to a CDB: The minimum clear height throughout the garage shall be seven feet zero inches and shall be eight feet two inches for van-accessible parking spaces including ingress, egress and drive aisles to these spaces. 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. **SEE PAGE 73 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

1:50 PM

Case number: [FLS2016-05021 -- 3018 PATRICK PL](#)

Owner(s): Leah B Beck
3018 Patrick Pl
Clearwater, FL 33759 143
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Leah Beck
3018 Patrick Pl.
Clearwater, FL 33759
PHONE: (727) 742-4252, Fax: No fax, Email: Leahbouchard@yahoo.Com

Representative: Leah Beck
3018 Patrick Pl.
Clearwater, FL 33759
PHONE: (727) 742-4252, Fax: No fax, Email: Leahbouchard@yahoo.Com

Location: 3018 Patrick Place; located on the north side of Patrick place approximately 70 feet west from where Stevens Street turns into Patrick Place.

Atlas Page: 245A

Zoning District: Low Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed pool, pool deck, and pool enclosure in the Low Density Residential (LDR) District for the property located at 3018 Patrick Place. The project is 15 feet in height, and requests allowable flexibility from setback requirements (Sections 2-103.B).

Proposed Use: Detached Dwelling

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Kevin Nurnberger, Senior Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
 POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
 MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
 TELEPHONE (727) 562-4567 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	05/04/2016	Nurnberger
Planning Review	Comments	05/10/2016	Nurnberger
Fire Review	No Review Required	05/10/2016	Nurnberger
Harbor Master Review	No Review Required	05/10/2016	Nurnberger
Art Review	No Review Required	05/10/2016	Nurnberger
Solid Waste Review	No Comments	05/12/2016	Pryor
Traffic Eng Review	No Comments	05/12/2016	Elbo
Parks and Rec Review	No Comments	05/17/2016	Reid
Engineering Review	Comments	05/20/2016	Gluski
Environmental Review	Comments	05/20/2016	Kessler
Land Resource Review	Comments	05/25/2016	Anderson
Stormwater Review	Comments	05/25/2016	Bawany
Route to Meeting	Ready for DRC	05/27/2016	Nurnberger

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 Prior to Building Permit (BCP):

Per the plat, a 10 ft. drainage easement is located along the rear of the property line and 5 ft. utility easement located along the western property line. Under no circumstances shall any structure(s) be constructed within the 10 ft. drainage easement and 5 ft. utility easement. The City of Clearwater has utilities located within the 5 ft. utility easement.

Please show on the site plan / survey the location of the pool equipment, pool heater, pool accessories, and the piping for the pool.

Under no circumstances shall the swimming pool, deck, pool equipment, and pool heater, pool accessories, and the piping for the pool be constructed within the easement(s).

Contractor shall be responsible for an easement inspection by the Building Department prior to concrete pour of deck. Contractor should call at the time of steel inspection for shell and deck. To schedule an inspection, please call the Building Department's 24-Hour Call in Inspection Line at 727-562-4580. The type of inspection will be a [006] easement inspection. Contractor must call in an Easement Inspection [006] at the same time the pool steel inspection [502] is called in. Contractor shall locate all property corners and have easement line staked prior to [006] Easement Inspection.

General Note:

DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application. **SEE PAGE 4 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 Building Permit:

1. The 24 inch Laurel Oak tree located on the North East corner of the house must be root pruned and barricade along the edge of the proposed paver patio. The construction route needs to be changed to the opposite side of the house to avoid impacts to the trees root system. **SEE PAGE 4 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 issuance of a Building permit:

1. The 29 inch Laurel Oak and the 12 inch Laurel Oak need to be removed for the construction of this swimming pool. The 29 inch Laurel Oak has severe decay and should be removed due to the potential for failure. Please apply for a tree removal permit at the time of Building Permit. **SEE PAGE 4 ON DOCUMENT.

