



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, October 06, 2016

8:30 - Staff Review

9:30 AM

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

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

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

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

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

Atlas Page: 234A

Zoning District: Institutional

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

Proposed Use:

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Melissa Hauck-Baker, Senior Planner



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Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	09/09/2016	Jackson
Solid Waste Review	No Comments	09/19/2016	Pryor
Environmental Review	No Comments	09/22/2016	Kessler
Parks and Rec Review	Comments	09/26/2016	Reid
Stormwater Review	No Comments	09/27/2016	Bawany
Traffic Engineering Review	Comments	09/27/2016	Elbo
Planning Review	Comments	09/28/2016	Hauck-Baker
Fire Review	Comments	09/28/2016	Schultz
Engineering Review	Comments	10/03/2016	Simpson
Land Resource Review	Comments	10/03/2016	Crandall

The DRC reviewed this application with the following comments:

Engineering Review General Comments:
 Additional comments may be forthcoming upon submittal of a Building Permit Application or Flexible Development Application.

Engineering Review Prior to Development Order:

 All driveways, drive aisles and parking spaces should be drawn to scale, and typical dimensions should be provided.

 The site plan should show the connections to the rights-of-way.

 The conceptual site plan demonstrates an access gate on the northwest corner of the property. It is unclear to what this access is connecting. If this access is not public right-of-way, the applicant shall provide evidence of an access easement.

Fire Review Water supply not shown on plan.
 Shall meet the requirements of the Clearwater Community Development Code section 3-1910 Water Supply Facilities, and loop water main supplying the proposed fire hydrants. Please provide details and show on plans.
 **SEE PAGE 9 ON DOCUMENT.



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Fire Review

Fire Review

Fire Review

An approved water supply capable of supplying the required fire flow for fire protection shall be provided. Please show how new hydrants meet the requirements of NFPA 1 2012 edition section 18.4 Fire Flow Requirements for Buildings. Must provide minimum fire flow requirements and location of hydrants as per NFPA 1 2012 edition Annex E. Please provide details.
****SEE PAGE 9 ON DOCUMENT.**

Fire Review

Provide and show on the plan minimum 30 foot turning radius for emergency vehicle ingress and egress at all entrances and turns. Please acknowledge and show on plans. ****SEE PAGE 9 ON DOCUMENT.**

Fire Review

FD access roads and parking lot lanes in excess of 150 ft shall be provided with approved provisions for fire apparatus to turn around.

Shall meet the requirement of NFPA 1 2012 edition section 18.2.3.4.4 Dead Ends. Please provide details and show on plans. ****SEE PAGE 9 ON DOCUMENT.**

Fire Review

Plan is unclear as to if fire department has required interior access to all buildings. Shall meet the requirements of NFPA 1 2012 edition section 18.2.3.2.1

A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. Please provide details and show on plan. ****SEE PAGE 9 ON DOCUMENT.**

Fire Review

Plan is unclear if Fire Department access road is located within 450 ft of exterior wall of building. Shall meet the requirement of NFPA 1 2012 edition section 18.2.3.2.2.1

Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 450 ft from fire department access roads as measured by an approved route around the exterior of the building or facility. ****SEE PAGE 9 ON DOCUMENT.**

Fire Review

All fire department access roads do not appear to meet required width.

Shall meet the requirement of NFPA 1 2012 edition chapter 18 section 18.2.3.4 Specifications. Please provide details and show on plans. ****SEE PAGE 9 ON DOCUMENT.**

Fire Review

Separate plans and permits will be required for Fire Alarm, Fire Sprinkler, Fire Line Underground work. Please acknowledge and describe on plans.
****SEE PAGE 9 ON DOCUMENT.**



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Land Resource Review At time of building permit or site plan review a tree inventory and tree preservation plan prepared by an ISA Certified Arborist will be required. As this site has many trees and potentially significant trees please review the tree inventory for trees that are rated 3 or better strive to design around them, especially those rated 4 or 5. Please note that specimen trees shall be preserved. The general site plan submitted for the DVA is too preliminary to make any determinations on tree removal or preservation, however any trees rated 3 or better that are removed for development will be replaced or paid for on an inch for inch basis at \$48 per inch paid to the Tree Fund. **SEE PAGE 9 ON DOCUMENT.



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Legal Review

Legal Review

1. The formatting of this development agreement seems "off," as the spacing between lines and characters is not consistent throughout the agreement. It should be fixed.
2. Page 1, 3rd Recital – the Property is not currently in city limits, it's in Pinellas county.
3. Page 1, 4th Recital – the Developer desires to annex the Property into the city, amend its future land use and zoning designations, and develop Parcels A and B.
4. Page 1, Proposed Recital – there should be an additional recital that indicates that the Developer understands amendment of the Property's future land use and rezoning (the entitlements) are conditioned upon the Developer developing the Property consistent with the Site Plan, and that if this Agreement is terminated, then the Property loses all entitlements and the City reserves the right, at its sole discretion, to amend the Property's future land use and zoning designations to the most equivalent to what the Property had in the County.
5. Page 2, 10th Recital – As I understand it, this is not an accurate recital as this will not have occurred prior to the annexation, future land use amend, rezoning, and presentation of DVA to council.
6. Page 2, Section 4.2 – see my comment above. The site plan will not have been approved. Why is this here? Also, shouldn't this section also describe population densities, building intensities, and building heights, per CDC sec. 4-606.G.1.d?
7. Page 3, Section 4.4 – do you mean the mobility management fee? Kyle Brotherton amended the ordinance recently.
8. Page 3, Section 5.1.1 – DCA doesn't exist anymore, did the author mean DEO?
9. Page 3, Section 5.1.2 – this references parcels 1 and 2, rather than A and B. Effectiveness of the DVA is upon annexation AND amendment of FLU and REZ to what's described here.
10. Page 3, Section 5.2 – DCA reference should be switched to DEO.
11. Page 4, Section 6.1.3.1 – 6.1.3.4:
 - a. Site Plan will not have been approved. This is inaccurate.
 - b. Development Orders for? I don't understand this.
 - c. What are the transportation obligations? This was left blank.
 - d. Mobility Management Fee ordinance here?
12. Page 4, section 6.2.1 – add that the City will revert the land use plan and zoning designations of the Property, if the agreement is terminated.
13. Page 5, section 6.2.4 – Mobility Management Fee?
14. Page 5, Section 7 – to the first sentence add ". . . , upon annexation" and delete the word "presently." In the second sentence, does concurrency even apply? In the third sentence, reference to the mobility management fee or system?
15. Page 5, Section 7.4 – "drainage" facilities, rather than "stormwater management"
16. Page 5, section 7.5 – transportation concurrency is an outdated reference.
17. Page 5, section 7.6 – what are "AH" improvements?
18. Page 5 and 6, Section 8 – this entire section doesn't look right. Please check for completeness.
19. Page 6, Section 9 – the "Development Code?"
20. Page 6, add section 10.2 - Property's future land use and rezoning (the entitlements), as detailed in 5.1.2, are conditioned upon the Developer developing the Property consistent with the Site Plan, and that if this



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Agreement is terminated, then the Property loses all entitlements and the City reserves the right, at its sole discretion, to amend the Property's future land use and zoning designations to the most equivalent to what the Property had in the County.

Legal Review

Legal Review

21. Page 6, section 11.1 – why 10 years? Why would the City agree to this?

22. CDC 4-606.G.1. allows that a DVA, at council's discretion, provide that the entire development or any phase thereof be completed within a certain amount of time. The DVA can provide for liquidated damages, denial of future development approvals, termination of the DVA, or withholding of certificates of occupancy for the failure of the developer to comply with such deadline. Isn't this something Planning should consider here?

23. The City's signature block needs to be changed to include the Mayor, assistant city attorney, and the clerk. Example will be provided, minus the references to first and second reading.

24. Is reference to Parcels A and B really necessary? Why not just reference the Property throughout? It seems cumbersome.

Parks and Recreation Review

Open space/recreation impact fees are due prior to issuance of building permits or final plat (if applicable) whichever occurs first. **SEE PAGE 0 ON DOCUMENT.

Planning Review

Planning Review

General DVA and Application Comments

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

2. When revising the submitted DVA amendments, clearly show added text (underline) and deleted text (strikeout).

3. On page one of the application, please provide the property owner phone number and email address.

4. On page four of the application, please provide the percentage of proposed impervious surface ratio and list the maximum permitted ratio of 0.75.

5. On page four of the application, please list the maximum permitted density of 10 dwelling units per acre.

6. On page four of the application, the proposed maximum building height is listed as a range of 30 feet to 50 feet, however, the DVA on page 3 identifies a maximum height of 30 feet, please clarify and revise accordingly.

7. On page four of the application, the proposed number of parking spaces is 162 however the site plan provides 165 spaces, please make consistent and discussion needs to take place regarding the amount of proposed parking being 60 plus spaces than the requirement.

8. The Traffic Assessment Report references 241 bed Assisted Living Facility located on 6.43 acres, please provide an updated assessment report based on the current proposed number of beds and property acreage.



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Planning Review

Site Plan Comments

9. Provide a breakdown of the proposed number of beds for each component of the facility, ie. Cottages, Memory Care Building, 3-story building and remaining one-story areas.

10. Please identify the total number of Cottages and how many bedrooms each one will feature.

11. Proposed sign location along McMullen Booth Road is in the middle of the sidewalk, please remove as signage is handled under separate application.

12. The row of parking along the eastern edge of the property contains more than 20 spaces and will require a parking island.

13. The proposed covered drop-off area is encroaching into the drive aisle.

14. Some walkways and sidewalks appear to dead-end or conflict with parking lot access and landscaping areas, please clarify all internal walkways being connected and ADA accessible.

15. Provide walkways to all building entrances.

16. All interior landscape islands must measure 17 feet from curb edge to curb edge.

17. Dead-end parking areas do not provide for back out areas and need to be modified.

18. Site plan includes 165 spaces, application details 162 spaces and the requirement is only 98 spaces, please clarify this issue.

