



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, November 03, 2016

8:30 - Staff Review

9:00 AM

Case number: [FLS2016-07029 -- 36 BOOTH AVE](#)

Owner(s): Clearwater Housing Auth
Po Box 960
Clearwater, FL 33757 096
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Paavo Salmi
8200 Bryan Dairy, Ste 320
Seminole, FL 33777
PHONE: (727) 317-9128, Fax: No fax, Email: Psalmi@planetgreenergy.Com

Representative: Todd Lovinger
Greenergy Housing Company, Llc
2310 West Bristol Ave
Tampa, FL 33609
PHONE: No phone, Fax: No fax, Email: Tlovinger@planetgreenergy.Com

Location: 0.57-acre property is located on the northwest corner of Laura Street and Booth Avenue.

Atlas Page: 287A

Zoning District: Downtown

Request: The Development Review Committee (DRC) is reviewing a proposed 13-unit attached dwelling development in the Downtown (D) District for the property located at 36 Booth Avenue. The project is 22 feet in height, includes 13 parking spaces, and requests allowable flexibility from landscape requirements (Sections 2-902.C and 3-1202.G).

Proposed Use: Attached Dwellings

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Kevin Nurnberger, Senior Planner



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Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	09/09/2016	Nurnberger
Solid Waste Review	Comments	09/19/2016	Pryor
By my calculations this enclosure is not designed to required specifications in accordance to Index 701. Enclosure is required to be 12 feet of unobstructed opening at the front interiorly and 10 feet deep from front to back with bollards at the sides and back of enclosure. Also we need to make sure the turning radius would allow for us to maneuver a 36 foot garbage truck into enclosure gates to lift Dumpster.			
Planning Review	Comments	09/22/2016	Nurnberger
Environmental Review	Comments	09/22/2016	Kessler
Traffic Eng Review	Comments	09/27/2016	Elbo
Engineering Review	Comments	09/27/2016	Simpson
Stormwater Review	Comments	09/27/2016	Bawany
Fire Review	Comments	09/28/2016	Schultz
Harbor Master Review	No Review Required	10/21/2016	Nurnberger
Art Review	No Review Required	10/21/2016	Nurnberger
Land Resource Review	Comments	10/27/2016	Crandall
Parks and Rec Review	No Comments	10/31/2016	Nurnberger
Route to Meeting	Ready for DRC	10/31/2016	Nurnberger

The DRC reviewed this application with the following comments:

Engineering Review

General Comments:

Only Sheet C-2 was reviewed for General Engineering criteria. The additional details provided in the plan set may have been necessary for other departmental reviews to provide flexible development approval. Construction plans shall be reviewed in more detail 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 13 ON DOCUMENT.



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- Environmental Review General Notes:
DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application.
- Offsite discharge of produced groundwater from dewatering shall comply with dewatering guidelines from Florida Department of Environmental Protection (FDEP), F.A.C. 62-621.300(2).
- Additional permits from State agencies, such as the Southwest Florida Water Management District or Florida Department of Environmental Protection, may be required. Approval does not relieve the applicant from the requirements to obtain all other required permits and authorizations. **SEE PAGE 0 ON DOCUMENT.
- Environmental Review Prior to issuance of building permit:
Continue to provide erosion control measures on plans. **SEE PAGE 16 ON DOCUMENT.
- Fire Review The fire truck access lane shown is less than 20 feet wide. Shall meet the requirements of NFPA 1 2012 edition section 18.2.3.4.1. Dimensions. NFPA 1 2012 edition section 18.2.3.2.2 states as follows - Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire department access roads as measured by an approved route around the exterior of the building or facility. Booth Ave., Laura St. and Grove St. are the fire department access roads. **SEE PAGE 13 ON DOCUMENT.
- Land Resource Review As per previous discussion strongly recommend removing the zig-zag block wall to allow for more room or landscaping and shade trees on the west property line. Not a requirement, but a suggestion. **SEE PAGE 20 ON DOCUMENT.
- Land Resource Review Strongly recommend not using East Palatka holly as they are very susceptible to disease. This is a minor comment and can be revised prior to building permit and changed to another holly. **SEE PAGE 20 ON DOCUMENT.
- Planning Review Prior to Development Order: Solid walls along right-of-ways shall be no higher than three feet and any portion of the wall above three feet needs to be at least 50 percent open. The proposed wall around the pool doesn't appear to provide the 50 percent open space above three feet in height. The proposed false windows do not seem to be consistent with the overall design of the building. Clarify and Revise. Provide a false roof or atrium over pool with windows similar to the modern style along the wall on Booth Ave. The pool area should be part of the building for a consistent design. **SEE PAGE 4 ON DOCUMENT.
- Planning Review Prior to development order: Separation between the buildings (pool area) that provide adequate usable space such as an alley or open space compliant with the requirements of the guidelines. The open space provided is not consistent with the guidelines as it is intended to be a private space not a public space (p. 88 and 95). **SEE PAGE 4 ON DOCUMENT.



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- Planning Review Prior to development order: Buildings located farther from the build-to line in order to provide a courtyard, steps, entryway, arcade, plaza or other pedestrian-oriented design features which maintain the build-to line. The proposed entry areas along Booth Avenue do not meet this Guideline. The building proper is setback from the property line for the purpose of providing storage closets. The closets need to be removed and replaced with an appropriate design feature as noted in the Guideline, or the building should be brought completely forward (p.95) **SEE PAGE 4 ON DOCUMENT.
- Planning Review Prior to Development Order: The proposed primary/central entrance to the courtyard near the pool does not stand out as an architecturally prominent entrance. Review recommended architectural features to create a prominent entrance on page 107 of the Downtown Plan. This comment may be a result of the renderings but it does appear more attention should be given to the primary entrance. **SEE PAGE 5 ON DOCUMENT.
- Planning Review Prior to Development Order: Buildings on corner lots at the intersection of streets designated on the Master Streetscape Plan are considered to have two primary facades and should receive the highest level of design treatment on those facades (p. 106). Booth Ave, Laura Street, and Grove Street are all on the Master Streetscape Plan but the elevations do not show the Laura Street and the Grove Street sides of the building are receiving the same level of design treatment as the Booth Ave side of the building. Revise and Clarify. **SEE PAGE 5 ON DOCUMENT.
- Planning Review Prior to Development Order: The design of the building should have a architectural treatment to the middle of the building or provide a bold roof line to provide a distinct base, middle, and cap (p. 101). The proposed design doesn't seem to have a middle. **SEE PAGE 5 ON DOCUMENT.
- Planning Review Prior to Development Order: It is appropriate for a building located on a corner lot and a primary facade to emphasize it prominent location through the use of additional height, massing, distinctive architectural treatments and/or other distinguishing features. The proposed design does not meet this guideline (p. 107). Revise. **SEE PAGE 5 ON DOCUMENT.
- Planning Review Prior to development order: the property is located in an area with mixed commercial and residential the building design should include a finished floor height of a minimum of two-feet above the sidewalk grade. Raise floor to create a base for a base, middle and cap. p. 102. **SEE PAGE 5 ON DOCUMENT.
- Planning Review
- Planning Review Prior to development order: Design the buildings with a consistent common build to line along public right-of-ways. Consider an increased setback to buildings to allow for the porch feature for each unit to include a step down and walkway linking to public sidewalk. **SEE PAGE 5 ON DOCUMENT.
- Planning Review Clarify building height as Sheet 25.2 shows a request for 21.11 feet in height to top of parapet but the request in narrative is asking for a height of 22 feet. **SEE PAGE 24 ON DOCUMENT.
- Planning Review Prior to development order: Elevations sheet. The blank second-story east wall needs architectural treatment as well as the first level wall similar to the Booth Street design. **SEE PAGE 25 ON DOCUMENT.
- Planning Review In regard to exterior design consider ivory colored stucco or masonry walls with large block features etched into walls as architectural treatment similar to the a brick design **SEE PAGE 25 ON DOCUMENT.



