



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, May 05, 2016

8:30 - Staff Review

9:00 AM

Case number: [FLS2016-03019 -- 1827 OAK FOREST DR W](#)

Owner(s): Chester Johnson
1827 Oak Forest Drive West

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

Applicant: Chester Johnson
1827 Oak Forest Dr W
Clearwater, FL 337591824
PHONE: (727) 492-3130, Fax: No fax, Email: Chester@chesterrific.Com

Representative: Chester Johnson
1827 Oak Forest Dr W
Clearwater, FL 337591824
PHONE: (727) 492-3130, Fax: No fax, Email: Chester@chesterrific.Com

Location: 0.20 acres located on the east side of Oak Forest Drive West approximately 200 feet north of Oak Forest Drive South.

Atlas Page: 265A

Zoning District: Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed in-ground pool addition to the existing detached dwelling within the Low Medium Density Residential (LMDR) District pursuant the allowable flexibility of the proposed two-foot rear yard setback (Section 2-203.C).

Proposed Use: Detached Dwelling

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	04/11/2016	Jackson
Engineering Review	Comments	04/19/2016	Gluski
Environmental Review	Comments	04/21/2016	Kessler
Planning Review	Comments	04/26/2016	Jackson
Land Resource Review	Comments	04/27/2016	Anderson
Stormwater Review	Comments	04/27/2016	Bawany

The DRC reviewed this application with the following comments:



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Engineering Review

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

NOTE: The Building Permit which was submitted in July, 2015 (BCP2015-07204) shall not be issued until the approval of the easement vacation has been applied for and granted through the City Council.

Prior to Building Permit (BCP):

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

It appears the pool and pool deck will be encroaching within the 10 foot utility easement. 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).

To allow the proposed new pool and pool deck which will be located within the utility easement, the easement could be vacated, if no private and/or public utilities are located within the easement and approved by City Council. Contact Jim Benwell (727-562-4754) in Room #220 at the MSB (Municipal Services Building), to submit a complete application and pay the required fee to vacate the easement.

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.

The submitted survey for the BCP2015-07204, pool permit, does not appear drawn consistent with the submitted drawing for the FLS2016-03019 case. Please submit the revised survey showing the correct drawing, including dimensions from the property line(s) to the proposed pool addition, including the pool equipment and piping, for both cases.

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 18 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.
- Land Resource Review** **General Note:**
- Because of the distance of the proposed pool from the trees critical root zone generalized root pruning is not required. However any roots encountered during excavation must be cleanly severed when exposed. **SEE PAGE 18 ON DOCUMENT.
- Land Resource Review** **Prior to issuance of a building permit:**
- You will need to install tree barricades along the south edge of the proposed pool edge to preserve the roots of the live oak trees located in the south east corner of your yard. Follow these instructions for tree barricade installation:
Install tree barricades to City of Clearwater standards, 2x2 post with 1x4 rails at two thirds of the trees drip line and/or parallel to the proposed construction. The purpose of the tree barricades is to protect the roots as well as the trunk of the tree. It is to prevent equipment from driving over the roots and to prevent storage of materials on top of the roots. The barricades must be placed to give the tree and roots the maximum amount of room. Once installed schedule a Tree Preservation 735 inspection. Please be aware the tree barricades must be installed and inspected prior to Land Resource approval of this permit.
You can schedule the inspection one of two ways: (1) online at epermit.myclearwater.com, or (2) Calling P&D main number at 727-562-4567. The inspection number for tree preservation is 735. **SEE PAGE 18 ON DOCUMENT.
- Land Resource Review** **General Note:**
DRC review is a prerequisite for Building Permit Review, prior to issuance of a building permit any and all performance based erosion and sedimentation control measures must be approved by Environmental and or Stormwater Engineering, be installed properly, and inspected. **SEE PAGE 18 ON DOCUMENT.
- Planning Review** Duke Energy is only approving the vacation of the west five feet of the utility easement, not eight feet. As such, increase the setback from the east property line to five feet.



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Planning Review	Only the property to the east was submitted as an example of a reduced rear setback. To address general applicability criteria one and five, submit additional examples of similar rear setbacks for adjacent and homes within the immediate vicinity.
Planning Review	Staff suggest moving the pool and deck west to be adjacent to the house. The approximately 2.5 feet will reduce the encroachment into the utility easement as well as remove a useless strip of grass.
Planning Review	All Planning conditions are required to be addressed prior to issuance of development order.
Planning Review	The pool equipment must be screened from view of Oak Forest Drive. As such, on the site plan annotate if landscaping or fence will be used.
Stormwater Review	Prior to Building Permit Please show sediment and erosion control measures on site plan. The silt fence should encompass the limits of construction. **SEE PAGE 18 ON DOCUMENT.
Stormwater Review	General Notes: DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application **SEE PAGE 18 ON DOCUMENT.
Stormwater Review	Prior to Building permit Pool deck is to be graded as to not cause drainage issues to adjacent properties. **SEE PAGE 18 ON DOCUMENT.



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

9:15 AM

Case number: [FLD2016-04009 -- 736 ELDORADO AVE](#)

Owner(s): K L P Beach Llc
102 Tanglewyld Ave
Bronxville, NY 10708
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Steve Williamson
911 Chestnut Street
Clearwater
PHONE: No phone, Fax: No fax, Email: Stevew@jpfirm.Com

Representative: Steve Williamson
Johnson Pope Bokor Ruppel & Burns, Llp
911 Chestnut Street
Clearwater
PHONE: No phone, Fax: No fax, Email: Stevew@jpfirm.Com

Location: 736 Eldorado Avenue; located on the west side of Eldorado Avenue approximately 203 feet south of the Bohenia Circle South and Eldorado Avenue intersection.

Atlas Page: 249A

Zoning District: Low Medium Density Residential

Request: The Community Development Board is reviewing accessory structures for an existing detached dwelling in the Low Medium Density Residential (LMDR) District for the property located at 736 Eldorado Avenue. The project height is 30 feet (from BFE), and requests allowable flexibility from setback requirements (2-204.E and 3-905.C.3).