19. Trash enclosures may not be located at most accessible areas for the Solid Waste Department, further comments deferred to them.

20. All drive aisles are not dimensioned and need to be in order to determine if accessible for both the Fire Department and Solid Waste Department.

21. Excessive parking could be pared down and the entire development shifted to the east in order to provide a larger separation to the adjacent residential areas to the west and south. This may also enable maximum existing tree retention.

22. The required buffer area along the property lines will be as follows, 15 feet along east, 5 feet along north, 10 feet along both south and west. These areas can not include public rights of way and must be planted consistent with the CDC.

Planning Review

Disclaimer

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

24. 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.

25. Please resubmit 15 complete paper sets and one electronic upload of the application and all supporting materials by noon October 14, 2016 in order to be placed on the November 15, 2016 CDB agenda.

26. Please be aware that additional comments may be generated at the CDB meeting.

27. Please be aware that additional comments may be generated at the Council meeting.

Solid Waste Review

Issues at all 3 enclosure locations with notes on plans.



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Traffic Engineering
Review

Include a Transportation Management Plan in the Development Agreement per City's adopted Comprehensive Plan.

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

Traffic Engineering
Review

Prior to a building permit:

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

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

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

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

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

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

Traffic Engineering
Review

Prior to a building permit:

Show 20' x 20' sight visibility triangles at the driveway connection to C.R. 611 McMullen Booth Road. There shall be no objects in the sight triangle which do not meet the City's acceptable vertical height criteria at a level between 30 inches above grade and eight feet above grade. (City's Community Development Code, Section 3-904).

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

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

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



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

10:30 AM

Case number: [PLT2016-08002 -- 2251 MONTCLAIR RD](#)

Owner(s): Montclair Lake Townhomes Llc
175 Bayside Dr
Clearwater, FL 33767-2502
PHONE: (727) 687-6609, Fax: No fax, Email: No email

Applicant: Montclair Lake Townhomes
175 Bayside Dr
Clearwater, FL 33767-2502
PHONE: (727) 687-6609, Fax: No fax, Email: No email

Representative: Ed Elliott
Arcturus Group, Llc
2328 Us Hwy 19
Holiday, FL 34691
PHONE: (727) 940-8888, Fax: (727) 940-3549, Email:
Ecelliot@arcturusgroupllc.Com

Location: southwest corner of Montclair Road and Belcher Road.

Atlas Page: 254A

Zoning District: Medium High Density Residential

Request: The Development Review Committee is reviewing a Preliminary Plat including 88 attached dwellings (townhomes) pursuant to Community Development Code Section 4-703.

Proposed Use: Attached Dwellings

Neighborhood Association(s): Clearwater Neighborhood Coalition
College Park

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	09/09/2016	Parry
Planning Review	Comments	09/09/2016	Parry
Harbor Master Review	No Review Required	09/09/2016	Parry
Art Review	No Reveiw Required	09/09/2016	Parry
Traffic Eng Review	No Comments	09/19/2016	Elbo
Solid Waste Review	No Comments	09/19/2016	Pryor
Parks and Rec Review	Comments	09/21/2016	Reid
See condition.			
Environmental Review	No Comments	09/22/2016	Kessler
Engineering Review	Comments	09/23/2016	Simpson
Stormwater Review	Comments	09/27/2016	Bawany
Fire Review	No Review Required	09/30/2016	Schultz
Land Resource Review	Comments	09/30/2016	Crandall
Route to Meeting	Ready for DRC	10/04/2016	Parry

The DRC reviewed this application with the following comments:



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Engineering Review

General Comments:

1. Preliminary Plat review is required by the Planning and Development Department. Additional comments may be forthcoming upon submittal of a Final Plat Application.
2. Upon approval of the Preliminary Plat, the applicant shall complete a City of Clearwater Final Plat Application.
3. The plat fee for the final plat is set in Community Development Code Appendix A - Schedule of Fees, Rates and Charges, Section VIII. The Plat fee shall be paid prior to review by the Engineering Department.
4. All required forms may be obtained from the City of Clearwater Engineering Department. In accordance with Development Code Section 4-703, the final plat shall be suitable for recording at the office of the Clerk of the Circuit Court. It shall be prepared and signed and sealed by a Professional Surveyor and Mapper and shall conform with the requirements of any local or City ordinances as well as Chapter 177 of Florida Statutes.
5. The developer should notify the City Surveyor of the intent to provide the final plat to ensure that their packet will be complete.
6. The Title Certification or Owner Encumbrance in the Owner's name shall accompany the plat. In addition, a document entitled Consent to Platting of Lands and Partial Release of Mortgage shall be filed together with the final plat for each person or corporation holding a mortgage on all land included on the plat; where such person has not signed the final plat, Easements shall be shown and dedicated to the City on the plat as per the latest edition of Chapter 177 of Florida Statutes.
7. Any existing or proposed private restrictions and trusteeship and their periods of existence shall be filed as a separate instrument and reference to such instrument shall be noted on the final plat.
8. Underlying rights of way changes by the new plat must be vacated by separate action of the governing entity. **SEE PAGE 6 ON DOCUMENT.

Engineering Review

Prior to Preliminary Plat:

It is unclear whether Montview Circle is intended to be dedicated city right of way, or remain private. **SEE PAGE 6 ON DOCUMENT.

Engineering Review

Prior to Preliminary Plat:

The wetland and vegetative buffers should be demonstrated on the preliminary plat. **SEE PAGE 6 ON DOCUMENT.

Engineering Review

Prior to Preliminary Plat:

Lots 61-88 are not demonstrated on the site plan for BCP2015-09655. These lots seem to be in the wetland areas, and the plat does not seem to be reflective of what will be constructed. **SEE PAGE 6 ON DOCUMENT.

Land Resource Review

Lots 56-88 appear to be in Preservation/wetland areas and may not be developed. This is not consistent with the approved phase one Site Permit. **SEE PAGE 6 ON DOCUMENT.



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- Parks and Recreation Review Open space/recreation impact fees are due prior to issuance of building permits or final plat, whichever occurs first. These fees could be substantial and it is recommended that you contact Debbie Reid at 727-562-4818 to calculate the assessment. **SEE PAGE 6 ON DOCUMENT.
- Planning Review Exhibit B: Clarify the future site area. The exhibit provides that the Future Site Area is 11.16 as MHDR. That is not, as I understand it, consistent with applications REZ2016-08005 and LUP2016-08008 currently in review. The future site area will include a certain acreage for MHDR and a second acreage for P which will be different than that as exists today but the site will still be P and MHDR. I am not aware of any application pending to change the entire site to MHDR. Please update for accuracy. **SEE PAGE 5 ON DOCUMENT.
- Planning Review Preliminary Plat: Please show an overlay showing the preliminary plat and the extent of the proposed P and MHDR zoning districts. I am not sure we can proceed with a preliminary plat for residential units on land which will be designated as P even assuming that the current REZ and LUP applications are approved. **SEE PAGE 6 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. **SEE PAGE 6 ON DOCUMENT.
- Stormwater Review Prior to Preliminary Plat:
Please specify to whom all drainage related easements will be dedicated.



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

10:50 AM

Case number: [FLS2016-09039 -- 2281 SHELLEY ST](#)

Owner(s): Dayton Inc Andrews
2388 Gulf To Bay Blvd
Clearwater, FL 337654103
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Alfred Andrews
2388 Gulf To Bay Blvd.
Clearwater, FL 33765
PHONE: (727) 779-4539, Fax: (727) 726-1114, Email:
Aandrews@daytonandrews.Com

Representative: Timothy Healey
Frontier Engineering, Inc.
Po Box 4444
Tampa, FL 33677
PHONE: (813) 251-0169, Fax: (813) 251-0179, Email:
Frontierengineering@yahoo.Com

Location: western terminus of Shelly Street

Atlas Page: 290A

Zoning District:

Request: The Development Review Committee is reviewing a request for a 20- space Off-Street Parking use in the Commercial (C) district and requests allowable flexibility with regard to buffer width and interior landscape island dimensions (Community Development Code Sections 2-703.P and 3-1202.G).

Proposed Use: Off-Street Parking

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Mark Parry, Senior Planner



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Parks and Rec Review	No Comments	09/23/2016	Reid
Engineering Review	Comments	09/23/2016	Simpson
Traffic Eng Review	Comments	09/27/2016	Elbo
Stormwater Review	Comments	09/27/2016	Bawany
Fire Review	Comments	09/30/2016	Schultz
Land Resource Review	Comments	10/04/2016	Anderson
Route to Meeting	Ready for DRC	10/04/2016	Parry

The DRC reviewed this application with the following comments:



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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 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 City Right of Way. The form can be found online at:
<<http://myclearwater.com/gov/depts/pwa/engin/FormsApplications.asp>>.
**SEE PAGE 0 ON DOCUMENT.

Engineering Review

Prior to Building Permit:

Applicant shall bring all sub-standard sidewalks and sidewalk ramps adjacent to or a part of the project up to standard, including A.D.A. standards (Community Development Code Section 3-1907B). **SEE PAGE 4 ON DOCUMENT.

Environmental Review

General Notes:

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

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

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

Environmental Review

Prior to issuance of Building Permit:

Continue to provide erosion control measures on plans. **SEE PAGE 4 ON DOCUMENT.

Fire Review

Swing gates shown on plans. Shall meet the requirements of NFPA 1 2012 edition section 18.2.2 Access to structures or areas. Please provide an orderly system of fire department gaining access to this area. **SEE PAGE 4 ON DOCUMENT.



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

Land Resource Review Prior to Building Permit:

There are two ligustrum trees not shown on the plans that are located in the approximate area of this arrow. Please either show them to be preserved or show them to be removed. Just a reminder that Accent trees are worth 2 inches removed or replaced. **SEE PAGE 6 ON DOCUMENT.