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- Planning Review it will be a condition of approval that all 13 units will only be permitted to be rented for 30 or more days or at least one calendar month. No short term rentals less than one month. **SEE PAGE 8 ON DOCUMENT.
- Planning Review it shall be a condition of approval shall be that a masonry wall or a PVC fence that is of material and color to match the primary building color and design. **SEE PAGE 13 ON DOCUMENT.
- Planning Review Prior to Development Order: acknowledge with a not on plan that for development that does not involve a subdivision, all utilities including individual distribution lines shall be installed underground unless such undergrounding is not practicable. This also applies to overhead wires along grove Street. CDC Section 3-912 underground utilities **SEE PAGE 23 ON DOCUMENT.
- Solid Waste Review The requirements for this are if you are only building a single enclosure, it must be 12 ft wide of unobstructed opening and 10 ft deep with ballards and drop pins in accordance to Index 701. You also need to include a viable location for recycling containers as this property will have ERU's that require a recycling charge per unit so they will need a place to recycle.
- Solid Waste Review The requirements for this are if you are only building a single enclosure, it must be 12 ft wide of unobstructed opening and 10 ft deep with ballards and drop pins in accordance to Index 701. You also need to include a viable location for recycling containers as this property will have ERU's that require a recycling charge per unit so they will need a place to recycle. **SEE PAGE 13 ON DOCUMENT.
- Stormwater Review General Comments:
DRC review is a prerequisite for Building Permit Review. Additional comments may be forthcoming upon submittal of a Building Permit Application.

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 Prior to Building Permit:
Please submit drainage report including any pertinent geotechnical information. Drainage report will be reviewed in depth during building permit submittal. **SEE PAGE 15 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 15 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 15 ON DOCUMENT.



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Traffic Engineering
Review

General Note(s):

Applicant shall comply with the current Multi-Modal Impact Fee Ordinance and fee schedule which shall be paid prior to a Certificate of Occupancy (C.O.). The MIF amount for the new multifamily complex is \$12,636.00.

DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application. **SEE PAGE 19 ON DOCUMENT.



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9:30 AM

Case number: [FLD2016-09030 -- 1749 DREW ST](#)

Owner(s): Arnard Developments Llc
1253 Park St
Clearwater, FL 33756-5827
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Sandy Bradbury
Clearwater, FL 33765
PHONE: (727) 443-2869, Fax: (727) 446-8036, Email:
Sandy@northsideengineering.Net

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

Location: The 0.43-acre property is located on the south east corner of the intersection at North Saturn Avenue and Drew Street.

Atlas Page: 288B

Zoning District: Commercial

Request: The Community Development Board (CDB) is reviewing a Comprehensive Infill Project for a fast food restaurant with a drive-thru lane in the Commercial (C) District for the property located at 1749 Drew Street. The project is 21 feet in height, includes 17 parking spaces, and requests allowable flexibility from setback, off-street parking spaces, and landscape requirements (Sections 2-704.F and 3-1202.G).

Proposed Use: Restaurants

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	10/10/2016	Nurnberger
Planning Review	Comments	10/11/2016	Nurnberger
Solid Waste Review	Comments	10/11/2016	Pryor
Environmental Review	Comments	10/18/2016	Kessler
Engineering Review	Comments	10/20/2016	Simpson
Traffic Eng Review	Comments	10/21/2016	Elbo
Stormwater Review	Comments	10/24/2016	Bawany
Land Resource Review	Comments	10/27/2016	Anderson
Fire Review	Comments	10/27/2016	Schultz

The DRC reviewed this application with the following comments:

- Engineering Review Prior to Certificate of Occupancy:
Please provide a Florida Department of Transportation right-of-way permit for any work in the Drew St. Right-of-way. **SEE PAGE 19 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 19 ON DOCUMENT.



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Engineering Review

General Comments:

If the proposed project necessitates infrastructure modifications to satisfy 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.

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

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

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

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

**SEE PAGE 19 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:

Provide evidence from FDEP (No Further Action) that the site is considered clean. **SEE PAGE 18 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 18 ON DOCUMENT.

Fire Review

Provide and show on the plan minimum 30 foot turning radius for emergency vehicle ingress and egress at all entrance and exits. Please acknowledge PRIOR TO CDB. **SEE PAGE 19 ON DOCUMENT.

Fire Review

Fire hydrant not found on plan. To allow for fire department operations, a fire hydrant shall be located on the same side of the street and within 300 feet of fire department access. Please provide details and show on plans prior to CDB. **SEE PAGE 20 ON DOCUMENT.



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Land Resource Review Prior to Building Permit:

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 20 ON DOCUMENT.

Land Resource Review General Note:

Prior to CO all invasive trees and plants located along the south property line must be removed. **SEE PAGE 21 ON DOCUMENT.

Planning Review

Demonstrate on site plan the drive -thru facility provides sufficient stacking space for eight vehicles as measured from the first point of transaction (CDC 3-1406.B) **SEE PAGE 19 ON DOCUMENT.

Planning Review

CDC 3-1204.D

All landscaping must be protected from vehicular and pedestrian traffic by the installation of curbing and wheel stops, or other protective devices along the perimeter of any landscaping which adjoins vehicular use areas or sidewalks. These protective devices shall have a minimum height of six inches above grade. Show wheel stops on all applicable sheets. **SEE PAGE 19 ON DOCUMENT.

Planning Review

No sign is approved as a part of this application. A separate sign permit is required. The monument sign shown on site plan is required to be a setback a minimum of 5 feet from front property line. **SEE PAGE 19 ON DOCUMENT.

Planning Review

Comp. Landscape response to architectural theme. You clearly state why you can't provide required landscape requirements due to building design and landscape will demonstrate or be more attractive than landscaping otherwise permitted without telling how it will or by use of what landscape material or by detailing what plant materials used or design you propose that is demonstratively better than otherwise required. How did your building design result in the inability to provide required landscape areas. **SEE PAGE 14 ON DOCUMENT.

Planning Review

Delineate the interior landscape area using hash lines and provide the square footage of each area being counted toward the interior landscape percentage. Cover sheet states 10.7 percent is being provided. **SEE PAGE 21 ON DOCUMENT.

Planning Review

What type of lighting is proposed for the landscape program. What is height of fixtures? Will all light

fixtures be located so that objects or land which are located beyond the boundaries of the parcel of land are not illuminated to an extent of producing more than a diffuse shadow. Clarify. **SEE PAGE 14 ON DOCUMENT.

Planning Review

Comp. Landscape Program - Property values. You restate the question saying the landscape treatment will have a beneficial impact on sounding properties. Explain how. **SEE PAGE 15 ON DOCUMENT.



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- Planning Review General Applicability 2 - You are not asking for flexibility for setbacks as the building meets the minimum required setbacks. You are asking for a reduction to parking because reduction to parking is not available to fast food restaurants. You are also asking for relief from landscape buffer widths along the south side and west frontage. Revise and or Clarify. **SEE PAGE 1 ON DOCUMENT.
- Planning Review The side setback to solid waste enclosure on site plan is showing six feet from property line but the dimensions given is behind the leading edge of the structure. Flex criteria 1 calls it out as a five foot setback. Clarify which is the correct setback and revise narrative and site plan and all applicable sheets. **SEE PAGE 19 ON DOCUMENT.
- Planning Review Building elevation sheets - the location of signs or any signs are not a part of this level Two request. **SEE PAGE 23 ON DOCUMENT.
- Planning Review In regards to setbacks. For parking lots the front setback is 15 feet and the required width of landscape buffer is the requires setback for driveways and parking lots. This proposal is meeting the front setback to building/structures. If you met the parking requirement the landscape buffer widths could be addressed through a building permit for the project. **SEE PAGE 3 ON DOCUMENT.
- Planning Review The request is for a reduction in number of required parking spaces for a fast food restaurant as a comprehensive infill project because a reduction in number of required parking spaces is not available in the C District for a fast food restaurant. If outdoor seating area were removed, the width of sidewalks reduced to five feet, foot print of building reduced, the drive-thru lane removed could the number of parking spaces be on-site for a fast food restaurant? **SEE PAGE 3 ON DOCUMENT.
- Planning Review Comp. Infill Flexibility 6 - you state adequate required parking is being provided on-site but the primary reason for this request is because the required number of off-street parking spaces cannot be met for a fast food restaurant. You should review the parking study and maybe include the conclusion and findings in regard to the number of parking spaces provided for this request. **SEE PAGE 6 ON DOCUMENT.
- Planning Review Prior to CDB: provide fence material to be used along west and south sides of the property. **SEE PAGE 19 ON DOCUMENT.
- Planning Review Prior to CDB: Check your measurements regarding setback dimensions. For example you show a 5 foot setback from property line to the inside of curb on the west side of property near drive-thru window. When measurement is properly taken from property line to outside of curb get a measurement of 4.5 feet. Ensure all landscape buffer widths are accurately measured and be sure to correct the measurements in Comprehensive Landscape Program request. If all measurements are not accurate application may be deemed insufficient to move forward to CDB. **SEE PAGE 19 ON DOCUMENT.