Proposed Use:

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Kevin Nurnberger, Senior Planner



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Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	04/06/2016	Nurnberger
Planning Review	Comments	04/15/2016	Nurnberger
Traffic Eng Review	No Comments	04/18/2016	Elbo
Engineering Review	Comments	04/19/2016	Gluski
Parks and Rec Review	No Comments	04/20/2016	Reid
Environmental Review	Comments	04/21/2016	Kessler
Fire Review	No Review Required	04/27/2016	Schultz
Stormwater Review	Comments	04/27/2016	Simpson
Land Resource Review	Comments	04/27/2016	Anderson

The DRC reviewed this application with the following comments:

Engineering Review

General Note:

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

DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application. **SEE PAGE 17 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 Development Order or Community Development Board:
The property owner shall be advised that Florida Statute (Subsection 161.053) prohibits construction of structures seaward of the Coastal Construction Control Line (CCCL), excavation and removal of beach material, alteration of existing ground elevations, damaging sand dunes or vegetation growing on them. Any alteration or removal of dunes and/or beach vegetation requires approval from the City and a permit from the Florida Department of Environmental Protection (FDEP). **SEE PAGE 17 ON DOCUMENT.
- Environmental Review Prior to issuance of Building Permit:
Provide erosion control measures on plan sheet, and provide notes detailing erosion control methods. **SEE PAGE 17 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's website including specific lighting guidelines (http://myfwc.com/media/418417/SeaTurtle_LightingGuidelines.pdf). **SEE PAGE 17 ON DOCUMENT.
- Land Resource Review Prior to Building Permit:
Please show all trees and Palms on the site plan. **SEE PAGE 15 ON DOCUMENT.
- Land Resource Review Prior to Building Permit:
Please show all tree barricades on site plans. Prior to issuance of a building permit tree barricades will need to be installed and inspected. **SEE PAGE 15 ON DOCUMENT.
- Land Resource Review General Note:
DRC review is a prerequisite for Building Permit Review, prior to issuance of a building permit any and all performance based erosion and sedimentation control measures must be approved by Environmental and or Stormwater Engineering, be installed properly, and inspected. **SEE PAGE 15 ON DOCUMENT.



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- Land Resource Review Prior to issuance of a Building Permit:
- Please show the construction route that will be used to access the proposed pool with equipment and materials. **SEE PAGE 15 ON DOCUMENT.
- Planning Review Provide the height of cabana. The maximum height for an accessory structure is 15 feet to mid-point of pitched roof. **SEE PAGE 17 ON DOCUMENT.
- Planning Review Clarify if existing deck is to be completely removed to be replaced by new pool deck. If so you need to request a side (south) setback of zero feet in addition to the rear and side (north) setbacks. **SEE PAGE 17 ON DOCUMENT.
- Planning Review Show on site plan the rear setback dimension from the CCCL to cabana and from CCCL to pool. **SEE PAGE 17 ON DOCUMENT.
- Planning Review Response to general applicability criteria number 5 states the cabana is proposed to be located on the south property line. Clarify if the cabana is proposed to have a side (south) setback to property line or if the cabana will have a side (south) setback of 5 feet from property line as shown on site plan. **SEE PAGE 10 ON DOCUMENT.
- Planning Review Response to general applicability criteria number 6 states proposed landscaping around pool and mechanical equipment will include native plants. need to identify location of seawall on site plan to determine if any proposed landscaping would be planted in waterfront sight visibility triangle. No landscape material is permitted to be planted in triangle. **SEE PAGE 10 ON DOCUMENT.
- Planning Review If no seawall then show the mean high waterline on site plan as indicated on survey. Provide the waterfront sight visibility triangle from the mean high waterline. **SEE PAGE 17 ON DOCUMENT.
- Planning Review provide the height of existing principle building, proposed cabana, and pool/pool deck. Pool/pool deck is have a proposed height of more than 12 inches from grade require a minimum setback of 25 feet from CCCL. **SEE PAGE 3 ON DOCUMENT.
- Planning Review Provide the estimated total value of the project upon completion. On pg 3 of application. **SEE PAGE 3 ON DOCUMENT.
- Planning Review Res Infill response number 1 indicates an upland seawall. The seawall is not shown on survey or site plan. If seawall is on property it needs to been shown to determine the extent o required waterfront sight visibility triangles. if any elevated structure is found to be located in visibility triangle it needs to be removed. The triangle is measured from the property line, seawall or mean high water line whichever is closest. See CDC Section 3-904.B. **SEE PAGE 10 ON DOCUMENT.
- Planning Review Please check with the Building Department on the required 18 foot setback from the seawall (if one exists).
- Planning Review The existing rocks in front (east) setback and side (south) setback need to be removed and replaced with
with shrubs, ground cover, turf, three inches of organic mulch or other suitable material which permits percolation
as set forth in CDC Section 3-1204.B. This shall be a condition of approval. **SEE PAGE 15 ON DOCUMENT.



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Planning Review

The outdoor mechanical equipment in the Side (south) yard is required to be screened on all four sides by a

fence, gate, wall, mounds of earth, or vegetation from view from public streets and abutting properties. If such screening is provided by means of a fence, gate, or wall, materials which are consistent with those used in the construction of and the architectural style of the principal building shall be utilized as in CDC Section 3-201.D.1. This shall be a condition of approval. **SEE PAGE 15 ON DOCUMENT.

Planning Review

Add the rear setback dimension from CCCL to cabana to request. **SEE PAGE 17 ON DOCUMENT.

Stormwater Review

Prior to Building Permit

Pool deck is to be graded as to not cause drainage issues to adjacent properties. **SEE PAGE 17 ON DOCUMENT.

Stormwater Review

General Notes:

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.



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

9:30 AM

Case number: [FLD2016-04010 -- 810 ELDORADO AVE](#)

Owner(s): Karen A Penner
9 Prides Xing
Sparta, NJ 07871-1145
PHONE: (973) 222-1738, Fax: No fax, Email: No email

Applicant: Karen Penner
9 Prides Xing
Sparta, NJ 07871-1145
PHONE: (973) 222-1738, Fax: No fax, Email: Penner000@earthlink.Net

Representative: Michael King
Pinnacle Services Of Pinellas, Inc.
6840 Ulmerton Road
Largo, FL 33771
PHONE: (727) 422-8484, Fax: No fax, Email: Michael@pinnacle-spi.Com

Location: 810 Eldorado: located on the west side of Eldorado Avenue approximately 204 feet north of the Mango Street and Eldorado Avenue intersection.