Land Resource Review Prior to Building Permit:

Tree number 1 needs to be barricaded in it's entirety. Also the side walk that doesn't go anywhere is being girdled and destroyed by this tree if engineering is requiring you to alter or replace the side walk please reroute around the tree. **SEE PAGE 6 ON DOCUMENT.

Land Resource Review Prior to Building Permit:

I could not access the site to closely review the trees and verify their ratings. Prior to building permit I will need to gain access and review the rating of trees 7 and 8 that I could not see from outside the fence. **SEE PAGE 6 ON DOCUMENT.

Land Resource Review Prior to Building Permit:

No root pruning is shown for any trees on this site. Please revise your tree preservation measures for trees 9, 11, 12, 13, and 16. **SEE PAGE 6 ON DOCUMENT.

Land Resource Review Prior to Building Permit:

Tree number 11 is proposed to be removed and is shown on other plan sets with an "X" over it. Please revise the tree inventory to include tree 11 showing an "X". **SEE PAGE 6 ON DOCUMENT.

Land Resource Review Prior to Building Permit:

All proposed and installed tree barricades for trees 9, 12, 13 must be drawn, shown, and installed to follow silt fence to preserve the most Critical Root Zone possible. Please revise plans to reflect this requirement. **SEE PAGE 6 ON DOCUMENT.

Land Resource Review Prior to Building Permit:

Tree number 16 on the tree inventory must be shown on all site plans even though it is an off site tree. This tree must also have tree barricades shown on all site plans to preserve the root system of this tree. **SEE PAGE 6 ON DOCUMENT.

Planning Review

General: Clarify that adjacent, overhead utilities will be placed underground with the proposal. **SEE PAGE 0 ON DOCUMENT.

Planning Review

General: Please provide the estimate value of the project upon completion. **SEE PAGE 0 ON DOCUMENT.

Planning Review

Gen. App. Criteria 1 through 6: These responses are all well-reasoned and insightful and I could not have answered better than if I had done it myself. **SEE PAGE 1 ON DOCUMENT.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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- Planning Review Specific Use Criteria 1 through 3: Again, the responses are well-reasoned and insightful succinct yet all-encompassing in their scope. As soon as the solid fence is extended along the entire west side (as noted in a previous comment) they will be the picture of factually accurate perfection. **SEE PAGE 2 ON DOCUMENT.
- Planning Review Sheet 1 of 4: A fence is required adjacent to residential zoning. Please extend the PVC fence along the entire west side of the site. Yes, I see that there is a CLF on the adjacent property but one of the criteria for a parking lot is that the parking is screened with a fence or wall and a CLF does not do much screening. **SEE PAGE 4 ON DOCUMENT.
- Planning Review Sheet 1 of 4: Clarify if any mechanical equipment is proposed. I expect not but if so, clarify how it will be screened from adjacent properties and rights-of-way. **SEE PAGE 4 ON DOCUMENT.
- Planning Review Sheet 1 of 4: Please show that the total width of the property is equal to or greater than 100 feet which is the minimum lot width for an Off-Street Parking use in the C District where lot width means the distance between side lot lines measured along the front setback line, generally having a lesser length than lot depth. The required setback is 25 feet. I did a rough measurement and came up with about 120 feet so I do not think there will be an issue. **SEE PAGE 4 ON DOCUMENT.
- Planning Review Sheet L-1: Please provide a separate sheet which shows the area(s) considered as interior landscape. **SEE PAGE 8 ON DOCUMENT.
- Planning Review Sheet L-1: Please provide some calculations on the amount of landscape required along the perimeters. I come up with a total of 15 shade trees required for the entire perimeter where a total of 14.5 (including accent tree conversion) are provided. I expect that some reasons for reducing the total number of trees may involve the preservation of existing trees which is a pretty valid reason as far as I am concerned. **SEE PAGE 8 ON DOCUMENT.
- Planning Review Sheet L-1: The three crepe myrtles on the west side have the symbol LI where the symbol provided in the data table is L. Make sure all symbols between plan and table match. Plus, we are steering away from crepes due to overuse and the worry of monoculture. Please swap out crepes with some other accent tree. **SEE PAGE 8 ON DOCUMENT.
- Planning Review Sheet L-1: Generally, the landscape sheet is a bit tough to read. It looks like it is a scan of a print out with some hand-drawn features. Please submit a clean electronic version. This should probably exclude some of the survey features to help clean things up. I will reserve the opportunity to provide additional comments when a clean version is submitted. **SEE PAGE 8 ON DOCUMENT.
- Planning Review Sheet L-1: Please show all sight visibility triangles. **SEE PAGE 8 ON DOCUMENT.
- Planning Review Sheet L-1: Interior landscape islands are required to be 17 feet back-of-curb-back-of-curb. The island on the west side of the driveway does not meet this dimensional requirement. Either enlarge the island or this will need to be added as a request to your Comp. Landscape Prog. Application which will need to be included. **SEE PAGE 8 ON DOCUMENT.
- Planning Review Sheet L-1: Speaking of Comp. Landscape Prog. You need to include one. **SEE PAGE 8 ON DOCUMENT.



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

- Planning Review Sheet L-1: Clarify what will be placed around the trees on the north and south sides of the parking lot – mulch, sod, other groundcover. **SEE PAGE 8 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. **SEE PAGE 70 ON DOCUMENT.
- Planning Review Sheet L-1: It appears that viburnum is being located closest to the property lines with jasmine closer to the fence. I would think that the taller plant material would be located to the back with the lower groundcover up front. **SEE PAGE 8 ON DOCUMENT.
- Planning Review Sheet L-1: It looks like an elm in the landscape island on the west side of the driveway is right over a drain pipe. You probably want to move either the tree or the pipe. **SEE PAGE 8 ON DOCUMENT.
- Planning Review Sheet 1 of 4: I see that the two spaces at the northeast corner of the lot are a bit shorter than the others. I think that when we enlarge the landscape island to the east of these spaces on the west side of the driveway to meet minimum CDC provisions that the east space will go away and I think the other space can be extended to match the other spaces to the west with regard to length. **SEE PAGE 4 ON DOCUMENT.
- Planning Review Sheet 1 of 4: CDC Section 3-1204.B requires that all landscaping required by this division 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. I see that we have a mix of wheel stops and curbing around most of the parking lot but there is nothing along the west side of the lot. Please clarify and correct to meet Code. **SEE PAGE 4 ON DOCUMENT.
- Planning Review Sheet 1 of 4: It looks like there is an existing wood fence right along the northwest property line. This needs to be removed in order to meet the CDC criteria that landscaping is provided on the external side of the fence. **SEE PAGE 4 ON DOCUMENT.
- Planning Review Sheet 1 of 4: Chain link fences are not permitted streetward of a building. Since there are no buildings proposed on the site all existing chainlink fences needs to be removed. They may be replaced with something else - wood, pvc, a wall - but they need to be removed. **SEE PAGE 4 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 and for accuracy during building permit submittal.



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

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>

Traffic Engineering Review

Prior to a Development Order:

Show 20' x 20' sight visibility triangles at the driveway. There shall be no objects in the sight triangle over 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).

The existing driveway entrance is experiencing cracks due to wear and tear please create new driveway to City standards.

The two parking space(s) nearest the driveway need to meet minimum City parking dimensions e.g. 18' length. **SEE PAGE 4 ON DOCUMENT.



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

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

11:10 AM

Case number: [FLS2016-08038 -- 18421 US HIGHWAY 19 N](#)

Owner(s): Clearwater Us 19 Llc
19 E 54th St
New York, NY 10022
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Salim Abbound
19 East 54th Street
New York, NY 10022
PHONE: (212) 883-1000, Fax: (212) 883-1033, Email: No email

Representative: Ron Anderson
Andersonlane, Inc
2750 N McMullen Booth Rd
Clearwater, FL 33761
PHONE: (727) 797-5050, Fax: (727) 797-5004, Email:
Randerson@andersonlaneinc.Com

Location: The 0.867-acre site is located on the east side of US Highway 19 N, approximately 600 feet north of Belleair Road.

Atlas Page: 318A

Zoning District:

Request: The Development Review Committee is reviewing a request to amend a site plan originally approved as part of application FLS2003-06041 by changing the location of two driveways with no changes to previously approved development standards.

Proposed Use: Retail Sales and Services

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Mark Parry, Senior Planner



CITY OF CLEARWATER

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

Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	09/02/2016	Parry
Planning Review	Comments	09/08/2016	Parry
Solid Waste Review	Comments	09/15/2016	Pryor
This pad will need to have an enclosure built around it to meet specs for Index 701			
Parks and Rec Review	No Comments	09/21/2016	Reid
Environmental Review	Comments	09/22/2016	Kessler
Engineering Review	Comments	09/23/2016	Simpson
Traffic Eng Review	Comments	09/27/2016	Elbo
Land Resource Review	Comments	09/27/2016	Crandall
Stormwater Review	Comments	09/27/2016	Bawany
Fire Review	Comments	09/28/2016	Schultz
Route to Meeting	Ready for DRC	09/29/2016	Parry

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 Sheet C-2.0 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 16 ON DOCUMENT.



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- Engineering Review Prior to Development Order:
Eight of the parking spaces demonstrated, including the accessible spots are located within the 40 foot right-of-way easement (OR4055, PG394). Required off-street parking spaces shall not be located within any right-of-way easement (Community Development Code 3-1402.E). Please vacate the 40 foot Right-of-way easement. **SEE PAGE 16 ON DOCUMENT.
- Engineering Review Prior to Building Permit:
Please provide the city dumpster enclosure detail (City index 701) or an approved equivalent. **SEE PAGE 16 ON DOCUMENT.
- Environmental Review General Notes:
DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application.