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Planning Review

Prior to CDB: provide the front slope ratio for the dry pond on along Drew Street and Saturn Ave. If ratio 4:1 or flatter then 50 percent of the slope can be counted towards the width of the landscape buffer. Site plan shows a 7.5 foot dimension from property line to top of slope so the 15 foot wide buffer along Drew and the 10 foot wide buffer along Saturn may not be meet if the slope is 4:1 or flatter. This revised width may or will need to be added to the Comprehensive Landscape Program request. Make sure to detail how the landscape plan is better than what the minimum requirement for landscaping should be and not just why you need the reduction to landscape widths.

**SEE PAGE 21 ON DOCUMENT.

Planning Review

Prior to CDB:

Retaining walls, not including those walls associated with a detention pond which are regulated byHYPERLINK

"https://www.municode.com/library/fl/clearwater/codes/community_development_code?nodeId=PTICODECO_ART3DEST_DIV9GEAPST_S3-901GETECO"

Section 3-901

, may be located between the principal structure and any front, side or rear lot line, provided no portion of the wall that is located above grade exceeds 18 inches in height unless otherwise required to be of a greater height to satisfy and environmental or engineering need as determined by the City Engineer. Provide the height of retaining wall with a wall elevation .

**SEE PAGE 19 ON DOCUMENT.

Planning Review

Comp. Landscape Program - Property values. You restate the question saying the landscape treatment will have a beneficial impact on surrounding properties. Explain how. **SEE PAGE 12 ON DOCUMENT.

Planning Review

Prior to CDB: all setback dimensions and parking spaces dimensions need to be reviewed and revised and they need to measure to the scale provided and match the dimensions provided for each measurement as shown on the plans. This revision may modify the request and need to be addressed in complete application material. **SEE PAGE 19 ON DOCUMENT.

Planning Review

The side (east) setback of 19 feet to building measures 18.48 feet to outside of property line as shown. Revise and Clarify. **SEE PAGE 19 ON DOCUMENT.

Planning Review

I get a measurement of 8.8 feet wide for the parking space to the west side of the building with the 9 foot wide dimension. I also get a dimension of 11.79 feet wide for the width of the identified handicap space. Both dimensions or less then the require 9 foot wide and 12 foot wide parking spaces. revise and clarify. **SEE PAGE 19 ON DOCUMENT.

Planning Review

The total width of the 7 parking spaces on the west side of the property - I get a measurement of 62.2 feet from outside of retaining wall to inside of curd when it needs to be 63 feet. Revise and Clarify. If measurements is correct the parking spaces may need to be revised resulting in the loss of parking spaces and need to change the requested number of parking spaces provided. **SEE PAGE 19 ON DOCUMENT.

Planning Review

regarding width of front five parking spaces. i get a east-west measurement of 44.5 feet from retaining wall to inside of curb. Needs to be 45 feet to meet the parking space width requirements of 9 feet wide each. Revise and Clarify. **SEE PAGE 19 ON DOCUMENT.



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- Planning Review Revise 10 foot side setback to curb as it is shown to inside of curb rather than outside. May need to revise Comp Landscape request and landscape plan as it seems all four landscape buffers will be reduced in width. **SEE PAGE 19 ON DOCUMENT.
- Planning Review Revise the 6 foot side setback dimension to solid waste enclosure as the dimension is not to the outside of enclosure. May need to revise Comp Landscape program request to match. **SEE PAGE 19 ON DOCUMENT.
- Planning Review The 7 foot setback dimension to curb along the Saturn right-of way needs to be revised as the setback dimensions is to inside curb rather than the outside of curb. May need to revise Comp Landscape Program request to match adjusted dimension. **SEE PAGE 19 ON DOCUMENT.
- Solid Waste Review Please follow index 701 for requirements. Please show the bollards, drop pins, drop pin holes. Measurements are measured interiorly so make sure that the opening is 12 feet unobstructed. Also please consider recycling for this location. With only a 12 foot enclosure a recycling dumpster will not be possible for this location.
- Solid Waste Review Please follow index 701 for requirements. Please show the bollards, drop pins, drop pin holes. Measurements are measured interiorly so make sure that the opening is 12 feet unobstructed. Also please consider recycling for this location. With only a 12 foot enclosure a recycling dumpster will not be possible for this location. **SEE PAGE 19 ON DOCUMENT.
- Stormwater Review Prior to Building Permit
Monument sign may not encroach into stormwater pond. **SEE PAGE 20 ON DOCUMENT.
- Stormwater Review Prior to CDB:
Please specify how proposed stormwater pond shall outfall. If the stormwater management facility does not have a defined outfall, it shall be designed to handle the 50-year rainfall event (City of Clearwater's Stormwater Drainage Criteria Manual, page 5) **SEE PAGE 20 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 20 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 20 ON DOCUMENT.
- Stormwater Review Prior to building permit
Provide control structure detail. **SEE PAGE 20 ON DOCUMENT.
- Stormwater Review Prior to Building Permit
Please provide a cross-section of stormwater pond. **SEE PAGE 20 ON DOCUMENT.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

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

Traffic Engineering
Review

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 "Dunkin Donuts" with credit from the automobile repair shop is \$30,662.57

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.

Traffic Engineering
Review

Prior to a Certificate of Occupancy:

Please provide a Florida Department of Transportation right-of-way permit for any work in the Drew Street (SR 590) right-of-way. **SEE PAGE 17 ON DOCUMENT.

Traffic Engineering
Review

Prior to CDB:

Please provide sufficient stacking spaces for eight vehicles as measured from the first point of transaction. Each vehicle shall be scaled to 19' long per AASHTO standards. (City's Community Development Code Section 3-1406 B. 5.) **SEE PAGE 19 ON DOCUMENT.

Traffic Engineering
Review

Prior to building permit:

Please provide a concrete bollard for each of the five parking spaces fronting the retaining wall. **SEE PAGE 19 ON DOCUMENT.

Traffic Engineering
Review

Prior to CDB:

This proposal is expected to generate 179 new vehicle trips per hour during the a.m. peak period which meets the criteria for a TIS (Traffic Impact Study). Please provide a TIS acceptable to the City's Engineering Department. Contact Bennett Elbo at (727)562-4775 to schedule a methodology meeting prior to conducting a TIS. **SEE PAGE 17 ON DOCUMENT.



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

10:00 AM

Case number: [HDA2016-09001 -- 657 BAY ESPLANADE 5](#)

Owner(s): North Clearwater Beach Dev Llc
Po Box 4189
Clearwater, FL 33758-4189
PHONE: (727) 796-0021, Fax: No fax, Email: No email

Applicant: North Clearwater Beach De
Po Box 4189
Clearwater, FL 33758-4189
PHONE: (727) 796-0021, Fax: No fax, Email: No email

Representative: Housh Ghovae
Northside Engineering
300 S Belcher Road
Clearwater, FL 33765
PHONE: (727) 709-0943, Fax: (727) 446-8036, Email:
Housh@northsideengineering.Net; Sandy@northsideengineering.Net

Location: 0.348 acres located approximately 215 feet east of Poinsettia Avenue.

Atlas Page: 258A

Zoning District: Tourist

Request: a Development Agreement between North Clearwater Beach Development, LLC (the property owner) and the City of Clearwater, providing for the allocation of 10 units from the Hotel Density Reserve under Beach by Design.