Atlas Page: 249A

Zoning District: Low Medium Density Residential

Request: The Community Development Board is reviewing two balcony additions for an existing detached dwelling in the Low Medium Density Residential (LMDR) District for the property located at 810 Eldorado Avenue. The project height is 41.6 feet (from BFE), and requests allowable flexibility from setback requirements (2-204.E and 3-905.C.3).

Proposed Use: Detached Dwelling

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Kevin Nurnberger, Senior Planner



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Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	04/08/2016	Nurnberger
Planning Review	Comments	04/12/2016	Nurnberger
Traffic Eng Review	No Comments	04/18/2016	Elbo
Engineering Review	Comments	04/19/2016	Gluski
Parks and Rec Review	No Comments	04/20/2016	Reid
Environmental Review	Comments	04/21/2016	Kessler
Fire Review	No Review Required	04/27/2016	Schultz
Stormwater Review	Comments	04/27/2016	Simpson
Land Resource Review	No Comments	04/27/2016	Anderson

The DRC reviewed this application with the following comments:

Engineering Review

General Note:

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

DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application. **SEE PAGE 17 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's website including specific lighting guidelines (http://myfwc.com/media/418417/SeaTurtle_LightingGuidelines.pdf). **SEE PAGE 0 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.
- Planning Review Pinellas County Property Appraiser shows the gross floor area to be 7,088 square feet. The application shows a proposed GFA of 7,198 square feet. The request is for two rear exterior balconies. Where is the added 110 square feet to increase the GFA? **SEE PAGE 1 ON DOCUMENT.
- Planning Review Provide the height of the balconies from Base Flood Elevation. **SEE PAGE 4 ON DOCUMENT.
- Planning Review Provide the estimated value of project upon completion on application. **SEE PAGE 4 ON DOCUMENT.
- Planning Review The survey does not show coastal construction control line (CCCL). The site plan does show the CCCL and based on the scale the site plan has the balconies approximately 20 feet from CCCL. How is the location of the CCCL being called out on site plan if not shown on survey. **SEE PAGE 6 ON DOCUMENT.
- Planning Review Rear setback for the balconies is measured from the CCCL. Clarify requested setback. Application requests 8 feet. General Applicability criteria question 1 asks for 10 feet and the site plan does not show the measurement from CCCL to balconies. However the scale provided on site plan gives approximate setback of 20 feet. **SEE PAGE 8 ON DOCUMENT.
- Planning Review Provide the proposed height of balconies from BFE. **SEE PAGE 21 ON DOCUMENT.
- Planning Review Check the width of the waterfront sight visibility triangle along the seawall. It may not be exactly 20 feet. Clarify and revise. **SEE PAGE 13 ON DOCUMENT.
- Planning Review You need to provide the setback dimension from the coastal control construction to the balconies. based on site plan scale it is approximately 20 feet. If you can establish both adjacent properties (to north and south) have a rear setback dimension of 20 feet or less from the CCCL then the plan may be a building permit. If you can not establish both adjacent properties with a rear setback of 20 feet or less than the required setback is 25 unless justified through res infill standards are guidelines and may be varied. **SEE PAGE 12 ON DOCUMENT.



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

Stormwater Review

Prior to Building Permit

Please show sediment and erosion control measures on site plan. The silt fence should encompass the limits of construction. **SEE PAGE 17 ON DOCUMENT.

Stormwater Review

General Notes

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.



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

9:45 AM

Case number: [FLS2015-12059 -- 408 EAST SHORE DR](#)

Owner(s): East Shore International Enterprises Llc
2753 Sr 580 Ste 110
Clearwater, FL 33761
PHONE: (727) 550-7881, Fax: No fax, Email: No email

Applicant: East Shore International
2753 Sr 580 Ste 110
Clearwater, FL 33761
PHONE: (727) 550-7881, Fax: No fax, Email: Travelermotel@tampabay.Rr.Com

Representative: East Shore International
2753 Sr 580 Ste 110
Clearwater, FL 33761
PHONE: (727) 550-7881, Fax: No fax, Email: Travelermotel@tampabay.Rr.Com

Location: east and west sides of East Shore Drive approximately 125 feet north of Causeway Boulevard.

Atlas Page: 267A

Zoning District: Tourist

Request: The Development Review Committee (DRC) is reviewing a proposed mixed use development in the Tourist (T) District for the property located at 408 East Shore Drive. The proposal includes changing the use of the property, which includes parcels on both sides of East Shore Drive, from hotel to mixed use and includes reducing the number of hotel units on the west side of East Shore Drive from 13 to two units and constructing an 18-unit attached dwelling on the east side of East Shore Drive. The proposed building is 52 feet in height. The proposal includes a total of 38 parking spaces (Community Development Code Sections 2-802.I). The proposal also requests flexibility from the Design Guidelines of Beach by Design.

Proposed Use: Mixed Use

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

Presenter: Mark Parry, Senior Planner



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Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	04/12/2016	Parry
Planning Review	Comments	04/12/2016	Parry
Art Review	No Review Required	04/12/2016	Parry
Environmental Review	Comments	04/19/2016	Kessler
Parks and Rec Review	Comments	04/20/2016	Reid
Engineering Review	Comments	04/21/2016	Simpson
Traffic Eng Review	Comments	04/22/2016	Elbo
Land Resource Review	Comments	04/27/2016	Anderson
Harbor Master Review	Comments	04/27/2016	Morris
There is mention of docks but there are no plans or permits showing docks in the file			
Fire Review	Comments	04/27/2016	Schultz
Stormwater Review	Comments	04/27/2016	Simpson
Solid Waste Review	Comments	04/29/2016	Pryor
Please give more detail on this solid waste compactor and container.			

The DRC reviewed this application with the following comments:



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Engineering Review

General Conditions:

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

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

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

Engineering Review

Prior to Development Order

There is a solid waste staging area demonstrated on the site plan. Where will solid waste be stored on non pick-up days? **SEE PAGE 15 ON DOCUMENT.

Engineering Review

Prior to Development Order

Where will solid waste be stored for the Travelers Motel? **SEE PAGE 15 ON DOCUMENT.