Land Resource Review Prior to Certificate of Occupancy:

1. Two code sized native shade trees or equivalents must be planted to replace the two that must be removed for the construction of the swimming pool. **SEE PAGE 4 ON DOCUMENT.

Land Resource Review Land Resource Review
Prior to issuance of a Building permit:

1. The 29 inch Laurel Oak and the 12 inch Laurel Oak need to be removed for the construction of this swimming pool. The 29 inch Laurel Oak has severe decay and should be removed due to the potential for failure. Please apply for a tree removal permit at the time of Building Permit.

Land Resource Review Land Resource Review
Prior to Certificate of Occupancy:

1. Two code sized native shade trees or equivalents must be planted to replace the two that must be removed for the construction of the swimming pool.

Planning Review provide an elevation showing the pool will be at grade or 12 inches or less in height. **SEE PAGE 4 ON DOCUMENT.

Planning Review Provide the height of pool enclosure. Accessory structure are permitted a maximum height of 15 feet to flat roof line or to mid-point of pitched roof. **SEE PAGE 4 ON DOCUMENT.

Planning Review If the height of the pool enclosure exceeds 15 feet you will need to add to the request the proposed increase in height. Residential properties may request up to a maximum height of 20 feet for accessory structures. You will need to provide responses for an increase in height and establish that the height is consistent with the character of the neighborhood. **SEE PAGE 4 ON DOCUMENT.

Planning Review Planning Review
Prior to Building Permit:

1. The 24 inch Laurel Oak tree located on the North East corner of the house must be root pruned and barricade along the edge of the proposed paver patio. The construction route needs to be changed to the opposite side of the house to avoid impacts to the trees root system.

Stormwater Review Prior to Development Order:
Pavers or structures are not permitted to be placed in the 10 foot drainage easement to the rear of the property. Please acknowledge. **SEE PAGE 3 ON DOCUMENT.

Stormwater Review Prior to Building Permit:
Please design stormwater roof drains (if any) to be directed towards the street or in accordance with lot drainage. **SEE PAGE 3 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

- Stormwater Review Prior to Building Permit:
Please provide reasonable assurance that new construction will not adversely impact adjacent properties. **SEE PAGE 3 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.

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 3 ON DOCUMENT.
- Stormwater Review Stormwater Review
Prior to Development Order:
Pavers or structures are not permitted to be placed in the 10 foot drainage easement to the rear of the property. Please acknowledge.
- Stormwater Review Stormwater Review
Prior to Building Permit:
Please design stormwater roof drains (if any) to be directed towards the street or in accordance with lot drainage.
- Stormwater Review Stormwater Review
Prior to Building Permit:
Please provide reasonable assurance that new construction will not adversely impact adjacent properties.
- Stormwater Review 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.

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>



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

2:10 PM

Case number: [FLS2016-05022 -- 1317 Murray](#)

Owner(s): PHONE: No phone, Fax: No fax, Email: No email

Applicant: Grant Corrigan
1317 Murray Ave.
Clearwater, FL 33755
PHONE: (727) 282-9607, Fax: No fax, Email: Grant.Corrigan@gmail.Com

Representative: Grant Corrigan
1317 Murray Ave.
Clearwater, FL 33755
PHONE: (727) 282-9607, Fax: No fax, Email: Grant.Corrigan@gmail.Com

Location: 1317 Murray Avenue: located on the east side of Murray Avenue approximately 129 feet from the Sherwood Street and Murray Avenue intersection.

Atlas Page: 270B

Zoning District: Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed pool enclosure in the Low medium Density Residential (LMDR) District for the property located at 1317 Murray Avenue. The project is 15 feet in height, and requests allowable flexibility from setback requirements (Sections 2-203.C).