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

Additional permits from State agencies, such as the Southwest Florida Water Management District or Florida Department of Environmental Protection, may be required. Approval does not relieve the applicant from the requirements to obtain all other required permits and authorizations. **SEE PAGE 0 ON DOCUMENT.
- Environmental Review Prior to issuance of Building Permit:
Continue to provide erosion control measures on plans. **SEE PAGE 15 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. **SEE PAGE 16 ON DOCUMENT.
- Fire Review Northwest area of drive aisle appears to be less than required width of 20 ft. Shall meet the requirement of NFPA 1 2012 edition chapter 18 section 18.2.3.4 Specifications. Please provide details. **SEE PAGE 16 ON DOCUMENT.
- Land Resource Review DRC review is a prerequisite for Building Permit Review, prior to issuance of a building permit any and all performance based erosion and sedimentation control measures must be approved by Environmental and or Stormwater Engineering, be installed properly, and inspected. **SEE PAGE 15 ON DOCUMENT.
- Land Resource Review Ligustrum accent trees are appropriate in this front buffer area due to the overhead wires. No response is required. **SEE PAGE 17 ON DOCUMENT.
- Planning Review Gen. App. Criteria 1 through 6: No comments. **SEE PAGE 1 ON DOCUMENT.
- Planning Review Specific Use Criteria: No comments. **SEE PAGE 2 ON DOCUMENT.
- Planning Review Project Narrative: No comments. **SEE PAGE 4 ON DOCUMENT.



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

Planning Review	Sheet L-1.1: Please clarify that all dead and dying plant material will be replaced and that the intent is to restore the landscaping into a Code-complaint status. **SEE PAGE 18 ON DOCUMENT.
Solid Waste Review	This pad will need to have an enclosure built around it to meet specs for Index 701
Solid Waste Review	This pad will need to have an enclosure built around it to meet specs for Index 701 **SEE PAGE 15 ON DOCUMENT.
Stormwater Review	Prior to Building Permit: Submit previously approved drainage report and calculations. Existing stormwater management facilities must be restored to permitted conditions. Pond may be required to be regraded if it has substantially deviated from original permitted volume.
Stormwater Review	Prior to Development order: It is unclear how the existing pond will outfall. Please show the pipe network and demonstrate the outfall is directed towards Clearwater Cay ponds and ultimately to the Tampa Bay as described in the narrative.
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.
Traffic Engineering Review	Prior to a Development Order: Provide typical dimensions for a regular parking space, accessible parking space and drive aisle. All parking spaces shall comply to current City standards. Use web address below and see Index 120. (Community Development Code, Section 3-1402) http://www.myclearwater.com/gov/depts/pwa/engin/publications/stdtdet/index.asp **SEE PAGE 16 ON DOCUMENT.
Traffic Engineering Review	Prior to a Development Order: Demonstrate, using a turning template, that a passenger vehicle can enter the accessible parking space adjacent the proposed driveway in a forward direction without hitting any objects. Use a 19' long AASHTO standard passenger vehicle. **SEE PAGE 16 ON DOCUMENT.
Traffic Engineering Review	Prior to a building permit: Show all traffic pavement markings and traffic signs e.g. one-way, stop on the proposed site plan. All traffic control devices shall comply with standards set forth by the Manual on Uniform Traffic Control Devices (MUTCD). (Development Code Section: 3-1410) **SEE PAGE 16 ON DOCUMENT.



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

Traffic Engineering
Review

Prior to a Development Order:

Will this restaurant have a drive through? If so, then provide sufficient stacking space for 8 vehicles (159') as measured from the first point of transaction. Vehicles shall not block parking spaces and/or encroach drive aisles. (Community Development Code Section 3-1406 B. 5.) **SEE PAGE 16 ON DOCUMENT.

Traffic Engineering
Review

Prior to a Development Order:

Show 20' x 20' sight visibility triangles at the proposed driveway connections to US Hwy 19 frontage road. There shall be no objects in the sight triangle which do not meet the City's acceptable vertical height criteria at a level between 30 inches above grade and eight feet above grade. (City's Community Development Code, Section 3-904). **SEE PAGE 17 ON DOCUMENT.

Traffic Engineering
Review

The proposed driveway length is insufficient and poses a conflict point with adjacent parking space(s) and the accessible route. In the event that a parked vehicle exits the accessible parking stall(s), it may cause queuing along the US19 frontage road. Please provide a design that removes these conflict points. Consider removing the SW driveway connector and add angled parking stalls in its place. **SEE PAGE 16 ON DOCUMENT.



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

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

11:25 AM

Case number: [FLS2016-08035 -- 331 PALM ISLAND NE](#)

Owner(s): Keith P Morrison
331 Palm Is Ne
Clearwater, FL 33767 193
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Keith Morrison
331 Palm Isle Ne
Clearwater, FL 33767
PHONE: (727) 403-2396, Fax: No fax, Email: Kmorrisson29@verizon.Net

Representative: Keith Morrison
331 Palm Isle Ne
Clearwater, FL 33767
PHONE: (727) 403-2396, Fax: No fax, Email: Kmorrisson29@verizon.Net

Location: 0.19-acre property is located on the south side of Palm Island NE approximately 270 feet east of the Island Way and Palm Island NE intersection.

Atlas Page: 258B

Zoning District:

Request: The Development Review Committee (DRC) is reviewing a pool and pool deck for a detached dwelling in the Low Medium Density Residential (LMDR) District for the property located at 331 Palm Island NE. The project requests allowable flexibility from setback requirements (Section 2-1602(E).2).

Proposed Use: Detached Dwelling

Neighborhood Association(s): Clearwater Neighborhood Coalition
Island Estates Civic Association

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	09/06/2016	Nurnberger
Solid Waste Review	No Comments	09/13/2016	Pryor
Traffic Eng Review	No Comments	09/14/2016	Elbo
Engineering Review	Comments	09/15/2016	Gluski
Parks and Rec Review	No Comments	09/21/2016	Reid
Planning Review	Comments	09/22/2016	Nurnberger
Environmental Review	Comments	09/22/2016	Kessler
Stormwater Review	Comments	09/27/2016	Simpson
Land Resource Review	Comments	09/28/2016	Anderson

The DRC reviewed this application with the following comments:

Engineering Review Prior to Building Permit (BCP):

 Show on the survey the location and dimensions from the property lines of the pool equipment, pool heater, pool accessories, and the piping for the pool.

 General Note:

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



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

- Environmental Review General Notes:
DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application.
- Offsite discharge of produced groundwater from dewatering shall comply with dewatering guidelines from Florida Department of Environmental Protection (FDEP), F.A.C. 62-621.300(2).
- Additional permits from State agencies, such as the Southwest Florida Water Management District or Florida Department of Environmental Protection, may be required. Approval does not relieve the applicant from the requirements to obtain all other required permits and authorizations. **SEE PAGE 4 ON DOCUMENT.
- Environmental Review Prior to issuance of building permit:
Provide erosion control measure on plan sheet, and provide notes detailing erosion control methods. Include location of floating turbidity barrier for the seawall. **SEE PAGE 4 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 3 ON DOCUMENT.
- Land Resource Review Prior to Building Permit:

Please clearly mark you construction route to access the backyard. This will determine if tree barricades will be required prior to issuance of a building permit. **SEE PAGE 3 ON DOCUMENT.
- Planning Review Revise prior to development order. Table on sheet 4 (site Plan) does not include the pool and spa area into the impervious surface ratio.
Swimming pools and spas shall not be included when calculating the amount of permitted accessory uses/structures on a site however they need to be included in ISR. The maximum ISR for this property is 0.65. **SEE PAGE 3 ON DOCUMENT.
- Planning Review Revise prior to a development order. In-ground pools that are greater than 12 inches or more above grade shall be classified as a principal structure. Any pool exceeding one foot in height above grade shall comply with the required rear setback for the principal structure. Waterfront detached dwellings in the LMDR/IENCOD District should be 25 feet except as provided in Article 3 , Division 8, Section 3-805 and Division 9, Section 3-904 and except where adjacent structures on either side of the parcel proposed for development are setback 20 feet and then the rear setback shall be 20 feet. **SEE PAGE 4 ON DOCUMENT.
- Planning Review



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

Planning Review

Prior to a building permit. Show on site plan location of any outdoor mechanical equipment. All

outside mechanical equipment shall be completely screened on 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. Screening of mechanical equipment shall be accomplished in a manner that does not interfere with the proper operation and/or maintenance of such equipment. **SEE PAGE 3 ON DOCUMENT.

Planning Review

CDC Section 3-804.G Retaining walls, not including those walls associated with a detention pond which are regulated by 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. **SEE PAGE 4 ON DOCUMENT.

Planning Review

Walkway from pool deck to rear property line may only be 42 inches in width to be permitted within the rear setback. Show walkway width dimension on site plan (CDC Section 9-903A.). If walkway width is greater than 42 inches it is a structure and it needs to meet the rear setback or it needs to be added to request as a zero foot setback and modified to a residential infill project. **SEE PAGE 3 ON DOCUMENT.

Stormwater Review

Prior to Building Permit:

Please provide reasonable assurance that new construction will not adversely impact adjacent properties with respect to drainage.

Stormwater Review

Prior to Building Permit:

Please draw flow arrows on submittal.

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.



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

1:00 PM

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@planetgreenenergy.Com

Representative: Todd Lovinger
Greenery Housing Company, Llc
2310 West Bristol Ave
Tampa, FL 33609
PHONE: No phone, Fax: No fax, Email: Tlovinger@planetgreenenergy.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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 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	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.			
Environmental Review	Comments	09/22/2016	Kessler
Planning Review	Comments	09/22/2016	Nurnberger
Stormwater Review	Comments	09/27/2016	Bawany
Traffic Eng Review	Comments	09/27/2016	Elbo
Engineering Review	Comments	09/27/2016	Simpson
Fire Review	Comments	09/28/2016	Schultz

The DRC reviewed this application with the following comments:

- Engineering Review Prior to Building Permit:
 Applicant shall bring all sub-standard sidewalks and sidewalk ramps adjacent to or a part of the project up to standard, including A.D.A. standards (raised detectable tactile surfaces or truncated domes per most recent FDOT Indices #304 and 310). Please provide ramps at the intersections of Booth Ave (Community Development Code Section 3-1907B). ****SEE PAGE 14 ON DOCUMENT.**
- Engineering Review Prior to Development Order:
 Please demonstrate the drive isle width and the angle of each parking spot. Parking shall comply with the standards of the Community Development Code section 3-1401. ****SEE PAGE 14 ON DOCUMENT.**
- Engineering Review Prior to Development Order:
 It is unclear how the property ownership will be divided. A plat will be required if each unit is separately owned (ie townhouse). ****SEE PAGE 14 ON DOCUMENT.**
- Engineering Review Prior to Development Order:
 Please show the drainage / utility easement on the southern portion of the property (OR7212 – PG667). ****SEE PAGE 14 ON DOCUMENT.**



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

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

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 C-3.0 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 City Right of Way. The form can be found online at:
<<http://myclearwater.com/gov/depts/pwa/engin/FormsApplications.asp>>. **SEE PAGE 14 ON DOCUMENT.

