



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, September 01, 2016

8:30 - Staff Review

9:00 AM

Case number: [FLS2016-07033 -- 1112 STEVENSON AVE](#)

Owner(s): Bruce A Walthall
1112 Stevenson Ave
Clearwater, FL 33755 185
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Sharon Sumner
2604 Tampa East Blvd., Suite H
Tampa, FL 33619
PHONE: (813) 380-3696, Fax: (813) 463-0266, Email:
Ssumner@certusbuilders.Com

Representative: Sharon Sumner
Certus Builders, Inc.
2604 Tampa East Blvd., Suite H
Tampa, FL 33619
PHONE: (813) 380-3696, Fax: (813) 463-0266, Email:
Ssumner@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 (DRC) is reviewing a proposed seven-unit multi-family development in the Medium Density Residential (MDR) District for the property located at 1112 Stevenson Avenue. The project is 29 feet in height, includes 14 parking spaces, and requests allowable flexibility from height requirements (Section 2-303.A).

Proposed Use: Attached Dwellings

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Matthew Jackson, Senior Planner



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Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	08/02/2016	Jackson
Solid Waste Review	Comments	08/15/2016	Pryor
These are 7 units that will require one 96 gallon garbage barrel and one 96 gallon recycling barrel at each unit. Not sure what this area is representing. We collect garbage and recycling one day per week, on the same day, so this area will not be able to contain 14 barrels!			
Land Resource Review	Comments	08/17/2016	Crandall
Parks and Rec Review	Comments	08/19/2016	Reid
Environmental Review	Comments	08/19/2016	Kessler
Traffic Eng Review	Comments	08/22/2016	Elbo
Engineering Review	Comments	08/22/2016	Simpson
Stormwater Review	Comments	08/24/2016	Bawany
Fire Review	Comments	08/24/2016	Schultz

The DRC reviewed this application with the following comments:



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Engineering Review

General Conditions:

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

Sheets 6-8 were reviewed for General Engineering criteria. The additional details provided in the plan set may have been necessary for other departmental reviews to provide flexible development approval. Construction details shall be reviewed more thoroughly prior to receipt of the building permit.

Please apply for a right-of-way permit for any work within Stevenson Ave. right-of-way. The form can be found online at:
<http://myclearwater.com/gov/depts/pwa/engin/FormsApplications.asp>

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

Engineering Review

Prior to Building Permit:

As per City of Clearwater Reclaimed Water System Ordinances, 32.351, and 32.376, use of potable water for irrigation is prohibited; the irrigation system shall be hooked up to the reclaimed water system that is available to this site.
**SEE PAGE 12 ON DOCUMENT.

Engineering Review

Prior to Development Order:

If the townhouses will be individually owned, new property boundaries will need to be created by a plat. The Preliminary Plat is required prior to the issuance of a Development Order. The Final Plat must be recorded with Pinellas County, prior to the issuance of a second building's construction permits. **SEE PAGE 12 ON DOCUMENT.

Engineering Review

Prior to Building Permit:

Please provide a sidewalk along the Stevenson Ave right of way. If the remodeling of an existing structure will exceed by 50% of the assessed evaluation of the property where a sidewalk does not exist, an applicant shall provide for construction of a sidewalk in an easement or right-of-way (Community Development Code Section 3-1701B) **SEE PAGE 12 ON DOCUMENT.