Engineering Review

Prior to Development Order

Will the existing boat docks be removed? If they will remain, please show on the site plan and demonstrate how they will be incorporated into the proposed boardwalk. **SEE PAGE 15 ON DOCUMENT.

Engineering Review

Prior to issuance Certificate of Occupancy:

Please provide a 20 foot access easement for the boardwalk on the rear of the property. Contact Jim Benwell (727.562.4754) for further easement dedication information. **SEE PAGE 15 ON DOCUMENT.

Engineering Review

Prior to Building Permit

Please apply for a right-of-way permit for any work in the City Right of Way. The form can be found online at:
<<http://myclearwater.com/gov/depts/pwa/engin/FormsApplications.asp>>.
**SEE PAGE 15 ON DOCUMENT.

Engineering Review

Prior to Building Permit

Please follow Clearwater Marina District Boardwalk Design Guidelines and Specifications when designing the sidewalk along East Shore Drive and the Boardwalk
(http://www.myclearwater.com/gov/depts/planning_dev/long_range/plans/pdf/bd/Appendix_Marina_Dist_Boardwalk_Design_Guide_Specs.pdf). **SEE PAGE 15 ON DOCUMENT.

Engineering Review

Prior to Building Permit:

Note: the building department typically requires an 18 foot setback from a seawall. Please provide reasonable assurance from a Licensed Professional Engineer that the new seawall will be designed to support the proposed site layout. **SEE PAGE 15 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

- Engineering Review Prior to issuance Certificate of Occupancy:
Please provide a 10 foot stormwater easement over the existing stormwater pipe that is on the northern portion of the property. Contact Jim Benwell (727.562.4754) for further easement dedication information. **SEE PAGE 17 ON DOCUMENT.
- Engineering Review Prior to Development Order
Please show on the proposed landscape plan palm trees spaced at a maximum of 30 feet on center and Sanibel Light Fixtures spaced a maximum of 60 feet on center in the East Shore Drive Right-of-Way (See Clearwater Marina District Boardwalk Design Guidelines and Specifications). **SEE PAGE 18 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 52 ON DOCUMENT.
- Environmental Review Prior to issuance of Building Permit:
A dock/dredge and fill permit may be required prior to conducting any additions. Contact Pinellas County Water and Navigation Authority at (727) 453-3385 for more information. **SEE PAGE 52 ON DOCUMENT.
- Environmental Review Prior to issuance of Building Permit:
Provide erosion control measures on plan sheet, and provide notes detailing erosion control methods. **SEE PAGE 52 ON DOCUMENT.
- Environmental Review Prior to issuance of Building Permit:
Provide stormwater vault specifications showing the vault provides water quality benefits, and provide a vault maintenance schedule that has been signed and accepted by the owner. **SEE PAGE 52 ON DOCUMENT.
- Environmental Review 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).

Fire Review

5/3/2016

18

DRC_ActionAgenda



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

- 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 14 ON DOCUMENT.
- Fire Review No FDC shown on plans. This fire department connection shall be located within 25-50 feet, as measured along a normal access route, of the fire hydrant. FDC shall be a minimum of 15' from building. Fire Department Connection shall be a 2 1/2 inch Siamese connection listed for such use. Please provide details and show on plans. **SEE PAGE 14 ON DOCUMENT.
- Fire Review Shall meet the requirements of the Florida Fire Prevention Code 5th edition. Please acknowledge. **SEE PAGE 14 ON DOCUMENT.
- Fire Review Fire Sprinkler System not shown on plans. Shall meet the requirements of NFPA 101 2012 edition section 30.3.5 Extinguishment Requirements. Please provide details and show on plans. **SEE PAGE 14 ON DOCUMENT.
- Fire Review Shall meet the requirements of NFPA 1 2012 edition chapter 16 Safeguarding Construction, Alteration, and Demolition Operations to include but not be limited to complying with NFPA 241, establishing a fire protection plan, providing and maintaining adequate escape facilities, providing and maintaining fire department access roads throughout the entire project, providing stairs and standpipe as the building progresses. A pre-construction meeting shall be set up to discuss these and other issues resulting in this construction project. This shall be coordinated through the construction site project manager. Where underground water mains and hydrants are to be installed, they shall be installed, completed and in service prior to construction as per NFPA-241. All underground fire lines must be installed by a contractor with a class I, II or V license with separate plans and permit. Please acknowledge and describe on plans. **SEE PAGE 14 ON DOCUMENT.
- Fire Review To allow for fire department operations, fire hydrant shall be located on the same side of the street as the FDC. Please provide details. **SEE PAGE 14 ON DOCUMENT.
- Fire Review Separate plans and permits required for Fire Alarm, Fire Sprinkler, Fire Line Underground. Please acknowledge and describe on plans. **SEE PAGE 14 ON DOCUMENT.
- Fire Review An automatic Class I standpipe system with a Fire Pump is required. 100psi at roof is required. Fire Pump to be located above BFE. Please acknowledge. **SEE PAGE 14 ON DOCUMENT.
- Fire Review FDC shall be identified by a sign that states "No Parking, Fire Department Connection" and shall be designed in accordance with Florida Department of Transportation standards for information signage and be maintained with a clearance of 7 1/2 feet in front of and to the sides of appliance. Please acknowledge intent to comply. **SEE PAGE 14 ON DOCUMENT.
- Fire Review Shall meet the requirement of NFPA 1 2012 edition section 13.1.12. for locking FDC caps. Please acknowledge. **SEE PAGE 14 ON DOCUMENT.
- Fire Review Docks are currently provided on Clearwater Harbor side of new structure. Shall meet the requirements of NFPA 303 2011 edition section 6.4 Fire Standpipe Systems. Please acknowledge. **SEE PAGE 14 ON DOCUMENT.