Proposed Use: Detached Dwelling

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Kevin Nurnberger, Senior Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
 POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
 MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
 TELEPHONE (727) 562-4567 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	05/04/2016	Nurnberger
Planning Review	Comments	05/10/2016	Nurnberger
Fire Review	No Review Required	05/10/2016	Nurnberger
Harbor Master Review	No Review Required	05/10/2016	Nurnberger
Art Review	No Review Required	05/10/2016	Nurnberger
Solid Waste Review	No Comments	05/12/2016	Pryor
Traffic Eng Review	No Comments	05/12/2016	Elbo
Parks and Rec Review	No Comments	05/17/2016	Reid
Engineering Review	Comments	05/20/2016	Gluski
Environmental Review	Comments	05/20/2016	Kessler
Stormwater Review	Comments	05/25/2016	Bawany
Land Resource Review	No Comments	05/26/2016	Crandall
Route to Meeting	Ready for DRC	05/27/2016	Nurnberger

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

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

Per the plat, a 7.5 ft. utility easement is located along the rear of the property line. Under no circumstances shall any structure(s) be constructed within the 7.5 ft. utility easement. The City of Clearwater has utilities located within this area.

It appears the pool and pool deck is encroaching within the 7.5 foot utility easement. Under no circumstances shall the swimming pool, deck, pool equipment, and pool heater, pool accessories, piping, and the pool enclosure be constructed within this easement.

Contractor shall be responsible for an easement inspection by Building Department prior to installation of pool screen enclosure. To schedule an inspection, please call the Building Department's 24-Hour Call in Inspection Line at 727-562-4580. The type of inspection will be a "006" (easement inspection). Contractor shall locate all property corners and have easement line staked prior to [006] Easement Inspection

General Note:

DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application. **SEE PAGE 7 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.

Planning Review

You will need to provide an updated survey. According to Pinellas County property Appraiser website and Google earth there appears to be pavement and an accessory structure in the rear yard north of the pool. I do not see an approved building construction permit for the structures. One structure looks as if in rear yard setback. The structures are not shown on the survey. need to verify if structures are on property. If so they will be required to be added to the current request. Also need to verify if structures do exist to determine if when they were added to the property the any additional impervious surface area does not exceed the ,maximum ISR of 0.65. **SEE PAGE 3 ON DOCUMENT.



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

- Planning Review provide the height of the proposed pool enclosure either from grade to flat roof line or from grade to mid point of a pitched roof. **SEE PAGE 3 ON DOCUMENT.
- Planning Review Please provide the addresses of the properties whose accessory structures are shown in submitted pictures. **SEE PAGE 4 ON DOCUMENT.
- Planning Review You need to show the location of the enclosure - will it be directly over the pool or over the entire pool deck. Mark on plan footprint of pool enclosure as well as an elevation of it's height. Max height is 15 feet. **SEE PAGE 3 ON DOCUMENT.
- Stormwater Review Prior to Building Permit:
Please design stormwater roof drains (if any) to be directed towards the street or in accordance with lot drainage. **SEE PAGE 7 ON DOCUMENT.
- Stormwater Review Prior to Building Permit:
Please provide reasonable assurance that new construction will not adversely impact adjacent properties. **SEE PAGE 7 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.

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 7 ON DOCUMENT.
- Stormwater Review Stormwater Review
Prior to Building Permit:
Please design stormwater roof drains (if any) to be directed towards the street or in accordance with lot drainage.
- Stormwater Review Stormwater Review
Prior to Building Permit:
Please provide reasonable assurance that new construction will not adversely impact adjacent properties.
- Stormwater Review 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.

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>



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: [ANX2016-05017 -- 1608 LEVERN ST](#)

Owner(s): Daniel L Barrett
1608 Levern St
Clearwater, FL 33755
PHONE: (727) 642-5430, Fax: No fax, Email: No email

Applicant: Daniel Barrett
1608 Levern St
Clearwater, FL 33755
PHONE: (727) 642-5430, Fax: No fax, Email: No email

Location: 0.215 acres located on the north side of Levern Street approximately 95 feet west of Ridge Avenue.