Engineering Review

Prior to Certificate of Occupancy

Please provide a right-of-way easement over areas of the sidewalks that cross into private property. **SEE PAGE 14 ON DOCUMENT.

Environmental Review

General Notes:

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

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

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

Environmental Review

Prior to issuance of building permit:

Continue to provide erosion control measures on plans. **SEE PAGE 13 ON DOCUMENT.

Fire Review

Town houses are not shown to be fire sprinklered. Shall meet the requirements of 2 hour separation and structural integrity between units. Please provide details and show on plans. **SEE PAGE 16 ON DOCUMENT.



CITY OF CLEARWATER

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

- Fire Review Fire Department access road is not located within 150 ft of exterior wall of building. Shall meet the requirement of NFPA 1 2012 edition section 18.2.3.2.2.1 Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire department access roads as measured by an approved route around the exterior of the building or facility. Please provide details and show on plan. **SEE PAGE 16 ON DOCUMENT.
- Land Resource Review – The proposed landscape material does not meet the required sizing specifications listed in CDC 3-1202.B. Specifically Shade trees must be 10 feet in height with 2.5 inch caliper, Accent trees must be 8 feet in height with 2 inch caliper, Palms must have 10 feet clear trunk and all must be Florida Grade Number 1 or better. Smaller trees will not meet the requirements for landscaping. Revise landscape material specifications. **SEE PAGE 19 ON DOCUMENT.
- Land Resource Review Clarify that stormwater is accepting the contemplation garden to be installed in the bottom of the dry detention pond. **SEE PAGE 19 ON DOCUMENT.
- Land Resource Review Call out the distance of the green space on the west property line where shade trees are proposed to be planted. With a masonry wall and the parking there does not appear to be sufficient room for a shade tree which must be a minimum of 5 feet away from any impervious structures - therefore a minimum green space of 10 feet wide. Equivalent numbers of accent trees may be required. **SEE PAGE 19 ON DOCUMENT.
- Land Resource Review While i support the use of native species, especially pines, please be judicious in the location of the slash pines. Pines and parking are often not compatible. **SEE PAGE 19 ON DOCUMENT.
- Land Resource Review At the time of initial site inspection access to the site was limited due to locked fence and additional comments may apply at time of building permit. **SEE PAGE 21 ON DOCUMENT.
- Land Resource Review As trees 79 and 80 are proposed to be retained are sections of the wall going to be removed to allow for flare and roots as recommended by the Tree Inventory? Otherwise removal is recommended. **SEE PAGE 21 ON DOCUMENT.
- Land Resource Review This property does not meet the criteria for a one time reduction as it is already developed with a parking lot. That is intended for property which has never been developed or improved. Revise the tree deficit calculation. **SEE PAGE 21 ON DOCUMENT.
- Land Resource Review Show sight visibility triangles on the landscape plan. Please be aware any landscaping in the public right of way is subject to approve from engineering and may require a right of way permit. **SEE PAGE 19 ON DOCUMENT.
- Planning Review The scale on the building elevations and floor plan A-01r1 sheet doesn't seem to scale correctly. provide the actual scale bar on sheet and verify drawing is to scale. **SEE PAGE 22 ON DOCUMENT.
- Planning Review It is hard to tell if the kitchens are kitchenettes or full kitchens. 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 22 ON DOCUMENT.



CITY OF CLEARWATER

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

- Planning Review On site plan Sheet C3.0 show all setback dimensions to buildings and structures from property line. **SEE PAGE 14 ON DOCUMENT.
- Planning Review Provide a detail of the proposed columnar fence along the street frontages. Needs to comply with the height and design in CDC Section 3-804.A.2. where
PVC fences, brick or other masonry walls or walls with masonry columns linked by substantial grill work shall be permitted to a maximum height of six feet in front of a principal structure. In addition to the design guidelines for fences in the Downtown Redevelopment Plan. **SEE PAGE 19 ON DOCUMENT.
- Planning Review Trees or shrubs should no be planted at bottom of dry ponds. Revise. Also all required shrub plantings are not more than six inches below the top of the bank. **SEE PAGE 19 ON DOCUMENT.
- Planning Review Condition of approval, any fencing and wall shall be reviewed and approved by staff through a separate fence/wall permit. **SEE PAGE 19 ON DOCUMENT.
- Planning Review Prior to development order, on site plan Sheet C3.0 show all setback dimensions to buildings and structures from property line. **SEE PAGE 14 ON DOCUMENT.
- Planning Review Prior to development order, show sight visibility triangles at all driveway entrances on all applicable sheets as detailed in CDC Section 3-904. Ensure on Landscape plan that
To minimize traffic hazards at street or driveway intersections, no structure or landscaping may be installed which will obstruct views at a level between 30 inches above grade and eight feet above grade within the sight visibility triangle **SEE PAGE 14 ON DOCUMENT.
- Planning Review Prior to development order, trees or shrubs should no be planted at bottom of dry ponds. Revise. Also all required shrub plantings are not more than six inches below the top of the bank. **SEE PAGE 19 ON DOCUMENT.
- Planning Review Prior to development order, the scale on the building elevations and floor plan A-01r1 sheet doesn't seem to scale correctly. provide the actual scale bar on sheet and verify drawing is to scale. **SEE PAGE 22 ON DOCUMENT.
- Planning Review prior to development order, show on all applicable sheets that
All landscaping required by this division 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 (CDC Section 3-1204.D) **SEE PAGE 14 ON DOCUMENT.
- Planning Review On Landscape plan in Notes, revise note 10 to be City rather than County. **SEE PAGE 19 ON DOCUMENT.
- Planning Review On landscape plan in notes
provide a note that an automatic permanent irrigation system providing complete water coverage for all required and other landscaping materials shall be provided and maintained as a fully functioning system in order to preserve the landscaping in a healthy growing condition. Provide an irrigation detail as well. **SEE PAGE 19 ON DOCUMENT.
- Planning Review Prior to development order, need to revise the presentation wall set to show the requested height of two-story buildings is 22 feet not 23 feet as shown. **SEE PAGE 26 ON DOCUMENT.



CITY OF CLEARWATER

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

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

- Planning Review Prior to development order, the site plan shows a trellis forward of the principle buildings on Booth Ave. A Trellis is an accessory structure and because it is it shall be located behind the front edge of the principal structure CDC Section 3-201.B.1. Revise. **SEE PAGE 14 ON DOCUMENT.
- Planning Review Prior to development order, clarify that the building footprint and design matches the building design on floor plan sheet. It appears the roof over is not being depicted on the site plan. **SEE PAGE 22 ON DOCUMENT.
- Planning Review Prior to building permit, provide detail and note that because the solid waste enclosure is on a front the maximum height is 6 feet and shall be masonry wall or a PVC fence that is of material and color to match the primary building color and design. **SEE PAGE 14 ON DOCUMENT.
- Planning Review Prior to development order, proposed two on-street public parking spaces cannot be counted towards your required off-street parking space number. The two spaces will need approval from the Traffic Engineering division and if allowed will require to be reviewed and approved by staff through a separate right-of-way permit. **SEE PAGE 14 ON DOCUMENT.
- Planning Review Prior to building permit, revise parking provided in table on site data on plans cover sheet to 13 spaces because the two on-street parking spaces cannot be counted toward your required number of minimum parking spaces. **SEE PAGE 10 ON DOCUMENT.
- Planning Review General applicability 6: Address prior to development order, will the placement and screening of outdoor mechanical equipment placed on the roof be designed to minimize noise generated by the equipment on adjacent property to west. **SEE PAGE 1 ON DOCUMENT.
- Planning Review Site Elements narrative on mechanical equipment. May need to revise because the presentation wall set shows a building height of 23 feet and the request is for a building height of 22 feet. Will there be enough parapet height to screen the outdoor mechanical equipment from public right of ways and adjacent properties. **SEE PAGE 3 ON DOCUMENT.
- Planning Review Prior to development order, provide a building elevation for the buildings west facade in addition to the east facade. What will the adjacent property owners see when they look eastward off of their balconies towards your buildings. **SEE PAGE 22 ON DOCUMENT.
- Planning Review Prior to development order, provide a building elevation for the one-story and a separate one for the two-story units showing how all roof top outdoor mechanical equipment will be screened from public right-of-way and adjacent property. **SEE PAGE 22 ON DOCUMENT.
- Planning Review Prior to development order, in regard to architectural style, the downtown design guidelines recognize a variety of styles. Provide a narrative on the proposed architectural style of your building and detail how the design or architectural features of the building meet the style as well as how the style is in context with new or existing buildings in the area. Discuss if there are any points of agreement with your proposed building architectural style and surrounding buildings. **SEE PAGE 24 ON DOCUMENT.



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Planning Review

Prior to development order, the subject property is located on a street designated in the Master Street Plan so when you discuss architectural style and detail for the primary facade provide all detailed information on how it meets the design of a primary facade in the Downtown Plan.

In addition, it is a corner lot designated on the Master Street Plan and as such is considered to have three primary facades. The building facades along Laura Street and Grove Street should also receive the highest level of design treatment on those facades. As a part of your architectural style narrative address how the three facades meet the design for Primary and corner facades in the downtown plan. **SEE PAGE 25 ON DOCUMENT.