Proposed Use: Overnight Accomodations

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

Presenter: Mark Parry, Senior Planner



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Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	10/07/2016	Parry
Planning Review	Comments	10/07/2016	Parry
Environmental Review	No Comments	10/18/2016	Kessler
Engineering Review	Comments	10/20/2016	Simpson
Traffic Engineering Review	Comments	10/21/2016	Elbo
Stormwater Review	Comments	10/25/2016	Bawany
Land Resource Review	No Comments	10/27/2016	Anderson
Fire Review	Comments	10/28/2016	Schultz

The DRC reviewed this application with the following comments:

Engineering Review

General Comments:

If the proposed project necessitates infrastructure modifications to satisfy 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.

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

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

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

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

**SEE PAGE 15 ON DOCUMENT.



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- Fire Review Separate plans and permits will be required for Fire Alarm, Fire Sprinkler, Fire Line Underground work. Please acknowledge. **SEE PAGE 17 ON DOCUMENT.
- Fire Review Plan shows existing dock to be greater than 150 feet from fire department access. Class I standpipe systems shall be provided for piers, bulkheads, and buildings where the hose lay distance from the fire apparatus exceeds 150 ft. Please acknowledge. **SEE PAGE 17 ON DOCUMENT.
- Fire Review Fire Department Connection SHALL be a 2.5 inch Siamese connection listed for such use. Please acknowledge. **SEE PAGE 17 ON DOCUMENT.
- Fire Review The Fire Department Connection shall be identified by a sign that states "NO PARKING FIRE DEPARTMENT CONNECTION" with the property address to which building it supplies and shall be designed in accordance with Florida Department of Transportation standards for information signage and be maintained with a clearance of seven and one half feet in front of and to the sides of the appliance. Please acknowledge and show on plans. **SEE PAGE 17 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 17 ON DOCUMENT.
- Fire Review Tamper switches are required to be installed on the fire supply DDCV and must be connected to the FACP.
ACKNOWLEDGE PRIOR TO CDB. **SEE PAGE 17 ON DOCUMENT.
- Fire Review Shall meet the requirements of NFPA 1 2012 edition chapter 16 Safeguarding Construction, Alteration, and Demolition Operations to include but not be limited to complying with NFPA 241, establishing a fire protection plan, providing and maintaining adequate escape facilities, providing and maintaining fire department access roads throughout the entire project, providing stairs and standpipe as the building progresses. A pre-construction meeting shall be set up to discuss these and other issues resulting in this construction project. This shall be coordinated through the construction site project manager. Where underground water mains and hydrants are to be installed, they shall be installed, completed and in service prior to construction as per NFPA-241. All underground fire lines must be installed by a contractor with a class I, II or V license with separate plans and permit. Please acknowledge and describe on plans PRIOR to CDB. **SEE PAGE 17 ON DOCUMENT.
- Planning Review Recitals: Eleventh whereas includes the year 2016 when it will be 2017 by the time this goes to public review. Please revise. **SEE PAGE 23 ON DOCUMENT.
- Planning Review Recitals: Sixth whereas that there will be a pool/tike bar. I can only assume that this is either a typo and that tiki bar was meant or that the bar will be serving milk and juice pouches only. Please revise as needed. It is not totally necessary to identify the bar as a tiki bar if that is not the proposed style. You could just leave it as Pool and small bar. **SEE PAGE 23 ON DOCUMENT.
- Planning Review Recitals: Sixth whereas states that there will be meeting space provided. Please make sure that this is accurate as meeting space is not evident in the architectural drawings. **SEE PAGE 23 ON DOCUMENT.



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- Planning Review Recitals: Fifth whereas states that there are 10 overnight accommodation units on the site where the narrative provides that there are four residential units and seven hotel units and the data table on Sheet C1.1 provides that there seven apartments and four duplex. Clarify and correct as appropriate. More to the point, this portion of the Whereas clause is not included in the format provided by the City and should be removed anyway. **SEE PAGE 23 ON DOCUMENT.
- Planning Review HDA: Please provide a searchable version of the agreement - this will involve converting the word version to PDF. **SEE PAGE 23 ON DOCUMENT.
- Planning Review HDA: The following Development Agreement comments are a combination of comments from Planning and Legal. **SEE PAGE 23 ON DOCUMENT.
- Planning Review Section 4.4: The density is listed as 50 units per acre but it actually will be 78 units per acre. Please correct. **SEE PAGE 25 ON DOCUMENT.
- Planning Review Section 4.2: The number of stated minimum parking spaces is 33 where the rest of the application provides for 32 spaces. Please correct. **SEE PAGE 25 ON DOCUMENT.
- Planning Review Section 6.1.3.3: Please ensure that you have an evacuation plan ready to go. There appears to be an issue with another project in for permit review at this time. **SEE PAGE 26 ON DOCUMENT.
- Planning Review Section 6.2.3: Include the number units requested from the Pool between the words receive and units in the first line. **SEE PAGE 27 ON DOCUMENT.
- Planning Review Exhibit B: Please change title to Conceptual Site Plan and Architectural Elevations. **SEE PAGE 37 ON DOCUMENT.
- Planning Review Page 26 of the HDA: Exhibit A should be named Schedule A. **SEE PAGE 48 ON DOCUMENT.
- Planning Review Narrative page 1: Clarify that the existing dock will be for the sole use of hotel guests. **SEE PAGE 53 ON DOCUMENT.
- Planning Review Narrative page 1: The narrative mentions a variety of uses on the roof level but does not mention what appears to be a small bar as shown on Sheet A7. Please correct as needed. **SEE PAGE 53 ON DOCUMENT.
- Planning Review Narrative page 1: The Fifth whereas clause of the Development Agreement states that there are 10 overnight accommodation units on the site where the narrative provides that there are four residential units and seven hotel units and the data table on Sheet C1.1 provides that there seven apartments and four duplex. Clarify and correct as appropriate. **SEE PAGE 53 ON DOCUMENT.
- Planning Review Narrative general: Please include, in the narrative, a discussion for each Design Guideline Section VII A through L. **SEE PAGE 53 ON DOCUMENT.
- Planning Review Narrative page 2: Please show and label the mechanical equipment area on the east and west sides of the building on the third level. **SEE PAGE 54 ON DOCUMENT.
- Planning Review Narrative page 3: Clarify that all adjacent overhead utilities will be placed underground with the proposal. **SEE PAGE 55 ON DOCUMENT.
- Planning Review Narrative page 3: Technically, the building is within the required sight visibility triangles. However, it is only by a foot or two on the west driveway which is ingress-only and only a foot or so on the ingress side of the east driveway. I do not see an issue with this although Traffic will make that final determination of acceptability. The narrative should be amended for accuracy, though. **SEE PAGE 55 ON DOCUMENT.



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- Planning Review Narrative page 5: With regard to item 10; technically this would not apply since a TDR is not involved. **SEE PAGE 57 ON DOCUMENT.
- Planning Review Design Guidelines: Please provide a full narrative discussing each item in the Design Guidelines and how the proposal meets or will meet them. **SEE PAGE 58 ON DOCUMENT.
- Planning Review General: Based on the submittal, it appears that an actual lobby is not proposed and that most of the rooms may not be truly accessed from internal corridors as required by Beach by Design. It also appears that there are actually 39 separate units proposed, based on floor plans, where 27 total units are stated as the proposed number of hotel units. All this could lead one to imagine that the intent is to operate the use as timeshares or some other sort of vacation home rather than an actual hotel in the sense that Beach by Design requires in return for any allocation of units from the Reserve. **SEE PAGE 58 ON DOCUMENT.
- Planning Review Narrative: Please be aware that Staff will not support the application and may not even be able to bring it forward to Council if any criteria set forth in Section V.B.2 is not met in its entirety. **SEE PAGE 58 ON DOCUMENT.
- Planning Review Narrative page 6: With regard to item 15, a lobby does not appear to be shown on any sheet outside of what appear to be randomly placed labels on six floors. Please clarify. This needs to be sorted out prior proceeding to Council. **SEE PAGE 58 ON DOCUMENT.
- Planning Review Narrative page 6: With regard to item 14, please clarify how this has been addressed. This needs to be sorted out prior proceeding to Council. **SEE PAGE 58 ON DOCUMENT.
- Planning Review Narrative page 6: With regard to item 12, response provides that an office and lobby/seating area is provided on the first level on the west side and all units are accessed through internal corridors. The architectural plans indicate that there are seven lobbies spread throughout six floors although none of them include any semblance of a check-in desk, concierge station or any other usual and customary feature of an actual lobby. In addition, the perspectives and floor plans do not match in that the floor plans include a very narrow (about six feet in width or less) veranda along the north side of the building on floors two through four. Where the perspective indicates a much deeper veranda implying that the intent is to provide for exterior-accessed rooms. Please clarify. There is no negotiation on this point and this needs to be sorted out prior proceeding to Council. **SEE PAGE 58 ON DOCUMENT.
- Planning Review TIS: No comments. **SEE PAGE 60 ON DOCUMENT.
- Planning Review 1. Please be aware that additional comments may be generated at or subsequent to the DRC meeting based upon applicant response to DRC comments.
Please review the stated request closely. It is ultimately the responsibility of the applicant to ensure that the request and submitted proposal are accurate and consistent with each other.
Please be prepared to make changes to the Development Agreement site plans, elevations and/or your request based on direction provided by the Council at first reading.
One hard copy and an electronic version of the complete application and all supporting material are due on November 8, 2016. **SEE PAGE 82 ON DOCUMENT.