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- Environmental Review General Notes:
DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application.
- Offsite discharge of produced groundwater from dewatering shall comply with dewatering guidelines from Florida Department of Environmental Protection (FDEP), F.A.C. 62-621.300(2).
- Additional permits from State agencies, such as the Southwest Florida Water Management District or Florida Department of Environmental Protection, may be required. Approval does not relieve the applicant from the requirements to obtain all other required permits and authorizations. **SEE PAGE 0 ON DOCUMENT.
- Environmental Review Prior to issuance of Building Permit:
Continue to provide erosion control measures and details on plan sheets.
**SEE PAGE 10 ON DOCUMENT.
- Environmental Review Prior to issuance of building permit:
Relocate the storm grate inlet to another location beyond the Dog Walk area.
**SEE PAGE 13 ON DOCUMENT.
- Fire Review
Fire Review Plans show the fire hydrant coming off the Double Detector Check Valve. The fire hydrant shall connect directly to the city water main with no double detector check valve. Please provide details and show on plans. Also, shall meet the requirements of the Clearwater Community Development Code section 3-1910 Water Supply Facilities, and loop water main supplying the proposed fire hydrant. Please provide details and show on plans. **SEE PAGE 14 ON DOCUMENT.
- Fire Review Access road appears to be in excess of 150 feet from Stevenson Ave to the front of Unit 5. 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 14 ON DOCUMENT.
- Fire Review Units 5,6,7 fall under the Florida Fire Prevention Code 5th edition. Town houses are not shown to be fire sprinklered. Shall meet the requirements of 4 hour separation and structural integrity between units. Please provide details and show on plans. **SEE PAGE 14 ON DOCUMENT.
- Fire Review Plans show new hydrant installed. Please show how new hydrant meets the requirements of NFPA 1 2012 edition section 18.4 Fire Flow Requirements for Buildings. **SEE PAGE 14 ON DOCUMENT.
- Land Resource Review Show all forms of erosion control including silt fence. Please note that silt fence must be OUTSIDE of tree barricades. **SEE PAGE 11 ON DOCUMENT.
- Land Resource Review There are two encroachments into the 10 foot landscape buffer, albeit small ones, the curbing for the drive aisle on the west side and what appears to be a patio for unit 2 on the east side. Clearly call out the smallest dimension on these encroachments. **SEE PAGE 12 ON DOCUMENT.
- Land Resource Review Clarify that the note refers to Florida Grades and Standards. **SEE PAGE 20 ON DOCUMENT.



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- Land Resource Review Provide the name and ISA Certification number for the arborist whom conducted the tree inventory. Or if they provided a report feel free to provide that as well. **SEE PAGE 20 ON DOCUMENT.
- Land Resource Review The proposed landscape does not meet the minimum landscaping requirements as there are reductions in the buffer. (see previous comment). Also as per CDC Section 2-303.A.1.a (MDR FLS flexibility criteria for increased height)
The increased height results in an improved site plan, landscaping areas in excess of the minimum required and/or improved design and appearance.
Provide an enhanced landscape plan and a comprehensive landscape plan may be required. **SEE PAGE 20 ON DOCUMENT.
- Land Resource Review There are several instances of proposed trees and shrubs being in direct conflict with proposed fences. Provide a landscape plan that clearly takes into account all proposed structures and has a logical design.
While the minimum landscape code requires one shade tree every 35 feet they do not need to be soldiers in a line and may be grouped or staggered to provide a logical and improved design. **SEE PAGE 20 ON DOCUMENT.
- Land Resource Review The tree preservation plan provided does not sufficiently address the impacts to the trees. The proposed stormwater pond will severe impact the root system. At a minimum root pruning is required at top of bank, however this may be too close to safely and realistically preserve these large oaks on the northeast corner. **SEE PAGE 20 ON DOCUMENT.
- Land Resource Review Tree barricades should be at a minimum of 2/3 of the canopy for oaks. These are large trees with large canopies. Revise the placement of the tree barricades to reflect this. **SEE PAGE 20 ON DOCUMENT.
- Land Resource Review Crape myrtles are strongly not suggested and are not part of an improved landscape plan. **SEE PAGE 20 ON DOCUMENT.
- Land Resource Review Provide ground cover in the required landscape buffer areas. Sod is not considered a landscape material. **SEE PAGE 20 ON DOCUMENT.
- Land Resource Review Please be aware planting larger caliper (four inch live oaks) tend to have a higher mortality rate. All replacement trees will be measured at landscape final.
Tree deficit may change based on required updated tree preservation plan.
**SEE PAGE 20 ON DOCUMENT.
- Land Resource Review This site plan does not match. **SEE PAGE 81 ON DOCUMENT.
- Land Resource Review The soil report is for the wrong property. **SEE PAGE 98 ON DOCUMENT.
- Land Resource Review There are several instances of proposed trees and shrubs being in direct conflict with proposed fences. Provide a landscape plan that clearly takes into account all proposed structures and has a logical design. There are also conflicts with the storm drain.
While the minimum landscape code requires one shade tree every 35 feet they do not need to be soldiers in a line and may be grouped or staggered to provide a logical and improved design. **SEE PAGE 20 ON DOCUMENT.
- Land Resource Review Foundation landscaping along the building frontages facing the street is required. **SEE PAGE 20 ON DOCUMENT.
- Land Resource Review If sidewalks are required show them on the landscape plan. **SEE PAGE 20 ON DOCUMENT.