Planning Review

Prior to development order, provide a detailed response to general applicability 2 about how the development will not hinder the use of the adjacent property to the west. there have been a number of questions and concerns regarding the development and the neighbors use of their home and balconies based on the design of the proposal.

You may want to expand to include a further response to criterion 3 on how the Green and Healthy living approach will benefit the neighbors. **SEE PAGE 1 ON DOCUMENT.

Planning Review

If it is not possible to provide the on-street parking spaces reorientate the solid waste enclosure similar to the location of the solid waste enclosure of the adjacent Laura apartments and design it similar as the Laura apartment enclosure. Access from Grove street with solid waste container in a masonry wall enclosure with six foot fence. gates. **SEE PAGE 14 ON DOCUMENT.

Planning Review

CDC Section 3-912 underground utilities -

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. **SEE PAGE 0 ON DOCUMENT.

Planning Review

Revise landscape plan by removing any proposed landscape material in the public right-of-way. **SEE PAGE 19 ON DOCUMENT.

Planning Review

The location of the southern dry pond does not met the development standards in the downturn redevelopment plan for primary and secondary facades. It will nee to be relocated. **SEE PAGE 19 ON DOCUMENT.

Planning Review

You may want to consider revising site plan. The buildings will need to be moved toward the corners to meet the design guidelines for primary and secondary facades. The southern dry pond will need to be relocated. The building maximum building height in the Town Lake Residential district is 75 feet from grade. Contemplate building up may improve the overall site plan. **SEE PAGE 14 ON DOCUMENT.

Planning Review

In order to keep the trellis in front of the primary building you would need to attached it to the building and redesign it as a primary entrance. **SEE PAGE 14 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.



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- 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.
- Solid Waste Review** 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.
- Stormwater Review** Prior to Development Order:
It is unclear how the stormwater management facility will outfall. Pond system shall be designed for the 50-year storm event if there is no piped outfall (section 8 of the City's Stormwater Drainage Design Criteria). Please design the stormwater pond for the 50-year storm.
- Stormwater Review** Prior to Development Order:
The Landscape Plan demonstrates a "contemplation garden" and significant landscaping within the dry detention ponds. Landscaping is only permitted along the top of bank of dry detention ponds. Please revise the landscaping plan to only include approved plant material within the pond.
- Stormwater Review** Prior to Building Permit:
Please provide a drainage report including drainage narrative, geotechnical report and drainage calculations as a part of the building permit application.
- 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>
- Traffic Engineering Review** Show 20' x 20' sight visibility triangles at the north leg of the intersection of Laura Street and Booth Avenue. There shall be no objects in the sight triangle over 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 14 ON DOCUMENT.
- Traffic Engineering Review** Prior to a Development Order:
Provide a typical dimension for the parallel parking space on City right-of-way. This proposed parking space shall not impede motorist's sight visibility when exiting the proposed site. **SEE PAGE 14 ON DOCUMENT.



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

Traffic Engineering
Review

Prior to a Development Order:

Show 20' x 20' sight visibility triangles at the west leg of the intersection of Grove Street and Booth Avenue. There shall be no objects in the sight triangle over 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).

Also show 20' x 20' sight visibility triangles at the egress driveway. There shall be no objects in the sight triangle over 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 14 ON DOCUMENT.

Traffic Engineering
Review

Prior to a Development Order:

All parking spaces shall comply to current City standards. Use web address below and see Index 120.
<http://www.myclearwater.com/gov/depts/pwa/engin/publications/stdedt/index.asp>

Show the typical angle in degrees for the angled parking spaces. **SEE PAGE 14 ON DOCUMENT.

Traffic Engineering
Review

Prior to a Building Permit:

Provide accessible parking stall and accessible sign details compliant with City standards. The details can be accessed through the City's web address below, please use Index No. 118 & 119.
<http://www.myclearwater.com/gov/depts/pwa/engin/publications/stdedt/index.asp> **SEE PAGE 17 ON DOCUMENT.

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

2:00 PM

Case number: [ANX2016-08029 -- 24323 US Highway 19 N](#)

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

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

Representative: Ed Armstrong
Hill Ward Henderson Pa
600 Cleveland Street
Suite 800
Clearwater, FL 33755
PHONE: (727) 259-6789, Fax: No fax, Email: Ed.Armstrong@hwlaw.Com

Location: Located on the east side of US Highway 19 N, approximately 830 feet north of Sunset Point Road.

Atlas Page: 255A

Zoning District: Other

Request: This case involves a request for voluntary annexation into the City of Clearwater. It is proposed that the property located at 24323 US Highway 19 be assigned an initial Future Land Use Map designation of Residential/Office/Retail (R/O/R) and an initial zoning category of Commercial (C). It is proposed that the property located at 24479 US Highway 19 be assigned initial Future Land Use Map designations of Residential/Office/Retail (R/O/R), Residential Urban (RU), Recreation/Open Space (R/OS) and Preservation (P) and initial zoning categories of Medium Density Residential (MDR), Open Space/Residential (OS/R) and Preservation (P).

Proposed Use: Mobile Home Park

Neighborhood Association(s):

Presenter: Lauren Matzke, Long Range Planning Manager



CITY OF CLEARWATER

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

Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	09/02/2016	Matzke
Engineering Review	Comments	09/14/2016	Simpson
Traffic Eng Review	No Comments	09/19/2016	Elbo
Solid Waste Review	No Comments	09/19/2016	Pryor
Environmental Review	Comments	09/22/2016	Kessler
Parks and Rec Review	Comments	09/23/2016	Reid
See condition.			
Stormwater Review	No Comments	09/27/2016	Bawany
Fire Review	Comments	09/28/2016	Schultz
Planning Review	Comments	09/28/2016	Matzke



CITY OF CLEARWATER

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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).
- Engineering Review The subject property has significant sanitary sewer deficiencies that will preclude connection to the city system. These issues will need to be addressed to the satisfaction of the City's Public Utility and Engineering Departments and the FDEP before any connection to the city's sanitary system. Improvements to the necessary infrastructure are the financial responsibility of the developer.
- Environmental Review Due to impaired waters discharging from the property, please submit a plan prior to annexation to connect to the City's sanitary sewer system. **SEE PAGE 0 ON DOCUMENT.
- Fire Review Currently, there are no hydrants available to this mobile home park. Therefore, the water supply and distance to the fire hydrant shown for this property is insufficient for fire protection. Shall meet the spacing and fire flow requirements of NFPA 1 2012 edition section 18.4.5 Fire Flow requirements for Buildings, Annex E.3 Number of Hydrants and Annex E.5 Distribution of Fire Hydrants. The average spacing shall not exceed 500 feet between fire hydrants as listed in Table E.3.
Please refer to annexation agreement that was reached by Fire Marshal Steve Strong. **SEE PAGE 20 ON DOCUMENT.
- Parks and Recreation Review Recreation land and recreation facility impact fees will be due at time of annexation. **SEE PAGE 0 ON DOCUMENT.
- Planning Review Exhibit A is not correct; will not be used for Ordinances. There are typos within and certain pieces of the legal description from the Deed are missing within the provided Exhibit. No action needed. **SEE PAGE 10 ON DOCUMENT.
- Planning Review The Post-Annexation Agreement must be signed by all parties prior to City Council 2
nd
reading. Failure to comply will delay the public hearing/adoption of the annexation ordinances. **SEE PAGE 11 ON DOCUMENT.



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

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

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

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

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

Atlas Page: 234A

Zoning District: Medium Density Residential

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

Proposed Use: Assisted Living Facilities

Neighborhood Association(s):

Presenter:



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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	07/12/2016	Brotherton
Planning Review	No Comments	09/01/2016	Brotherton
Engineering Review	Comments	09/14/2016	Simpson
Traffic Eng Review	No Comments	09/27/2016	Elbo
Environmental Review	No Comments	09/27/2016	Kessler
Stormwater Review	No Comments	09/27/2016	Bawany
Fire Review	No Comments	09/30/2016	Schultz

The DRC reviewed this application with the following comments:

Engineering Review

General Comments:

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

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



CITY OF CLEARWATER

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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:** [ANX2016-07024 -- 2425 N MCMULLEN BOOTH RD](#)
- Owner(s):** Kim A Preedom Trust, Kim A Preedom Tre, Randall R Preedom Trust, Randall R Preedom Tre
Po Box 279
San Antonio, FL 33576
PHONE: No phone, Fax: No fax, Email: No email
- Applicant:** Claire Clements
9804 West Park Village Drive
Tampa, FL 33626
PHONE: (813) 293-3719, Fax: No fax, Email: Claire@hrtampabay.Com
- Representative:** Claire Clements
Hr Tampa Bay
9804 West Park Village Drive
Tampa, FL 33626
PHONE: (813) 293-3719, Fax: No fax, Email: Claire@hrtampabay.Com
- Location:** 2.0 acres located on the west side of McMullen Booth Road approximately 850 feet south of Enterprise Road East.
- Atlas Page:** 234A
- Zoning District:** Medium Density Residential
- Request:** This case involves a request for voluntary annexation. It is proposed that the property be assigned a Future Land Use Map designation of Residential Low Medium (RLM) (see concurrent case LUP2016-02002) and a zoning district of Medium Density Residential (MDR) (see concurrent case REZ2016-02002).
- Proposed Use:** Assisted Living Facilities
- Neighborhood Association(s):** Clearwater Neighborhood Coalition
- Presenter:** Kyle Brotherton, Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
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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	07/12/2016	Brotherton
Planning Review	No Comments	09/01/2016	Brotherton
Engineering Review	Comments	09/14/2016	Simpson
Traffic Eng Review	No Comments	09/27/2016	Elbo
Environmental Review	No Comments	09/27/2016	Kessler
Stormwater Review	No Comments	09/27/2016	Bawany
Fire Review	No Comments	09/30/2016	Schultz

The DRC reviewed this application with the following comments:

Engineering Review

General Comments:

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

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



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
 POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
 MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
 TELEPHONE (727) 562-4567 FAX (727) 562-4865

4:00 PM

Case number: [ANX2016-09030 -- 1411 LEMON ST](#)

Owner(s): David Deas
 1411 Lemon St
 Clearwater, FL 33756
 PHONE: (727) 742-4568, Fax: No fax, Email: No email

Applicant: David Deas
 1411 Lemon St
 Clearwater, FL 33756
 PHONE: (727) 742-4568, Fax: No fax, Email: No email

Location: 0.155 acres located on the south side of Lemon Street approximately 1,150 feet west of Highland Avenue.