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- Planning Review Sheet C3.1: Please be aware that the Building Department will require an 18 foot setback from the seawall unless some re-engineering of the seawall occurs and a variance is obtained from the Flood Board. **SEE PAGE 15 ON DOCUMENT.
- Planning Review Sheets A3 through 6: Typically, hotels have some sort of housekeeping component. There are no areas labeled for housekeeping or other similar back-of-house components one would expect of a hotel. Please clarify. **SEE PAGE 3 ON DOCUMENT.
- Planning Review Sheet A4: Clarify how the storage areas are working. It appears that there are multiple, separate units. **SEE PAGE 4 ON DOCUMENT.
- Planning Review Sheet C3.1: Generally, it does not appear that the dimension or snapping tool in CAD is being effectively or appropriately used. For example, the 18 foot dimension in the space in the southeast corner of the building measures from the outside of the wall to outside of the space. The actual dimension of the space is something less than 17 feet. The parallel spaces at the southwest corner encroach past a column and actually scale to less than 23 feet each. The widths of the spaces are haphazardly dimensioned from some point within the striping. In addition, the format of the dimensions varies from whole numbers such as 9 to decimals such as 9.0. They also change from including the foot symbol to not using the foot symbol. Finally, they change from using an end bar to not including an end bar. All this brings into question the accuracy of every dimension, if the snapping and dimension tools are being appropriately used which boils down to whether or not there are enough parking spaces provided on site. As it stands, it does not appear that, for example, the seven spaces on the south side of the garage meet Code with regard to dimensions. **SEE PAGE 15 ON DOCUMENT.
- Planning Review Sheets Multiple: Please adjust your line weights to grey tones or set your print ranges to grey tones or conversely, when you convert to pdf convert in grayscale because some of the lines are in faint colors and is difficult to read. **SEE PAGE 0 ON DOCUMENT.
- Planning Review Sheet A1: Please clarify that the shown tent is included in all your elevations and within the 75 foot height limit. **SEE PAGE 1 ON DOCUMENT.
- Planning Review Sheets A3 through 6: The way the floors have been labeled could lead to some confusion. The second floor is labeled as Floor 1 and so on. For the sake of clarity, please re-label floors one through six as floors two through seven. **SEE PAGE 3 ON DOCUMENT.
- Planning Review Sheets A3 through 6: Clarify exactly how these rooms work. It appears that there are two rooms complete with their own bathrooms per vestibule on certain units which implies that these units could be rented out separately. There appear to be, specifically, two such units per floor which translates to an additional 12 units on the site for a total of 39 units where 27 are stated. This needs to be sorted out now prior to proceeding to Council. **SEE PAGE 3 ON DOCUMENT.
- Planning Review Sheets A3 through 6: Clarify the real location of the lobby. It looks as though the word lobby has been randomly placed on these sheets but there is no evidence that an actual lobby as required by Beach by Design (page 56) is provided. Beach by Design requires that "A reservation system shall be required as an integral part of the hotel use and there shall be a lobby/front desk area that must be operated as a typical lobby/front desk area for a hotel would be operated". This needs to be addressed to the satisfaction of staff and in full prior to proceeding to Council **SEE PAGE 3 ON DOCUMENT.



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Planning Review	Sheet A7: Clarify how the fitness room will be accessed; there does not appear to be a door. **SEE PAGE 7 ON DOCUMENT.
Planning Review	Sheets A8 through 11: Please include overall height dimensions from BFE to flat roof and then to the top of any parapet walls and then to the top of any mechanical equipment on all sheets, not just one. **SEE PAGE 8 ON DOCUMENT.
Planning Review	Sheet A8: Please provide a dimension line to the Elevator Tower. In addition, please also show the dimension of the parapet walls. **SEE PAGE 8 ON DOCUMENT.
Planning Review	Sheet C1.1: The Fifth whereas clause of the Development Agreement states that there are 10 overnight accommodation units on the site where the narrative provides that there are four residential units and seven hotel units and the data table on Sheet C1.1 provides that there seven apartments and four duplex. Clarify and correct as appropriate. **SEE PAGE 12 ON DOCUMENT.
Planning Review	Sheets C2.1, C4.1, C5.1, C6.1 through C6.3 and L1.2: These sheets are not needed at this point. Please remove them from the submittal. **SEE PAGE 14 ON DOCUMENT.
Planning Review	Sheet C3.1: The dimension for the elevator tower does not appear to actually line up with the top of the elevator tower. Please ensure that the shown dimensions are accurate. **SEE PAGE 15 ON DOCUMENT.
Planning Review	Sheet C3.1: Clarify how solid waste is going to work. The proposed space seems inadequate to service the site although I will defer to solid waste for the final determination. **SEE PAGE 15 ON DOCUMENT.
Planning Review	Sheet C3.1: Clarify the materials and color of the proposed fence. **SEE PAGE 15 ON DOCUMENT.
Planning Review	Sheet C3.1: Some of the parking spaces are external to the building. Please provide a vehicular use area based on that specific area and provide vehicular use area landscaping as and if required. **SEE PAGE 15 ON DOCUMENT.
Solid Waste Review	No measurements recorded on trash room but I am calculating 9 feet deep by 7 feet wide with a 5 foot door opening?? **SEE PAGE 21 ON DOCUMENT.
Solid Waste Review	Did you eliminate staging area? **SEE PAGE 21 ON DOCUMENT.
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.</p> <p>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</p>
Traffic Engineering Review	<p>Prior to CDB:</p> <p>Please provide a TIS (traffic impact study) due to obtaining 1 or more density units from the hotel density reserve. Schedule a methodology meeting with Bennett Elbo at (727)562-4775 prior to conducting the TIS. **SEE PAGE 0 ON DOCUMENT.</p>



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Traffic Engineering
Review

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

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

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.

Remove all wheel stops.

All parking spaces shall be meet the City's current parking design standards.

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 2 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 hotel with credit is \$27,688.00.

DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application. **SEE PAGE 12 ON DOCUMENT.



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

11:00 AM

Case number: [FLD2016-09033 -- 1305 FRANKLIN ST](#)

Owner(s): Odin Enterprises Inc
613 S Missouri Ave
Clearwater, FL 33756-5909
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Sam Karamountozos
613 S. Missouri Ave.
Clearwater, FL 33759
PHONE: (727) 514-6606, Fax: No fax, Email: Sam_Karas@hotmail.Com

Representative: Michael Palmer
Synergy Civil Engineering, Inc.
3000 Gulf To Bay Suite 201
Clearwater, FL 34685
PHONE: (727) 796-1926, Fax: No fax, Email: Mpalmer@synergycivileng.Com

Location: south side of Franklin Street at the southern terminus of Waverly Way.