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- Parks and Recreation Review Site data table needs to be corrected to add the number and type of any previous units/structures, as well as number and type of proposed units. **SEE PAGE 12 ON DOCUMENT.
- Planning Review All conditions are required to be addressed prior to development order. **SEE PAGE 0 ON DOCUMENT.
- Planning Review For the response to general applicability criteria number one, provide how the proposal is in harmony with the scale, bulk, coverage, density and character of adjacent properties. The response states that it complies with the zoning district and does not discuss surrounding properties. **SEE PAGE 1 ON DOCUMENT.
- Planning Review For the response general applicability criteria number five, provide how the proposal is consistent with the community characters. **SEE PAGE 1 ON DOCUMENT.
- Planning Review On the site plan show the areas of property within the AE 11 flood zone area. **SEE PAGE 12 ON DOCUMENT.
- Planning Review No portion of living space may occur under BFE in portions of the property within the AE 11 flood zone. **SEE PAGE 21 ON DOCUMENT.
- Planning Review On the elevation drawings, as height is measured from base flood elevation, show the height from BFE to midpoint of the pitched roof. **SEE PAGE 23 ON DOCUMENT.
- Planning Review For the response to flexibility criteria number one, this may be revised once the site is redesigned to accommodate the AE 11 flood zone. Also, if an increase in height is requested, you need to fully address the criteria discussing the improved site plan, landscaping and visibility to land zoned LDR. **SEE PAGE 2 ON DOCUMENT.
- Planning Review Page two of the application reflects a vehicular use area of 5,673 square feet. As such, 567 square feet of interior landscaping is required. Please update the landscape and site plan with Code compliant interior landscaping treatments. Any flexibility requires a comprehensive landscape program application. **SEE PAGE 4 ON DOCUMENT.
- Planning Review Page two of the application states that there is 16,996 square feet of green space within the vehicular use area. However, staff does not see any green space within the VUA on the landscape plan. Please clarify. **SEE PAGE 4 ON DOCUMENT.
- Planning Review Page three of the application must be notarized as well as signed. **SEE PAGE 5 ON DOCUMENT.
- Planning Review No structures may exist within the required landscape buffers. There are areas of pavement shown on the site plan within the required landscape buffers. Either remove the structures or request landscape buffers of reduced width. **SEE PAGE 12 ON DOCUMENT.
- Planning Review Please provide more detail on the outdoor gathering area. Is this simply a slab of concrete or will decorative pavers be provided? Also, is the area proposed to be covered or contain any amenities such as a grill, table or chairs? **SEE PAGE 12 ON DOCUMENT.
- Planning Review Will there be a sidewalk provided to the outdoor seating area? **SEE PAGE 12 ON DOCUMENT.
- Planning Review On the landscape plan, show the required 20 foot sight visibility triangles per CDC Section 3-903. **SEE PAGE 20 ON DOCUMENT.



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- Planning Review On the ground floor plan, provide the inside width and depth dimension of the garage so staff can ensure the minimum amount of Code compliant parking is provided. **SEE PAGE 21 ON DOCUMENT.
- Planning Review Where is the A/C equipment proposed to be located? Please keep in mind that it cannot be within the AE 11 flood zone unless elevated above BFE. **SEE PAGE 12 ON DOCUMENT.
- Planning Review Foundation plantings shall be provided for 100 percent of a building façade with frontage along a street right-of-way, excluding space necessary for building ingress and egress, within a minimum five-foot wide landscaped area composed of at least two accent trees (or palm equivalents) or three palms for every 40 linear feet of building façade and one shrub for every 20 square feet of required landscaped area. A minimum of 50 percent of the area shall contain shrubs with the remainder to be ground cover. **SEE PAGE 20 ON DOCUMENT.
- Planning Review On the landscape plan, revise all conflicts with structures and landscaping in the perimeter buffers. **SEE PAGE 20 ON DOCUMENT.
- Planning Review The proposed fencing proposes access conflicts to the outdoor gathering area as well as the property in general. Are gates proposed? Also, how will the grass areas within the fences be maintained? **SEE PAGE 12 ON DOCUMENT.
- Planning Review On the landscape plan, resolve all conflicts with proposed trees and underground utility lines. **SEE PAGE 20 ON DOCUMENT.
- Solid Waste Review These are 7 units that will require one 96 gallon garbage barrel and one 96 gallon recycling barrel at each unit. Not sure what this area is representing. We collect garbage and recycling one day per week, on the same day, so this area will not be able to contain 14 barrels!
- 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.
- Stormwater Review Prior to Building Permit:

Please consider using a standard control structure outfall. The city has concerns of scour at outfall.
- Stormwater Review Prior to Building Permit:

Please consider placing the pipe between S6 and S2 in the roadway instead of under the front patio.
- Stormwater Review General Comments:
DRC review is a prerequisite for Building Permit Review. Additional comments may be forthcoming upon submittal of a Building Permit Application.

Please refer to the City's Storm Drainage Design Criteria as found at the City website:
<http://www.myclearwater.com/gov/depts/pwa/engin/StormwaterMgt/StormDrainageDesignCriteria.asp>



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Stormwater Review

Prior to CDB

Scientific documentation must be provided which supports claims that compensatory is not required. If documentation is not deemed adequate, compensatory storage must be given for any area taken out the floodplain.

Traffic Engineering Review

Prior to building permit:

Show 20' x 20' sight visibility triangles at the driveway connection to Stevenson Avenue. 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 12 ON DOCUMENT.

Traffic Engineering Review

General Note(s):

1. Applicant shall comply with the current Multimodal Impact Fee Ordinance and fee schedule which shall be paid prior to a Certificate of Occupancy (C.O.). The MIF amount for the proposed 7 unit townhome development is \$7,874.00.

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

Traffic Engineering Review

Prior to development order:

Demonstrate using a turning template that a scaled 19' AASHTO standard passenger vehicle can exit the garage of unit 5. **SEE PAGE 12 ON DOCUMENT.



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10:05 AM

Case number: [FLD2016-08026 -- 409 S OLD COACHMAN RD](#)

Owner(s): Greek Orthodox Church Of The Holy Trinity Inc
409 Old Coachman Rd
Clearwater, FL 33765 441
PHONE: No phone, Fax: No fax, Email: No email

Applicant: Amalia Bamis
2551 Drew St.
Clearwater, FL 33765
PHONE: (727) 600-6950, Fax: No fax, Email: Amaliabamis@icloud.Com

Representative: Amalia Bamis
Mazas Pantazes Architecture And Design
2551 Drew St.
Clearwater, FL 33765
PHONE: (727) 600-6950, Fax: No fax, Email: Amaliabamis@icloud.Com

Location: 7.63 acres on the eastern side of Old Coachman Road approximately 420 feet north of the intersection with Gulf to Bay Boulevard.

Atlas Page: 290B

Zoning District: Institutional

Request: The Community Development Board (CDB) is reviewing a Comprehensive Infill Redevelopment Project in the Institutional (I) District for the property located at 409 S. Old Coachman Road. The project is 67.5 feet in height and includes 302 parking spaces consistent with Section 2-1204.A(1-6).

Proposed Use: Places of Worship

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	08/08/2016	Hauck-Baker
Solid Waste Review	Comments	08/15/2016	Pryor
I do not see any plans for the Dumpsters for garbage service on any of these up loads.			
Parks and Rec Review	No Comments	08/19/2016	Reid
Environmental Review	Comments	08/19/2016	Kessler
Traffic Eng Review	Comments	08/22/2016	Elbo
Engineering Review	Comments	08/22/2016	Simpson
Stormwater Review	Comments	08/24/2016	Bawany
Planning Review	Comments	08/24/2016	Hauck-Baker
Land Resource Review	Comments	08/25/2016	Anderson
Fire Review	Comments	08/28/2016	Schultz
Harbor Master Review	No Review Required	08/29/2016	Parry
Art Review	No Reveiw Required	08/29/2016	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 the site-specific water capacity and pressure requirements and/or wastewater capacity requirements, the modifications shall be completed by the applicant and at their expense. If underground water mains and hydrants are to be installed, the installation shall be completed and in service prior to construction in accordance with Fire Department requirements.