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

- Fire Review Solid waste compactor and solid waste container shown in an unprotected area within the building. Shall meet the requirements of NFPA 1 2012 edition section 19.2.1.4 Rubbish Within Dumpsters. Please acknowledge and show on plans **SEE PAGE 19 ON DOCUMENT.
- Fire Review Plan shows existing covered stairs at Travelers Motel. Shall meet the requirements of NFPA 101 2012 edition section 26.3.1.2. Please provide details. **SEE PAGE 15 ON DOCUMENT.
- Fire Review Plan shows sales, work out room, supplies, storage, and maintenance under Transient Units. Shall meet the requirements of NFPA 101 2012 edition section 26.3.1.1.1. Please show how a smoke and fire resistance rating of 1/2 hour rating is achieved between the occupancies. **SEE PAGE 19 ON DOCUMENT.
- Land Resource Review General Note:
DRC review is a prerequisite for Building Permit Review, prior to issuance of a building permit any and all performance based erosion and sedimentation control measures must be approved by Environmental and or Stormwater Engineering, be installed properly, and inspected. **SEE PAGE 18 ON DOCUMENT.
- Parks and Recreation Review In order to determine if P&R impact fees are due on this project, the following information needs to be provided in the site data table:

Number and type of existing and previous units (residential units, hotel/motel) Include any units that were on the property and demolished

Number and type of proposed units (residential, hotel/motel) **SEE PAGE 14 ON DOCUMENT.
- Parks and Recreation Review Boardwalk must meet Marina District Boardwalk Design Guidelines and Specifications per Ordinance No. 8438-13. **SEE PAGE 14 ON DOCUMENT.
- Planning Review General: Clarify that all overhead utilities adjacent to the project will be placed underground. There are utilities along East Shore Drive adjacent to the project. **SEE PAGE 0 ON DOCUMENT.
- Planning Review Boardwalk: Please be aware that a 20-foot public access easement will be required in conjunction with the proposed boardwalk and that provision of such an easement prior to the issuance of any permits will be a condition of approval. In addition, please be aware that the boardwalk will be required to be permitted either concurrent with any other permits (with the exception of demolition) or as a part of any other permits (with the exception of demolition) and that the design and installation methodology will be required to be approved by City Staff prior to the issuance of any permits (with the exception of demolition). Finally, please be aware that no Certificate of Occupancy will be issued prior to the issuance of any finals for the boardwalk. In other words, the easement must be granted prior to the issuance of any permits (excepting demolition), the boardwalk must be permitted with any other permits (excepting demolition) and the boardwalk must be completed to the satisfaction of City Staff prior to the issuance of any C of O. **SEE PAGE 0 ON DOCUMENT.



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Planning Review	Application: Paradise Developments is listed as the agent on the affidavit however, no contact information is provided for the agent. Please clarify and provide the contact information. It also appears that George Bailey is acting as the agent. On that note, the listed agent, Paradise Developments of Clearwater, LLC, is listed as inactive by sunbiz.org. Please clarify and provide all applicable contact information. **SEE PAGE 0 ON DOCUMENT.
Planning Review	General: Clarify what changes or external improvements are proposed for the existing hotel building. **SEE PAGE 0 ON DOCUMENT.
Planning Review	General: Clarify how mechanical equipment will be located and screened from view. **SEE PAGE 0 ON DOCUMENT.
Planning Review	General: Clarify if amenities associated with each specific use are intended to be specific to each use or communal. **SEE PAGE 0 ON DOCUMENT.
Planning Review	General: Please provide the estimated value of the project upon completion. **SEE PAGE 0 ON DOCUMENT.
Planning Review	
Planning Review	General: Please provide the existing and proposed building footprint areas. Provide as a number for each building and as a total. **SEE PAGE 0 ON DOCUMENT.
Planning Review	General: Please provide the proposed and existing gross floor area. Provide as a number for each building and as a total. **SEE PAGE 0 ON DOCUMENT.
Planning Review	Gen. App. Criteria Generally: Two versions, slightly different, were submitted please clarify which version is the correct one. **SEE PAGE 2 ON DOCUMENT.
Planning Review	Specific Use Criteria 1 through 5: No comments. **SEE PAGE 6 ON DOCUMENT.
Planning Review	Project Narrative: Please be aware that you will need to coordinate with Engineering with regard to the types of materials and installation methodology for sidewalks, street furnishings and anything else proposed in the r-o-w. **SEE PAGE 7 ON DOCUMENT.
Planning Review	Project Narrative: This section provides that stormwater from the west parcel will be transferred to the east parcel but this is not evident on Sheet ST-1. Please clarify. **SEE PAGE 7 ON DOCUMENT.
Planning Review	Project Narrative: The narrative calls out the highest finished floor at 50 feet above BFE. The only height that is pertinent to the Code would be from BFE to the mid-point of the peak of the highest roof structure. Please revise for clarity. **SEE PAGE 7 ON DOCUMENT.
Planning Review	BBD Design Guideline C1: Please provide the building footprint area. **SEE PAGE 9 ON DOCUMENT.
Planning Review	BBD Design Guideline C2: Please provide a sheet which clearly indicates all building dimensions. The renderings do not appear to reflect the response to this criterion. **SEE PAGE 9 ON DOCUMENT.
Planning Review	BBD Design Guideline C3: Please provide actual percentages per facade. **SEE PAGE 9 ON DOCUMENT.
Planning Review	BBD Design Guideline C4: Please provide a sheet which clearly indicates the theoretical maximum building envelope. You may want to refer back to Beach by Design for a graphic which shows this. **SEE PAGE 9 ON DOCUMENT.