Atlas Page: 270B

Zoning District: Low Medium Density Residential

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

Proposed Use: Detached Dwelling

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Kyle Brotherton, 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	05/03/2016	Brotherton
Planning Review	No Comments	05/03/2016	Brotherton
Engineering Review	Comments	05/11/2016	Simpson
Traffic Eng Review	No Comments	05/12/2016	Elbo
Solid Waste Review	No Comments	05/12/2016	Pryor
Parks and Rec Review	No Comments	05/20/2016	Reid
Environmental Review	No Comments	05/20/2016	Kessler
Stormwater Review	Comments	05/25/2016	Bawany
Land Resource Review	No Comments	05/26/2016	Crandall
Fire Review	No Comments	05/30/2016	Schultz

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: [ANX2016-05018 -- 2138 BELL CHEER DR](#)

Owner(s): Thompson, Rory
2192 Bell Cheer Dr
Clearwater, FL 33764-4846
PHONE: No phone, Fax: No fax, Email: No email

Applicant:
2138 Bell Cheer Dr
Clearwater, FL 33764-4846
PHONE: (727) 678-2737, Fax: No fax, Email: No email

Location: 0.824 acres located generally south of Druid Road, east of South Hercules Avenue, north of Lakeview Road, and west of South Belcher Road.

Atlas Page: 308B

Zoning District:

Request: This case involves requests for voluntary annexation into the City of Clearwater. It is proposed that the properties be assigned an initial Future Land Use Map designation of Residential Low (RL) and an initial zoning category of Low Medium Density Residential (LMDR). The properties are: 2112, 2138 and 2196/2198 Bell Cheer Drive.

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	05/03/2016	Brotherton
Planning Review	No Comments	05/03/2016	Brotherton
Engineering Review	Comments	05/11/2016	Simpson
Traffic Eng Review	No Comments	05/12/2016	Elbo
Solid Waste Review	No Comments	05/12/2016	Pryor
Parks and Rec Review	No Comments	05/20/2016	Reid
Environmental Review	No Comments	05/20/2016	Kessler
Stormwater Review	No Comments	05/25/2016	Simpson
Land Resource Review	No Comments	05/26/2016	Crandall
Fire Review	No Comments	05/30/2016	Schultz

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: [ATA2016-05007 -- 2160 BELL CHEER DR](#)

Owner(s): Andrea Bloomfield
2160 Bell Cheer Dr
Clearwater, FL 33764-4846
PHONE: (727) 461-5262, Fax: No fax, Email: No email

Applicant: Andrea Bloomfield
2160 Bell Cheer Drive
Clearwater, FL 33764-4846
PHONE: (727) 461-5262, Fax: No fax, Email: No email

Representative: Andrea Bloomfield
2160 Bell Cheer Drive
Clearwater, FL 33764-4846
PHONE: (727) 461-5262, Fax: No fax, Email: No email

Location: 0.236 acres located on the north side of Bell Cheer Drive, approximately 470 feet west of South Belcher Road.

Atlas Page: 308B

Zoning District: Low Medium Density Residential

Request: This case involves a City initiated annexation of a single parcel (previously signed ATA) into the City of Clearwater. It is proposed that the property be assigned an initial Future Land Use Map designation of Residential Low (RL) and an initial zoning category of Low Medium Density Residential (LMDR).

Proposed Use: Detached Dwelling

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Katie See, Senior Planner

Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Engineering Review	Comments	05/12/2016	Simpson
Traffic Eng Review	No Comments	05/12/2016	Elbo
Determination of Completeness	Complete	05/12/2016	See
Planning Review	No Comments	05/20/2016	See
Environmental Review	No Comments	05/20/2016	Kessler
Parks and Rec Review	No Comments	05/20/2016	Reid
Stormwater Review	No Comments	05/24/2016	Bawany
Land Resource Review	No Comments	05/26/2016	Crandall
Fire Review	No Comments	05/30/2016	Schultz

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).