Atlas Page: 287B

Zoning District: Institutional

Request: The Community Development Board (CDB) is reviewing a proposed 30-unit multi-family development in the Institutional (I) District and the East Gateway character of the Clearwater Downtown Redevelopment Plan for the property located at 1305 Franklin Street. The project will consist of two buildings 38 feet in height, includes a minimum of 41 parking spaces (1.4 spaces per dwelling unit), requests allowable flexibility with regard to the use (Community Development Code Section 2-1204.A) and requests allowable flexibility with regard to buffer width and interior landscape island dimensions (Community Development Code Section 3-1202.G); and an allocation of 18 dwelling units from the Public Amenities Incentive Pool under the provisions of the Clearwater Downtown Redevelopment Plan; and a two-year Development Order under the provisions of CDC Section 4-407.

Proposed Use: Attached Dwellings

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Mark Parry, Senior Planner



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Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	10/07/2016	Parry
Planning Review	Comments	10/07/2016	Parry
Harbor Master Review	No Review Required	10/07/2016	Parry
Art Review	No Reveiw Required	10/07/2016	Parry
Solid Waste Review	Comments	10/11/2016	Pryor
Environmental Review	Comments	10/18/2016	Kessler
Engineering Review	Comments	10/20/2016	Simpson
Traffic Eng Review	Comments	10/21/2016	Elbo
Stormwater Review	Comments	10/24/2016	Simpson
Land Resource Review	Comments	10/27/2016	Anderson
Fire Review	Comments	10/28/2016	Schultz

The DRC reviewed this application with the following comments:

Engineering Review Prior to Building Permit:
 Please provide the City Dumpster Detail (City index 701) or an approved equivalent. **SEE PAGE 22 ON DOCUMENT.



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Engineering Review

General Comments:

If the proposed project necessitates infrastructure modifications to satisfy 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.

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

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

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

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

**SEE PAGE 22 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 21 ON DOCUMENT.

Environmental Review

Prior to Community Development Board:

Show Top Of Bank (TOB) and provide a 20-foot stormwater easement from the TOB. **SEE PAGE 22 ON DOCUMENT.

Fire Review

Separate plans and permits will be required for Fire Alarm, Fire Sprinkler, Fire Line Underground work. Please acknowledge and describe on plans. **SEE PAGE 24 ON DOCUMENT.

Fire Review

To allow for fire department operations, an additional fire hydrant shall be located on the same side of the street and within 300 feet of fire department access. Please provide details. **SEE PAGE 24 ON DOCUMENT.



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- Fire Review Fire Department Connection SHALL be a 2.5 inch Siamese connection listed for such use. Please acknowledge. **SEE PAGE 24 ON DOCUMENT.
- Fire Review
- Fire Review Shall meet the requirement of NFPA 1 2012 edition section 13.1.12. for locking FDC caps. Please acknowledge. **SEE PAGE 24 ON DOCUMENT.
- Fire Review Tamper switches are required to be installed on the fire supply DDCV and must be connected to the FACP.
ACKNOWLEDGE PRIOR TO CDB. **SEE PAGE 24 ON DOCUMENT.
- Fire Review All underground fire lines must be installed by a contractor with a class I, II or V fire protection license with separate plans and permit. Acknowledge PRIOR TO CDB. **SEE PAGE 24 ON DOCUMENT.
- Fire Review Provide and show on the plan minimum 30 foot turning radius for emergency vehicle ingress and egress at all entrance and exits. Please acknowledge and show on plans PRIOR to CDB. **SEE PAGE 24 ON DOCUMENT.
- Fire Review Shall meet the requirements of NFPA 1 2012 edition chapter 16 Safeguarding Construction, Alteration, and Demolition Operations to include but not be limited to complying with NFPA 241, establishing a fire protection plan, providing and maintaining adequate escape facilities, providing and maintaining fire department access roads throughout the entire project, providing stairs and standpipe as the building progresses. A pre-construction meeting shall be set up to discuss these and other issues resulting in this construction project. This shall be coordinated through the construction site project manager. Where underground water mains and hydrants are to be installed, they shall be installed, completed and in service prior to construction as per NFPA-241. All underground fire lines must be installed by a contractor with a class I, II or V license with separate plans and permit. Please acknowledge and describe on plans PRIOR to CDB. **SEE PAGE 24 ON DOCUMENT.
- Fire Review
- 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 21 ON DOCUMENT.
- Land Resource Review Prior to issuance of a building permit:

There are no tree condition ratings in the tree inventory. All of the on site trees need to be rated following the City of Clearwater rating system.
**SEE PAGE 25 ON DOCUMENT.
- Land Resource Review Little Gem Magnolias and Juniperus Silicicola do not meet the criteria for shade trees. Please clarify if you are intending them to do so. I also want to note that depending on the tree condition ratings these trees only count as 2 replacement inches regardless of size. They will not count for inch for inch replacement toward you tree deficit simply 2 inches. **SEE PAGE 26 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 building permit:

Your tree deficit cannot be calculated without having the tree condition ratings assigned to the trees in the tree inventory. **SEE PAGE 26 ON DOCUMENT.

- Planning Review General: Clarify how long the building has been vacant. **SEE PAGE 1 ON DOCUMENT.
- Planning Review General: A perspective of some sort would be helpful in helping staff get a fuller picture of the development and how it will interact with the adjacent properties and the street. **SEE PAGE 1 ON DOCUMENT.
- Planning Review General: Please provide the project value upon completion. **SEE PAGE 1 ON DOCUMENT.
- Planning Review Gen. App. Criterion 1: You may want to include a discussion as to the form of existing development in the area. As I see it, most of the surrounding is development consists of one- and two-story attached dwellings where the proposal is for a three-story attached dwelling. You may also want to include a brief discussion as to the desired level of development for the area pursuant to the vision section of the East Gateway district. **SEE PAGE 1 ON DOCUMENT.
- Planning Review Gen. App. Criterion 2: You may want to include a discussion pointing out that nearly all the surrounding uses are multi-family residences and the proposed development will be similar in scale and scope. **SEE PAGE 1 ON DOCUMENT.
- Planning Review Gen. App. Criterion 3: No comments. **SEE PAGE 2 ON DOCUMENT.
- Planning Review Gen. App. Criterion 4: Clarify if the site is to be gated. If so, make sure that adequate stacking distance is provided. If a gate is not proposed you should still talk about providing adequate distance of the driveway to effectively bring traffic onto the site. Clarify the potential traffic increase in the area. **SEE PAGE 2 ON DOCUMENT.
- Planning Review Gen. App. Criteria 5: You will want to borrow some of the language you use to address criterion 1. You may want to mention the heights of surrounding development as they relate to your proposal. **SEE PAGE 2 ON DOCUMENT.
- Planning Review Gen. App. Criterion 6: You may want to note how solid waste will be addressed as well and any outdoor amenities and their buffering. You should also mention the general level and type of perimeter buffering. You mention landscaping and buffering. Clarify what the difference is between the two. **SEE PAGE 2 ON DOCUMENT.
- Planning Review CIRP Criterion 1: You may want to include a discussion about how the proposed use is not a listed permitted use it is not a prohibited use and that the proposed use is a desired and targeted use pursuant to the vision of the East Gateway character district. **SEE PAGE 3 ON DOCUMENT.