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- Planning Review BBD Design Guideline C5: This was not addressed. Please address this section. What this criterion speaks to is the relationship of the scale and scope of the building to adjacent street widths and the scale and scope of nearby properties **SEE PAGE 9 ON DOCUMENT.
- Planning Review BBD Design Guideline C6: No comments. **SEE PAGE 9 ON DOCUMENT.
- Planning Review BBD Design Guidelines D3: This criterion is actually not applicable to the application since it only speaks to those sites on Coronado and Hamden so your response should be not applicable. **SEE PAGE 10 ON DOCUMENT.
- Planning Review BBD Design Guidelines E1 and 2: These only speak to buildings used for nonresidential purposes. The new building, while part of a mixed use project, is, itself, use for residential purposes so these criteria are not applicable to that building. Provide additional clarification as to how the existing building will be modified to meet these criteria. **SEE PAGE 10 ON DOCUMENT.
- Planning Review BBD Design Guidelines E3: Clarify how the existing building will meet this criterion. It is not clear how the proposed building meets this criterion. **SEE PAGE 10 ON DOCUMENT.
- Planning Review BBD Design Guidelines F: The elevations show most of the north and south elevations on the ground floor open to the parking garage component. Clarify how the parking will be screened. **SEE PAGE 10 ON DOCUMENT.
- Planning Review BBD Design Guidelines G: Please be aware that signage is done through a separate permitting process from the site or building permitting. In addition, please be aware that no particular signage is being reviewed with this application nor is any approval for any particular signage granted. Also, please be aware that all existing signage will need to be brought into conformance with the CDC prior to the issuance of any permits. **SEE PAGE 10 ON DOCUMENT.
- Planning Review Sheet SP-1: A pervious paver area of 1,941 square feet is listed. Please indicate on the plan where this area is located. **SEE PAGE 14 ON DOCUMENT.
- Planning Review Sheet SP-1: Sight visibility triangles are located in the wrong locations. They should be measured from property lines not the edge of the street. **SEE PAGE 14 ON DOCUMENT.
- Planning Review Sheet SP-1: Please be aware the building department will require an 18 foot setback from the seawall unless the seawall has been or will be re-engineered. **SEE PAGE 14 ON DOCUMENT.
- Planning Review Sheet SP-1: Please be aware that the only type of fencing permitted in the waterfront sight visibility triangles are picket-style four foot. **SEE PAGE 14 ON DOCUMENT.
- Planning Review Sheet SP-1: Clarify that a differentiated paving material will be provided where sidewalks cross driveways. **SEE PAGE 14 ON DOCUMENT.
- Planning Review Sheet SP-1: Clarify if gated or controlled access is proposed for either the hotel component or the residential component. **SEE PAGE 14 ON DOCUMENT.
- Planning Review Sheet SP-1: There appear to be two sheets labeled as SP-1. Please revise to include only one sheet labeled as such. **SEE PAGE 14 ON DOCUMENT.



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- Planning Review Sheet L-1: Interior landscape islands are required to be 17 feet back of curb-back of curb. The interior island shown on the west parcel does not meet this requirement. I suggest that the island be divided between the two end caps. On that subject, the end cap islands don't meet this minimum requirement either. You'll need to submit a Comprehensive Landscape Program application. Basically, if your landscape plan exceeds that as otherwise required by Code other aspects of the landscape code can be flexed. **SEE PAGE 18 ON DOCUMENT.
- Planning Review Sheet L-1: No shrub material is shown on the south or north sides of the west parcel. **SEE PAGE 18 ON DOCUMENT.
- Planning Review Sheet L-1: Shade trees are being shown with canopies of about nine feet when, in reality they will want to get to about 30 feet. I do not believe that there is adequate room for the plant material shown. In addition Marlberrry will get up to 15 feet in height and I am not sure that this is right plant for the space, either. I would highly recommend enlisting the services of a landscape architect or designer to help with the landscape plan. In addition, plant quantities are not provided. Please revise. **SEE PAGE 18 ON DOCUMENT.
- Planning Review Sheet L-1: Interior landscaping is only required for surface vehicular areas of 4,000 square feet or more so the east portion of the site does not necessarily need any vehicular use area landscaping. **SEE PAGE 18 ON DOCUMENT.
- Planning Review Sheets A-8 through 11: Please clarify the proposed building materials. In addition, the line work is fairly faint throughout and the differentiation between details is unclear. Please revise to make sure the elevations and site plan reflect each other. **SEE PAGE 26 ON DOCUMENT.
- Planning Review Sheets A-9 and 11: Clarify how the parking garage component of the building is screened. **SEE PAGE 26 ON DOCUMENT.
- Planning Review Sheets A-10 through 11: These sheets all list a dimension of 50 feet over BFE. Please clarify to what this is in relation. All we need to see on the elevations with regard to height is grade, BFE, height from BFE to the mid-point of the highest roof structure. We need to clarify exactly what the height is because the Marina district requires the side setback be no less than 25 percent of the building or a minimum of 10 feet, whichever is less. A 60 foot building height requires side setback of 15 feet. A building height of 50 feet yields a side setback of 12.5 feet. The setbacks provided imply a 52 foot building. Please revise for clarity. **SEE PAGE 28 ON DOCUMENT.
- Planning Review Sheets A-10 through 11: Clarify the difference in floor heights which vary from nine-foot six-inches to 10 foot to 10-foot-two-inches. It would seem that the you could take the two inches from three of the floors, allot that six inches total to the 9.5 foot floor and have all the floors 10 foot. My concern is this, during construction and error will occur which will end up making all the floors 10 foot two inches increasing the overall height which will then result in non-conforming setbacks. Remember that setbacks are based on height. A 50 foot building yields 12.5 foot side setbacks. You are showing 13 foot side setbacks which will permit a building 52 feet in height maximum. One a side note, please dimension the height to top of parapet wall/railing. You get 42 inches over your permitted height. **SEE PAGE 28 ON DOCUMENT.
- Planning Review Sheet A-10: Clarify how the proposal meets these provisions of the Marina District - Building Design Along the Public Boardwalk and Parking Along Clearwater Harbor. **SEE PAGE 28 ON DOCUMENT.