Atlas Page: 315A

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

Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	09/01/2016	Brotherton
Planning Review	No Comments	09/01/2016	Brotherton
Solid Waste Review	No Comments	09/13/2016	Pryor
Engineering Review	Comments	09/14/2016	Simpson
Traffic Eng Review	No Comments	09/19/2016	Elbo
Environmental Review	No Comments	09/22/2016	Kessler
Parks and Rec Review	No Comments	09/26/2016	Reid
Stormwater Review	No Comments	09/27/2016	Bawany
Fire Review	No Comments	09/30/2016	Schultz



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).



CITY OF CLEARWATER

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

4:00 PM

Case number: [ANX2016-09031 -- 3003 MERRILL AVE](#)

Owner(s): Sloan, Robin J
 3003 Merrill Ave
 Clearwater, FL 33759-3430
 PHONE: (727) 796-1111, Fax: No fax, Email: No email

Applicant:
 3003 Merrill Ave
 Clearwater, FL 33759-3430
 PHONE: No phone, Fax: No fax, Email: No email

Location: 0.441 acres located on the south side of Merrill Avenue approximately 940 feet west of McMullen Booth Road.

Atlas Page: 283A

Zoning District: LMDR - Low Medium Density Residential

Request: This case involves a request for voluntary annexation 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	09/01/2016	Brotherton
Planning Review	No Comments	09/01/2016	Brotherton
Solid Waste Review	No Comments	09/13/2016	Pryor
Engineering Review	Comments	09/14/2016	Simpson
Traffic Eng Review	No Comments	09/19/2016	Elbo
Environmental Review	No Comments	09/22/2016	Kessler
Parks and Rec Review	No Comments	09/26/2016	Reid
Stormwater Review	No Comments	09/27/2016	Bawany
Fire Review	No Comments	09/30/2016	Schultz



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).



CITY OF CLEARWATER

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

4:00 PM

Case number: [ANX2016-09032 -- 1749 OWEN DR](#)

Owner(s): Efigjeni Dashi
 1749 Owen Dr
 Clearwater, FL 33759
 PHONE: (727) 687-9604, Fax: No fax, Email: No email

Applicant: Efigjeni Dashi
 1749 Owen Dr
 Clearwater, FL 33759
 PHONE: (727) 687-9604, Fax: No fax, Email: No email

Location: 0.199 acres located on the east side of Owen Drive approximately 630 feet north of SR 590.

Atlas Page: 264A

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 initial future land use map designations of Residential Low (RL) and Water Drainage Feature Overlay 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	09/01/2016	Brotherton
Planning Review	No Comments	09/01/2016	Brotherton
Solid Waste Review	No Comments	09/13/2016	Pryor
Engineering Review	Comments	09/14/2016	Simpson
Traffic Eng Review	No Comments	09/19/2016	Elbo
Environmental Review	No Comments	09/22/2016	Kessler
Parks and Rec Review	No Comments	09/26/2016	Reid
Stormwater Review	No Comments	09/27/2016	Bawany
Fire Review	No Comments	09/30/2016	Schultz



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).



CITY OF CLEARWATER

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

4:00 PM

Case number: [ANX2016-09033 -- 1305 PARKWOOD ST](#)

Owner(s): Joyce Slocumb
 1305 Parkwood Street
 Clearwater, FL 33755
 PHONE: (727) 461-4794, Fax: No fax, Email: No email

Applicant: Joyce Slocumb
 1305 Parkwood Street
 Clearwater, FL 33755
 PHONE: (727) 461-4794, Fax: No fax, Email: No email

Location: 0.178 acres located on the south side of Parkwood Street approximately 70 feet east of North Betty Lane.

Atlas Page: 296B

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

Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	09/01/2016	Brotherton
Planning Review	No Comments	09/01/2016	Brotherton
Solid Waste Review	No Comments	09/13/2016	Pryor
Engineering Review	Comments	09/14/2016	Simpson
Traffic Eng Review	No Comments	09/19/2016	Elbo
Environmental Review	No Comments	09/22/2016	Kessler
Parks and Rec Review	No Comments	09/26/2016	Reid
Stormwater Review	No Comments	09/27/2016	Bawany
Fire Review	No Comments	09/30/2016	Schultz



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).



CITY OF CLEARWATER

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

4:00 PM

Case number: [ANX2016-09034 -- 1740 W LAGOON CIR](#)

Owner(s): Diane C Shoemaker
 1740 W Lagoon Cir
 Clearwater, FL 33765
 PHONE: (239) 246-9583, Fax: No fax, Email: No email

Applicant: Diane Shoemaker
 1740 W Lagoon Cir
 Clearwater, FL 33765
 PHONE: (239) 246-9583, Fax: No fax, Email: No email

Location: 0.137 acres located on the west side of West Lagoon Circle approximately 410 feet north of South Lagoon Circle.

Atlas Page: 263A

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

Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	09/01/2016	Brotherton
Planning Review	No Comments	09/01/2016	Brotherton
Solid Waste Review	No Comments	09/13/2016	Pryor
Engineering Review	Comments	09/14/2016	Simpson
Traffic Eng Review	No Comments	09/19/2016	Elbo
Environmental Review	No Comments	09/22/2016	Kessler
Parks and Rec Review	No Comments	09/26/2016	Reid
Stormwater Review	No Comments	09/27/2016	Bawany
Fire Review	No Comments	09/30/2016	Schultz



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

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

The DRC reviewed this application with the following comments:

Engineering Review

General Comments:

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

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



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

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

4:00 PM

Case number: [PLT2016-09003 -- 1112 STEVENSON AVE](#)

Owner(s): Bruce A Walthall
1112 Stevenson Ave
Clearwater, FL 33755-1852
PHONE: (727) 403-3900, Fax: No fax, Email: No email

Applicant: Bruce Walthall
1112 Stevenson Ave
Clearwater, FL 33755-1852
PHONE: (727) 403-3900, Fax: No fax, Email: Matthew@remaxusa.Net

Representative: Dean Sumner
Stevenson Creek Townhomes, Llc
2604 Tampa East Blvd Suite H
Tampa, FL 33619
PHONE: (813) 443-3900, Fax: No fax, Email: Dsumner@certusbuilders.Com

Location: One acre at the northeast corner of the Pinellas Trail and Stevenson Avenue.

Atlas Page: 260A

Zoning District: Medium Density Residential

Request: The Development Review Committee is reviewing a Preliminary Plat including seven attached dwellings (townhomes) pursuant to Community Development Code Section 4-703.

Proposed Use: Attached Dwellings

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Matthew Jackson, Senior Planner



CITY OF CLEARWATER

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

Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	09/09/2016	Jackson
Harbor Master Review	No Review Required	09/09/2016	Jackson
Art Review	No Reveiw Required	09/09/2016	Jackson
Traffic Eng Review	No Comments	09/19/2016	Elbo
Solid Waste Review	No Comments	09/19/2016	Pryor
Environmental Review	No Comments	09/22/2016	Kessler
Engineering Review	Comments	09/23/2016	Simpson
Parks and Rec Review	Comments	09/23/2016	Reid
Please see condition.			
Planning Review	Comments	09/26/2016	Jackson
Stormwater Review	No Comments	09/27/2016	Bawany
Land Resource Review	No Review Required	09/29/2016	Jackson
Fire Review	No Review Required	09/30/2016	Schultz

The DRC reviewed this application with the following comments:



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

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

Engineering Review

General Comments:

1. Preliminary Plat review is required by the Planning and Development Department. Additional comments may be forthcoming upon submittal of a Final Plat Application.
2. Upon approval of the Preliminary Plat, the applicant shall complete a City of Clearwater Final Plat Application.
3. The plat fee for the final plat is set in Community Development Code Appendix A - Schedule of Fees, Rates and Charges, Section VIII. The Plat fee shall be paid prior to review by the Engineering Department.
4. All required forms may be obtained from the City of Clearwater Engineering Department. In accordance with Development Code Section 4-703, the final plat shall be suitable for recording at the office of the Clerk of the Circuit Court. It shall be prepared and signed and sealed by a Professional Surveyor and Mapper and shall conform with the requirements of any local or City ordinances as well as Chapter 177 of Florida Statutes.
5. The developer should notify the City Surveyor of the intent to provide the final plat to ensure that their packet will be complete.
6. The Title Certification or Owner Encumbrance in the Owner's name shall accompany the plat. In addition, a document entitled Consent to Platting of Lands and Partial Release of Mortgage shall be filed together with the final plat for each person or corporation holding a mortgage on all land included on the plat; where such person has not signed the final plat, easements shall be shown and dedicated to the City on the plat as per the latest edition of Chapter 177 of Florida Statutes.
7. Any existing or proposed private restrictions and trusteeship and their periods of existence shall be filed as a separate instrument and reference to such instrument shall be noted on the final plat.
8. Underlying rights of way changes by the new plat must be vacated by separate action of the governing entity. **SEE PAGE 5 ON DOCUMENT.

Parks and Recreation Review

Provide the number and type of any previous units/structures. P&R impact fees can then be determined for project. **SEE PAGE 0 ON DOCUMENT.

Planning Review

All Planning conditions are required to be addressed prior to development order. **SEE PAGE 0 ON DOCUMENT.

Planning Review

On page one of the application, please clarify the property owner information. The Pinellas County Property Appraiser lists Stevenson Creek Townhomes LLC as the property owner with Dean Sumner as the registered agent. How do the Whalhall's relate to the property? **SEE PAGE 0 ON DOCUMENT.