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- Planning Review CIRP Criterion 2: It appears that you have used Goals, Objectives and Policies from the Downtown Plan not the Comprehensive Plan. This would be appropriate to include with your narrative regarding the Downtown Plan. I would suggest having a look at sections of the Future Land Use Element of the Comp. Plan such as Policies A.2.2.2, A.3.2.1, A.5.5.1, A.6.1.1, A.6.2.1, A.6.2.2, A.6.8.1, A.6.8.3, A.6.10.8; Objectives A.3.2, A.5.5, A.6.1, A.6.2, A.6.4, A.6.8; Goal A.6. You should also have a look at CDC Section 1-103.B.1 through 3, D and E.2. **SEE PAGE 3 ON DOCUMENT.
- Planning Review CIRP Criterion 3 and 4: No comments. **SEE PAGE 3 ON DOCUMENT.
- Planning Review CIRP Criterion 5: The listed sub-criteria provided in your response are incorrect. For example, a and c are listed as the same thing and you have eight of them when in fact there are only six. You will probably want to focus on the correct sub-criterion e in addition to noting that the use is permitted by the underlying FLU classification. **SEE PAGE 3 ON DOCUMENT.
- Planning Review CIRP Criterion 6: You may not want to state that the landscape design exceeds the requirements of Code and then follow up with a statement that it does not and that you also include a Comp. Landscape Program application. It may be more accurate to state that the proposed landscape plan exceeds the intent of the CDC. **SEE PAGE 3 ON DOCUMENT.
- Planning Review Narrative: Please provide a more fleshed out response to the various topics covered by in the narrative of the various component so the Downtown Plan other than the project meets this design requirement. **SEE PAGE 12 ON DOCUMENT.
- Planning Review Narrative: Please provide additional clarification as to the specific architectural style employed. **SEE PAGE 12 ON DOCUMENT.
- Planning Review Narrative: With regard to the portion dealing with the Goal, Objectives and Policies of the Downtown Plan and the East Gateway District (see comment 43, below), you do not need to include any portion which is not applicable to the proposal. You may want to reconsider your judgment that Goal 2 and Objective 2A are not applicable. I believe that they are and you made no mention of Goal 3 and Objective 3D which perhaps you should consider. With regard to the Plan policies you may want to have a second look at Policies one through three, and six. Conversely, Policy nine probably does not apply since the property is not on the edge of the Plan area. With regard to Policy 15, please provide additional detail and information. With regard to Policy 17, the response is unclear. Please provide more detail on what you mean by this. With regard to Policy 25, perhaps you want to provide a bit more detail on this with regard to any sidewalks proposed with the project. I think, perhaps Policies 26 through 28 do not, actually, apply. You should also have a look at the specific character district policies specifically two and six. **SEE PAGE 12 ON DOCUMENT.
- Planning Review Design Guidelines: The response to the guidelines addressing pedestrian circulation and access is unclear. Provide additional details regarding the elevated walkway and how that works. In addition, please show how the site is accessed from Franklin Street. One goal of the design guidelines is to provide a smooth rather than an abrupt transition between the public and private realms. The plan, as submitted, does not appear to accomplish that. **SEE PAGE 12 ON DOCUMENT.
- Planning Review Design Guidelines: The open space design guideline probably does not apply to the project since it does not really include any publicly accessible open space. **SEE PAGE 12 ON DOCUMENT.



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- Planning Review Design Guidelines: With regard to buffering and screening you probably want to leave it that the proposal exceeds the intent of Code and utilizes a Comprehensive Landscape Program. You will probably want to clarify that parking will be screened from adjacent properties and rights-of-way. **SEE PAGE 12 ON DOCUMENT.
- Planning Review Design Guidelines: One response provides that mechanical equipment will be placed at grade and screened but I do not see any equipment on the site plan. Please clarify. **SEE PAGE 12 ON DOCUMENT.
- Planning Review Design Guidelines: Please provide some details regarding the noted dumpster enclosure as well as details and clarifications regarding any other intended fencing and/or walls. **SEE PAGE 12 ON DOCUMENT.
- Planning Review Design Guidelines: The section on coverage really is referring to how much of the lot is developed with building. You will probably want to include a discussion as to the current development patterns of the area, the fact that the East Gateway is not the most intensely developed area of the Plan area. For example, in the Downtown Core it would be appropriate to have more of the site covered with building rather than parking although that would be tempered with the need for residential uses to park themselves. **SEE PAGE 12 ON DOCUMENT.
- Planning Review Design Guidelines: I think that you may want to consider consolidating your discussion on building form into one statement which pulls together Form, Mass, Scale, Height, Width and Depth and Rhythm/Spacing. **SEE PAGE 12 ON DOCUMENT.
- Planning Review Design Guidelines: Feel free to exclude guidelines which do not pertain to the site such as corner facades. However, Secondary and Side Facades are applicable to the project and should be addressed. With that said, feel free to pull in the façade discussion into one statement. Make sure to include references to color and materials as well as features such as balconies, doors and windows. **SEE PAGE 12 ON DOCUMENT.
- Planning Review Design Guidelines: I recommend pulling Windows and Doors, Roof Design Materials and Color and Other Architectural Features into one overall discussion. You will want to reference the architectural style and how the proposal reinforces that design decision through its use of various architectural components such as windows, doors, roof lines, materials and color. **SEE PAGE 12 ON DOCUMENT.
- Planning Review Design Guidelines: There is no response for lighting. Please clarify that the intent is to provide no exterior lighting on the property. I find that difficult to believe but you never know. I suspect that light fixtures will be used at the very least at each apartment entry and within the parking lot. If this is true, please provide details about the lighting fixtures. Please also include on the site plan or on a separate sheet, as appropriate, the location of lighting (at least as far as site location goes; it may not be necessary to provide the location of building-attached lighting). **SEE PAGE 12 ON DOCUMENT.
- Planning Review Density Pool: This application needs to be addressed and included with the overall submittal. I see that the application was submitted separately. You will want to refine your request to 18 dwelling units from the Pool since there is no such thing as a partial dwelling unit. **SEE PAGE 16 ON DOCUMENT.



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Planning Review	Density Pool: You may want to refine and expand on your response to note the adjacent Future Land Use classification to the north and west (RH) as well as the FLU of a good deal of the East Gateway (RH and CBD) and what those permitted densities are (30 units per acre) and compare that to your request. You should also include a discussion as to the Vision of the East Gateway character district. **SEE PAGE 16 ON DOCUMENT.
Planning Review	Comprehensive Landscape Program: The CLP needs to be signed. **SEE PAGE 18 ON DOCUMENT.
Planning Review	CLP Criterion 1: This response is not completely accurate in that the east buffer is not being met with regard to width. **SEE PAGE 18 ON DOCUMENT.
Planning Review	CLP Criterion 2: Clarify at what times a residential building will not be in operation. **SEE PAGE 18 ON DOCUMENT.
Planning Review	CLP Criterion 3: Provide some clarification as to how the community character will be enhanced. Perhaps you will want to note existing conditions, what the CDC requires and what is being proposed. **SEE PAGE 18 ON DOCUMENT.
Planning Review	CLP Criterion 4: Clarify how. You will probably reiterate some of the things you will discuss in your other responses. **SEE PAGE 18 ON DOCUMENT.
Planning Review	CLP Criterion 5: No comments. **SEE PAGE 18 ON DOCUMENT.
Planning Review	Sheet C-04: Clarify the location of the leasing office as well as storage and maintenance areas. **SEE PAGE 22 ON DOCUMENT.
Planning Review	Sheet C-04: Please provide dimensions from pavement to the property line at the closest points - there is at least one point which is about three feet off the property line. Please also provide a dimension from pavement to the rear (south) property line. **SEE PAGE 22 ON DOCUMENT.
Planning Review	Sheet C-04: Please clarify if any fencing or walls are proposed around the site. If so, please provide details with regard to finish, fit and color. **SEE PAGE 22 ON DOCUMENT.
Planning Review	Sheet C-04: Please provide some details on the surrounding dumpster wall. It will need to complement the buildings on the site with regard to materials, fit and finish. **SEE PAGE 22 ON DOCUMENT.
Planning Review	Sheet C-04: Please show a difference in paving material and/or texture where sidewalks cross driveways. **SEE PAGE 22 ON DOCUMENT.
Planning Review	Sheet C-04: Please provide additional detail as to how the building connects to Franklin Street. Specifically, from a pedestrian point of view, how is the site accessed. **SEE PAGE 22 ON DOCUMENT.
Planning Review	Sheet C-04: Please provide sight visibility triangles at the west driveway. **SEE PAGE 22 ON DOCUMENT.
Planning Review	Sheet C-04: Clarify how mechanical equipment will be located and screened from view. **SEE PAGE 22 ON DOCUMENT.
Planning Review	Sheet C-04: Clarify that all above ground utilities adjacent to the site will be placed underground with the proposal unless such undergrounding is not practicable. **SEE PAGE 22 ON DOCUMENT.
Planning Review	Sheet LS.2: Clarify how the seating and table area noted on Sheet C-04 works - it appears that it is totally landscaped on this sheet. **SEE PAGE 26 ON DOCUMENT.