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

Planning Review	Sheet A-10: Please revise to accurately reflect the driveway which comes out of the east side of the building. **SEE PAGE 28 ON DOCUMENT.
Planning Review	Rendering: The rendering has a series of differences between it and the site plan and the elevations. For example, the renderings do not show the east side of the building accurately in that the curved drive aisle is not shown, the parking spaces that jut out on the north and south sides are not shown, the canopy on the west side appears to be hovering in space. Please correct. **SEE PAGE 30 ON DOCUMENT.
Planning Review	1. Please note that additional comments may be generated at or subsequent to the DRC meeting based on responses to DRC comments. Please carefully review the listed request. It is ultimately the responsibility of the applicant to ensure that the request reflects what is wanted. **SEE PAGE 74 ON DOCUMENT.
Planning Review	Sheet SP-1: Clarify how the boardwalk will be accessible from the building and property. **SEE PAGE 14 ON DOCUMENT.
Planning Review	Sheet SP-1: Clarify what is happening with the existing docks and whether they are staying or going. **SEE PAGE 14 ON DOCUMENT.
Planning Review	Sheet SP-2: I have concerns about the realistic functionality of the floor plan. Specifically, it does not appear that wall width has been taken into account. For example, the wall width of the elevators scales to about six inches. Given that the interior dimensions of the elevators is about five there is not much room for error. With that said, not that this is a Code concern but, it is not clear how residents will be able to move furniture into the building with elevators this small. **SEE PAGE 19 ON DOCUMENT.
Planning Review	Sheet SP-8: Clarify how the sunken pool will work. It appears that it will extend into the tenant space on the floor below. **SEE PAGE 25 ON DOCUMENT.
Solid Waste Review	Please give more detail on this solid waste compactor and container.
Solid Waste Review	Please give more detail on this solid waste compactor and container. **SEE PAGE 55 ON DOCUMENT.
Stormwater Review	Prior to Development Order Please demonstrate that the western portion of site is directly connected to a tidal body with privately maintained pipe system that meets city of Clearwater's minimum requirements. If this is not directly connected to the tidal water body, the 25 year storm will need to be attenuated. **SEE PAGE 17 ON DOCUMENT.
Stormwater Review	Prior to issuance of Building Permit Areas that directly outfall into tidal saltwater basins will be reviewed for water quality impacts only. Water quality treatment should be made available in an above ground treatment process unless a substantial hardship can be demonstrated. **SEE PAGE 17 ON DOCUMENT.
Stormwater Review	Prior to issuance of Building Permit Please provide paving, drainage and grading sheet including pond cross sections, control structure detail any other pertinent information in regards to stormwater drainage. **SEE PAGE 17 ON DOCUMENT.



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Stormwater Review	<p>Prior to issuance of Building Permit.</p> <p>All ponds required to have 6 inches of freeboard from design high water level and top of bank. **SEE PAGE 17 ON DOCUMENT.</p>
Stormwater Review	<p>Prior to issuance of Building Permit</p> <p>6 inches of clearance are required between pond bottom and Seasonal high water table. **SEE PAGE 17 ON DOCUMENT.</p>
Stormwater Review	<p>Prior to issuance of Building Permit</p> <p>Please better describe ponds including elevation contours. **SEE PAGE 17 ON DOCUMENT.</p>
Stormwater Review	<p>Prior to issuance of Building Permit</p> <p>Please provide drainage report including soils information, project narrative, basin boundaries, volume calculations and any other pertinent information in regards to stormwater drainage. **SEE PAGE 17 ON DOCUMENT.</p>
Stormwater Review	<p>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.</p>
Traffic Engineering Review	<p>Prior to a D.O.:</p> <p>Provide turning template for a scaled passenger vehicle entering the garage, then exiting.</p> <p>The minimum clear height throughout the garage shall be seven feet zero inches and shall be eight feet two inches for van-accessible handicapped parking spaces including ingress and egress drive aisles to these spaces.</p> <p>Pedestrian - vehicular conflicts shall be avoided whenever possible. Where unavoidable, active warning devices such as traffic signals or flashing warning signs/devices and/or physical barriers such as vehicular actuated gates shall be provided to warn the pedestrian and slow vehicular traffic.</p> <p>Lighting levels in parking garages having public access shall meet or exceed the current minimum Illuminating Engineering Society (IES) standards.</p> <p>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 15 ON DOCUMENT.</p>
Traffic Engineering Review	<p>Prior to D.O.:</p> <p>Will there be a security gate for this facility? If so, please show. **SEE PAGE 15 ON DOCUMENT.</p>



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Traffic Engineering
Review

General Note(s):

Applicant shall comply with the current Transportation Impact Fee Ordinance and fee schedule which shall be paid prior to a Certificate of Occupancy (C.O.). The TIF amount for this proposal is \$17,017.00.

DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application. **SEE PAGE 15 ON DOCUMENT.

Traffic Engineering
Review

Prior to a D.O.:

Draw the 20' x 20' sight visibility triangles for all driveways along the property lines. 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 15 ON DOCUMENT.



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

4:00 PM

Case number: [ANX2016-04013 -- 2191 BELL CHEER DR](#)

Owner(s): Arnold, Muriel L
2191 Bell Cheer Dr
Clearwater, FL 33764-4800
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Muriel Arnold
2191 Bell Cheer Dr
Clearwater, FL 33764-4800
PHONE: (727) 442-0574, Fax: No fax, Email: Darnold2@tampabay.Rr.Com

Representative: Muriel Arnold
2191 Bell Cheer Dr
Clearwater, FL 33764-4800
PHONE: (727) 442-0574, Fax: No fax, Email: Darnold2@tampabay.Rr.Com

Location: 0.667 acres located generally east of South Hercules Avenue and west of South Belcher Road, north of Lakeview Road and south of Druid Road.

Atlas Page: 308B

Zoning District: Low Medium Density Residential

Request: This case involves two 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). Property addresses to be annexed are: 2191 Bell Cheer Drive and 2130 Pleasant Parkway.

Proposed Use: Detached Dwelling

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Katie See, Senior Planner



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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	04/05/2016	See
Engineering Review	Comments	04/19/2016	Simpson
Environmental Review	No Comments	04/21/2016	Kessler
Traffic Eng Review	No Comments	04/22/2016	Elbo
Parks and Rec Review	No Comments	04/25/2016	Reid
Land Resource Review	No Comments	04/27/2016	Anderson
Fire Review	No Comments	04/27/2016	Schultz
Stormwater Review	No Comments	04/27/2016	Bawany

The DRC reviewed this application with the following comments:

Engineering Review

General Comments:

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

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



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

4:00 PM

Case number: [ANX2016-04014 -- 1739 E EL TRINIDAD DR](#)

Owner(s): Steven J Peterson
 1739 El Trinidad E
 Clearwater, FL 33759
 PHONE: No phone, Fax: No fax, Email: No email

Applicant: Steven Peterson
 1739 El Trinidad E
 Clearwater, FL 33759
 PHONE: No phone, Fax: No fax, Email: No email

Location: 0.161 acres located on the east side of El Trinidad Drive East approximately 570 feet north of SR 590.