Planning Review

Revise the description of request on page one of the application to reflect a plat for a seven town home units not redevelopment of the land. **SEE PAGE 0 ON DOCUMENT.



CITY OF CLEARWATER

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

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

- Planning Review On page three of the application revise the following zoning districts for all adjacent properties.
North: MDR
South: LMDR **SEE PAGE 2 ON DOCUMENT.
- Planning Review Revise the lot lines to be consistent with the revised site plan. **SEE PAGE 6 ON DOCUMENT.
- Planning Review For the affidavit to authorize agent, please revise with the updated property owner information. **SEE PAGE 3 ON DOCUMENT.
- Planning Review On the first page of the plat, update the owner information. **SEE PAGE 5 ON DOCUMENT.
- Planning Review Update page one of the plat to replace all references of Hillsborough County with Pinellas County. **SEE PAGE 5 ON DOCUMENT.
- Planning Review Unless requested and approved through the FLS review process, the front landscape buffer width needs to be 15 feet. **SEE PAGE 6 ON DOCUMENT.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

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

4:00 PM

Case number: [REZ2016-09006 -- 24639 US HIGHWAY 19 N](#)

Owner(s): Platinum R E Holdings Llc
24639 Us Highway 19 N
Clearwater, FL 33763-4083
PHONE: No phone, Fax: No fax, Email: No email

Applicant:

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

Location: Those properties within the City of Clearwater along US 19: generally located within the city limits of Clearwater including properties east and west of U.S. Highway 19 North, south of a line 250 feet more or less north of Blackburn Street, and north of a line 900 feet more or less north of the C.S.X. Rail Road; and generally located within the city limits of Clearwater including properties east and west of U.S. Highway 19 North, south of Nursery Road, to the Largo Inlet/Allen's Creek.

Atlas Page: 255A

Zoning District: Commercial

Request: This case involves a City of Clearwater Initiated Amendment (per Section 4-602.B, CDC) to the City's Zoning Atlas from Commercial (C), High Density Residential (HDR), Institutional (I), Low Medium Density Residential (LMDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), Mobile Home Park (MHP), Office (O), Open Space/Recreation (OS/R), and Preservation (P) to US 19 Corridor Subdistrict (US 19 C) and Preservation (P).

Proposed Use:

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Lauren Matzke, Long Range Planning Manager



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
 POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
 MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
 TELEPHONE (727) 562-4567 FAX (727) 562-4865

Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	09/08/2016	Matzke
Planning Review	No Comments	09/16/2016	Matzke
Traffic Eng Review	No Comments	09/19/2016	Elbo
Solid Waste Review	No Comments	09/19/2016	Pryor
Engineering Review	No Comments	09/22/2016	Simpson
Environmental Review	No Comments	09/22/2016	Kessler
Parks and Rec Review	No Comments	09/26/2016	Reid
Stormwater Review	No Comments	09/27/2016	Bawany
Fire Review	No Review Required	09/30/2016	Schultz



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

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

4:00 PM

Case number: [REZ2016-09007 -- 24275 US HIGHWAY 19 N](#)

Owner(s): Mercer Clearwater Llc
205 Orangewood Ln
Largo, FL 33770-4076
PHONE: No phone, Fax: No fax, Email: No email

Applicant:
100 S Myrtle Ave
Clearwater, FL 33756
PHONE: No phone, Fax: No fax, Email: Lauren.Matzke@myclearwater.Com

Location: Those properties within the City of Clearwater along US 19: generally located within the city limits of Clearwater including properties east and west of U.S. Highway 19 North, south of a line 250 feet more or less north of Blackburn Street, and north of a line 900 feet more or less north of the C.S.X. Rail Road; and generally located within the city limits of Clearwater including properties east and west of U.S. Highway 19 North, south of Nursery Road, to the Largo Inlet/Allen's Creek.

Atlas Page: 255A

Zoning District: Commercial

Request: This case involves a City of Clearwater Initiated Amendment (per Section 4-602.B, CDC) to the City's Zoning Atlas from Commercial (C), Medium Density Residential (MDR), Medium High Density Residential (MHDR), Mobile Home Park (MHP), Office (O), Tourist (T), and Preservation (P) to US 19 - Neighborhood Center Subdistrict (US 19 NC) and Preservation (P).

Proposed Use:

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Lauren Matzke, Long Range Planning Manager



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

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

Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	09/08/2016	Matzke
Planning Review	No Comments	09/16/2016	Matzke
Traffic Eng Review	No Comments	09/19/2016	Elbo
Solid Waste Review	No Comments	09/19/2016	Pryor
Engineering Review	No Comments	09/22/2016	Simpson
Environmental Review	No Comments	09/22/2016	Kessler
Parks and Rec Review	No Comments	09/26/2016	Reid
Stormwater Review	No Comments	09/27/2016	Bawany
Fire Review	No Review Required	09/30/2016	Schultz



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

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

4:00 PM

Case number: [REZ2016-09008 -- 25749 US HIGHWAY 19 N](#)

Owner(s): Encipher Llc
25749 Us Highway 19 N Ste 200
Clearwater, FL 33763-2004
PHONE: No phone, Fax: No fax, Email: No email

Applicant:

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

Location: Those properties within the City of Clearwater along US 19: generally located within the city limits of Clearwater including properties east and west of U.S. Highway 19 North, south of S.R. 580, and north of Dimmitt Drive; and generally located within the city limits of Clearwater including properties east and west of U.S. Highway 19 North, south of a line 1900 feet more or less north of Drew Street, and north of a line 1300 feet more or less south of Druid Road; including properties to the East, on the north and south side of Gulf-to-Bay Boulevard to McMullen Booth Road (C.R. 611), and also south of Drew Street to Bayview Avenue.

Atlas Page: 281B

Zoning District: Open Space/Recreation District

Request: This case involves a City of Clearwater Initiated Amendment (per Section 4-602.B., CDC) to the City's Zoning Atlas from Commercial (C), High Density Residential (HDR), Institutional (I), Industrial, Research & Technology (IRT), Low Medium Density Residential (LMDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), Mobile Home Park (MHP), Office (O), Tourist (T), and Preservation (P) to US 19 - Regional Center Subdistrict and Preservation (P). (Associated with REZ2016-09006 and REZ2016-09007)

Proposed Use:

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Lauren Matzke, Long Range Planning Manager



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
 POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
 MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
 TELEPHONE (727) 562-4567 FAX (727) 562-4865

Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	09/08/2016	Matzke
Planning Review	No Comments	09/16/2016	Matzke
Traffic Eng Review	No Comments	09/19/2016	Elbo
Solid Waste Review	No Comments	09/19/2016	Pryor
Engineering Review	No Comments	09/22/2016	Simpson
Environmental Review	No Comments	09/22/2016	Kessler
Parks and Rec Review	No Comments	09/26/2016	Reid
Stormwater Review	No Comments	09/27/2016	Bawany
Fire Review	No Review Required	09/30/2016	Schultz



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

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

4:00 PM

Case number: [TDR2016-08001 -- 152 BRIGHTWATER DR COMMON](#)

Owner(s): Brightwater Blue Resort Llc
2551 Drew St Ste 301
Clearwater, FL 33765-2852
PHONE: (727) 726-6678, Fax: No fax, Email: No email

Applicant: Brightwater Blue Resort L
2551 Drew St Ste 301
Clearwater, FL 33765-2852
PHONE: (727) 726-6678, Fax: No fax, Email: Bmazasmac.Com

Representative: Bill Mazas
2551 Drew Street
Unit 301
Clearwater, FL 33765
PHONE: (727) 726-6678, Fax: No fax, Email: Bmazas@mac.Com

Location: 2.07 acres located on the north side of Brightwater Drive, approximately 800 feet east of Hamden Drive.

Atlas Page: 276A

Zoning District: Tourist

Request: The Community Development Board (CDB) is reviewing a proposed transfer of 30 attached dwelling units from 152-188 Brightwater Drive to the property located at 0 Somerset Drive under the provisions of CDC Sections 4-1402 and 4-1403.

Proposed Use: Attached Dwellings

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

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	09/12/2016	Jackson
Environmental Review	No Review Required	09/12/2016	Jackson
Solid Waste Review	No Review Required	09/12/2016	Jackson
Land Resource Review	No Review Required	09/12/2016	Jackson
Harbor Master Review	No Review Required	09/12/2016	Jackson
Art Review	No Review Required	09/12/2016	Jackson
Engineering Review	Comments	09/15/2016	Simpson
Traffic Eng Review	No Comments	09/19/2016	Elbo
All Comments were applied under the Building Permit and Flexible Development Review.			
Parks and Rec Review	No Review Required	09/26/2016	Reid
Planning Review	No Comments	09/26/2016	Jackson
Stormwater Review	No Comments	09/27/2016	Simpson
Fire Review	No Review Required	09/30/2016	Schultz

The DRC reviewed this application with the following comments:

- Engineering Review All Comments were applied under the Building Permit and Flexible Development Review.
- Planning Review The parcel numbers provided for the Somerset Vacation Townhomes are not found in either the City or County records. Following are the parcel numbers on file in the City records.
05-29-15-16362-002-0090
05-29-15-16362-002-0080
05-29-15-16362-002-0700
05-29-15-16362-002-0060 **SEE PAGE 4 ON DOCUMENT.
- Planning Review I believe there should be 31 parcel numbers for the Brightwater Blue development. 30 parcels for the units and one parcel for Tract A. **SEE PAGE 3 ON DOCUMENT.
- Planning Review Through FLD2015-08031 an overnight accommodation use was approved for what the application refers to as 0 Somerset Street but had an address of 668 Mandalay. As such, please revise the application address to be consistent with other pervious submissions to the City. **SEE PAGE 1 ON DOCUMENT.
- Planning Review What is the purpose of the transfer? **SEE PAGE 1 ON DOCUMENT.