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- Planning Review Sheet LS.2: Please provide a plan sheet which shows the areas considered as interior landscaping with shading or hatching. **SEE PAGE 26 ON DOCUMENT.
- Planning Review Sheet LS.2: Clarify if the little gem magnolias and junipers are being counted as shade trees. They do not but I was wondering if you thought they did and had included them as such in your calculations. CDC Art. 8 provides that shade tree means a self-supporting, woody plant which normally grows to a minimum height of 35 feet in the county, has a trunk which can be maintained with over eight feet of clear wood, and which is of a species having an average mature spread of cover greater than 25 feet **SEE PAGE 26 ON DOCUMENT.
- Planning Review Sheet LS.2: Please swap out the traveler palm which something more reliable frost hardy in this area. **SEE PAGE 26 ON DOCUMENT.
- Planning Review Sheet LS.2: Clarify how residents are going to access the parking lot from the building. It appears that the entire perimeter (just about) of the two buildings are landscaped. That is nice but perhaps not practicable. **SEE PAGE 26 ON DOCUMENT.
- Planning Review Sheet LS.2: The symbol MJ is used on the plan but I do not see it in the schedule. Please clarify what plant this is. **SEE PAGE 26 ON DOCUMENT.
- Planning Review Sheet C1: Please include some detailing and or widows on the north facade of the west building. **SEE PAGE 27 ON DOCUMENT.
- Planning Review Sheet C1: Clarify is the colors shown on this sheet are the actual proposed colors. Regardless, please provide color samples. Using brighter accent colors would not be the worst thing in the world. **SEE PAGE 27 ON DOCUMENT.
- Planning Review Please note that additional comments may be generated at or subsequent to the DRC meeting based on responses to DRC comments. Please carefully review the listed request. It is ultimately the responsibility of the applicant to ensure that the request reflects what is wanted. In order to be reviewed by the CDB on December 20, 2016 10 sets (revised as needed) and one electronic version (uploaded via the City's website) must be submitted no later than noon November 10, 2016. In addition, a time/date stamped photo of the sign, in place, on the subject property must be sent to the case planner no later than 10 days prior to the Community Development Board meeting date **SEE PAGE 54 ON DOCUMENT.
- Planning Review Sheet C-04: The sight visibility triangles are shown as 10 feet by 10 feet when they need to be 20 feet by 20 feet. Please correct. **SEE PAGE 22 ON DOCUMENT.
- Planning Review Sheets A3 and A4: Clarify if there is a BFE applicable to the site. It appears that there is. With that said, it looks like there is a finished floor elevation higher than grade reflected in the dimension lines but not in the placement of the doors. In other words, I was expecting some sort of step or front stoop for each door to account for the FFE. Please clarify. **SEE PAGE 30 ON DOCUMENT.
- Solid Waste Review Please be aware that all multifamily living units pay a per unit recycling fee as per ordinance so you need to provide a viable and accessible location for recycling containers. A standard 12 by 10 foot enclosure will not be enough room to house these containers.



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- Solid Waste Review** Please be aware that all multifamily living units pay a per unit recycling fee as per ordinance so you need to provide a viable and accessible location for recycling containers. A standard 12 by 10 foot enclosure will not be enough room to house these containers. **SEE PAGE 22 ON DOCUMENT.
- Stormwater Review** Prior to CDB
Please redesign site to remove stormwater pond from underneath building. Ponds may be open-air or utilize underground retention to achieve attenuation requirements. **SEE PAGE 23 ON DOCUMENT.
- Stormwater Review** Prior to Building Permit:
Please continue to submit drainage report including any pertinent geotechnical information. Drainage report will be reviewed in depth during building permit submittal. **SEE PAGE 23 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 23 ON DOCUMENT.
- 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 23 ON DOCUMENT.
- Stormwater Review** Prior to CDB
Please specify flood zone designation for site; please provide compensatory storage "cup for cup" for any portion of site within the floodplain.
- 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 multifamily building is \$37,780.00.

DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application. **SEE PAGE 20 ON DOCUMENT.
- Traffic Engineering Review** Prior to CDB:

Show 20' x 20' sight visibility triangles at all driveway connections to Franklin Street. 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 26 ON DOCUMENT.
- Traffic Engineering Review** Prior to CDB:

Please remove or relocate the parking space that has the potential to obstruct the adjacent parking space functionality. **SEE PAGE 22 ON DOCUMENT.



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Traffic Engineering
Review

Prior to CDB:

Dead-end parking aisles shall be designed so that there is a back-out maneuvering area at the end of the aisle. This maneuvering area shall not encroach upon any required landscape areas. (City's Community Development Code, Section 3-1402, J, 1) **SEE PAGE 22 ON DOCUMENT.



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

4:00 PM

Case number: [ANX2016-10035 -- 3071 GRAND VIEW AVE](#)

Owner(s): De Felice, Karen
220 Freeport Ave Ne
St Petersburg, FL 33702-3846
PHONE: (727) 458-8492, Fax: No fax, Email: No email

Applicant:
220 Freeport Ave Ne
St Petersburg, FL 33702-3846
PHONE: No phone, Fax: No fax, Email: No email

Location: 0.198 acres located on the south side of Grand View Avenue approximately 80 feet west of McMullen Booth Road.

Atlas Page:

Zoning District: LMDR - 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



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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	10/04/2016	Brotherton
Planning Review	No Comments	10/04/2016	Brotherton
Solid Waste Review	No Comments	10/11/2016	Pryor
Engineering Review	Comments	10/12/2016	Simpson
Environmental Review	No Comments	10/18/2016	Kessler
Traffic Eng Review	No Comments	10/21/2016	Elbo
Stormwater Review	No Comments	10/25/2016	Bawany
Land Resource Review	No Comments	10/27/2016	Anderson
Fire Review	No Comments	10/28/2016	Schultz
Parks and Rec Review	No Response	10/31/2016	Brotherton

The DRC reviewed this application with the following comments:

Engineering Review

General Comments:

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

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



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

4:00 PM

Case number: [FLS2016-10041 -- 1437 E DRUID RD](#)

Owner(s): Dorothy J Rudy
1437 Druid Rd E
Clearwater, FL 337566127
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Dorothy Rudy
1437 Druid Rd E
Clearwater
PHONE: No phone, Fax: No fax, Email: Turtlefinger@yahoo.Com

Location: The 0.20 acre property is located on the south west corner at the intersection of South San Remo Avenue and East Druid Road.

Atlas Page: 297A

Zoning District:

Request: The Development Review Committee (DRC) is reviewing an addition to a detached dwelling in the Low Medium Density Residential (LMDR) District for the property located at 1437 E. Druid Road. The project is 10 feet in height and requests allowable flexibility from setback requirements (Sections 2-203.C).

Proposed Use: Detached Dwelling

Neighborhood Association(s): Clearwater Neighborhood Coalition
Glen Oaks Park

Presenter: Kevin Nurnberger, 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	10/06/2016	Nurnberger
Solid Waste Review	No Comments	10/11/2016	Pryor
Environmental Review	Comments	10/18/2016	Kessler
Traffic Eng Review	No Comments	10/20/2016	Elbo
Harbor Master Review	No Review Required	10/21/2016	Nurnberger
Planning Review	No Comments	10/21/2016	Nurnberger
Art Review	No Review Required	10/21/2016	Nurnberger
Stormwater Review	Comments	10/24/2016	Bawany
Engineering Review	Comments	10/24/2016	Simpson
Land Resource Review	Comments	10/26/2016	Crandall
Fire Review	No Review Required	10/27/2016	Schultz

The DRC reviewed this application with the following comments:

- Engineering Review General Note:

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

Clarify/confirm that the porch addition is on pilings. If there are impacts on ground additional tree preservation may be required. Tree barricades will be required.
- Stormwater Review Prior to Building Permit
If addition is to be used for anything other than storage or outdoor use, it must match existing structure's finished floor elevation or be 1 foot above the crown of the road. **SEE PAGE 5 ON DOCUMENT.