Atlas Page: 264B

Zoning District: Low Medium Density Residential

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

Proposed Use: Detached Dwelling

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Kyle Brotherton, Planner

Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	04/01/2016	Brotherton
Planning Review	No Comments	04/01/2016	Brotherton
Engineering Review	Comments	04/19/2016	Simpson
Environmental Review	No Comments	04/21/2016	Kessler
Traffic Eng Review	No Comments	04/22/2016	Elbo
Parks and Rec Review	No Comments	04/25/2016	Reid
Land Resource Review	No Comments	04/27/2016	Anderson
Fire Review	No Comments	04/27/2016	Schultz
Stormwater Review	No Comments	04/27/2016	Bawany



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

The DRC reviewed this application with the following comments:

Engineering Review

General Comments:

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

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



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

4:00 PM

Case number: [ANX2016-04015 -- 1321 SPRINGDALE ST](#)

Owner(s): Sharon L Edge
 1321 Springdale St
 Clearwater, FL 33755-2741
 PHONE: (727) 441-3180, Fax: No fax, Email: No email

Applicant: Sharon Edge
 1321 Springdale St
 Clearwater, FL 33755-2741
 PHONE: (727) 441-3180, Fax: No fax, Email: No email

Location: 0.178 acres located on the south side of Springdale Street approximately 338 feet east of North Betty Lane.

Atlas Page: 269B

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

Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	04/01/2016	Brotherton
Planning Review	No Comments	04/01/2016	Brotherton
Engineering Review	Comments	04/19/2016	Simpson
Environmental Review	No Comments	04/21/2016	Kessler
Traffic Eng Review	No Comments	04/22/2016	Elbo
Parks and Rec Review	No Comments	04/25/2016	Reid
Land Resource Review	No Comments	04/27/2016	Anderson
Fire Review	No Comments	04/27/2016	Schultz
Stormwater Review	No Comments	04/27/2016	Bawany



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

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

The DRC reviewed this application with the following comments:

Engineering Review

General Comments:

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

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



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

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

4:00 PM

Case number: [ANX2016-04016 -- 1300 Fairfield DR](#)

Owner(s): 34 Stonewall Lane Llc
Indian Rocks Beach, FL 33785-2520
PHONE: (727) 400-6672, Fax: No fax, Email: No email

Applicant: Edward Hoofnagle
2 5th Avenue
Indian Rocks Beach, FL 33785-2520
PHONE: (727) 400-6672, Fax: No fax, Email: Edhoofnagle@gmail.Com

Representative: Edward Hoofnagle
34 Stonewall Lane Llc
2 5th Avenue
Indian Rocks Beach, FL 33785-2520
PHONE: (727) 400-6672, Fax: No fax, Email: Edhoofnagle@gmail.Com

Location: 0.24 acres located on the southwest corner of Lakeview Road and Fairfield Drive.

Atlas Page: 308A

Zoning District: Low Medium Density Residential

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

Proposed Use: Detached Dwelling

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Katie See, Senior Planner



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 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	04/05/2016	See
Engineering Review	Comments	04/19/2016	Simpson
Environmental Review	No Comments	04/21/2016	Kessler
Traffic Eng Review	No Comments	04/22/2016	Elbo
Parks and Rec Review	No Comments	04/25/2016	Reid
Land Resource Review	No Comments	04/27/2016	Anderson
Fire Review	No Comments	04/27/2016	Schultz
Stormwater Review	No Comments	04/27/2016	Simpson

The DRC reviewed this application with the following comments:

Engineering Review

General Comments:

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

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



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

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

4:00 PM

Case number: [PLT2016-04001 -- 1401 N BELCHER RD](#)

Owner(s): Atmi Kurtishi
338 Central Ave
Wayne, NJ 07470-2135
PHONE: (212) 995-5437, Fax: No fax, Email: No email

Applicant: Atmi Kurtishi
338 Central Ave
Wayne, NJ 07470-2135
PHONE: (212) 995-5437, Fax: No fax, Email: Focuscontractor@aol.Com

Representative: David Ramsey
David Ramsey Professional Engineer
434 Skinner Blvd
Dunedin, FL 34698
PHONE: (727) 409-4639, Fax: No fax, Email: Davidf.Ramsey@verizon.Net

Location: 2.029 acres on the eastern side of Belcher Road, immediately south of the intersection of Belcher Road and the CSX railroad crossing.

Atlas Page: 272A

Zoning District: Low Density Residential

Request: The Development Review Committee (DRC) is reviewing a proposed ten lot condominium plat within the Low Density Residential (LDR) District for property located at 1401 N. Belcher Road.

Proposed Use: Attached Dwellings

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Melissa Hauck-Baker, Senior Planner



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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	04/07/2016	Hauck-Baker
Solid Waste Review	Comments	04/18/2016	Pryor
Black barrel and blue barrel collection would work here for residential collection.			
Land Resource Review	No Comments	04/19/2016	Anderson
Parks and Rec Review	Comments	04/20/2016	Reid
See condition.			
Engineering Review	Comments	04/21/2016	Simpson
Environmental Review	No Comments	04/21/2016	Kessler
Traffic Eng Review	Comments	04/22/2016	Elbo
Planning Review	Comments	04/26/2016	Hauck-Baker
Harbor Master Review	No Review Required	04/26/2016	Hauck-Baker
Art Review	No Review Required	04/26/2016	Hauck-Baker
Stormwater Review	No Comments	04/27/2016	Simpson
Fire Review	No Review Required	04/27/2016	Schultz
Route to Meeting	Ready for DRC	05/02/2016	Hauck-Baker

The DRC reviewed this application with the following comments:

Engineering Review	Final plat should be submitted to the Engineering Department and will be further reviewed at that time.
Parks and Recreation Review	Open space/recreation impact fees are due prior to the issuance of building permits or final plat (if applicable) whichever occurs first. These fees could be substantial and it is recommended that you contact Debbie Reid at 727-562-4818 to calculate the assessment.
Planning Review	Planning Review 1. Submitted plat is consistent with previously approved FLD2015-09034.
Traffic Eng Review	Provide right turn deceleration lane on Belcher Road into the site's access.
Traffic Eng Review	Provide south bound left turn lane on Belcher Road for the project's access driveway.
Traffic Eng Review	Proposed access driveway shall align with Range Road.