The sheet C-003 was reviewed for General Engineering criteria. The additional details provided in the plan set may have been necessary for other departmental reviews to provide flexible development approval. Construction details shall be reviewed more thoroughly prior to receipt of the building permit.

DRC review is a prerequisite for Building Permit review. Additional comments may be forthcoming upon submittal of a Building Permit Application. **SEE PAGE 12 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 plan sheet, and provide notes detailing erosion control methods. **SEE PAGE 11 ON DOCUMENT.

Environmental Review

Prior to issuance of Building Permit:

An Asbestos Survey is usually required prior to conducting any demolition or renovations. Contact Pinellas County Air Quality (727/464-4422) for more information. **SEE PAGE 12 ON DOCUMENT.

Fire Review

To allow for fire department operations, relocate FDC for building to the Southern most island parking lot entrance. Please provide details and show on plan. **SEE PAGE 14 ON DOCUMENT.

Fire Review

An additional supporting fire hydrant is required to supply the FDC. This fire hydrant shall be located within 25-50 feet, as measured along a normal access route, of the fire department connection. Please provide details and show on plans. **SEE PAGE 14 ON DOCUMENT.

Fire Review



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- Fire Review Plan shows addition to Matheos Hall building. Shall meet the requirements of NFPA 101 2012 edition section 13.3.4 Detection, Alarm, and Communication Systems. Please acknowledge. **SEE PAGE 14 ON DOCUMENT.
- Land Resource Review
- Land Resource Review General Note:
DRC review is a prerequisite for Building Permit Review, prior to issuance of a building permit any and all performance based erosion and sedimentation control measures must be approved by Environmental and or Stormwater Engineering, be installed properly, and inspected. **SEE PAGE 13 ON DOCUMENT.
- Land Resource Review Prior to building permit:
You will be required to implement your tree preservation plan. A field meeting should be scheduled to review your tree preservation plan prior to it being implemented. **SEE PAGE 16 ON DOCUMENT.
- Land Resource Review Prior to Building permit:
As per your tree table calculations with this is the deficit I calculated (72 inches in deficit) X (\$48.00 a diameter inch) = (\$3,456.00 City of Clearwater tree bank) This is subject to change based on changes to the current Palm species selected. **SEE PAGE 17 ON DOCUMENT.
- Land Resource Review Prior to Building permit:
Royal Palms do not receive credit as specimen Palms. A specimen Palm is one that is the Phoenix species. **SEE PAGE 17 ON DOCUMENT.
- Land Resource Review Prior to Building Permit:
Washington Palms do not receive credit against your tree deficit because they are on the FLEPC list as a category 2 invasive species. Please revise this Palm to a different species of Palm Like a Sabal Palm. **SEE PAGE 17 ON DOCUMENT.
- Land Resource Review Prior to Building Permit:
You will either need to change your species of Palm from Royal Palm to a Phoenix species or you deficit will be increased by 13.5 inches which will change your tree fund amount owed. **SEE PAGE 17 ON DOCUMENT.



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Planning Review

Site Plan/Application

1. The submittal did not include a Comprehensive Landscaping Program application; therefore, the project must comply with the requirements of the landscaping and buffering requirements of Division 12 of Article 3.

2. A required buffer of 5 feet in width is required along all property lines except for the northern property line adjacent to the City Park Apartment complex would require a 10 foot buffer. The buffer must feature one tree every 35 feet with 100 percent of shrubs. Please provide a revised landscaping plan reflecting this requirement.

3. Please provide a color palette and building materials for the architectural elevations.

General Applicability Criteria

1. Applicant has satisfactorily addressed the required criteria.

Flexible Development Criteria

1. Applicant has satisfactorily addressed the required criteria. **SEE PAGE 0 ON DOCUMENT.

Planning Review

Site Plan/Application

1. The submittal did not include a Comprehensive Landscaping Program application; therefore, the project must comply with the requirements of the landscaping and buffering requirements of Division 12 of Article 3.

2. A required buffer of 5 feet in width is required along all property lines except for the northern property line adjacent to the City Park Apartment complex would require a 10 foot buffer. The buffer must feature one tree every 35 feet with 100 percent of shrubs. Please provide a revised landscaping plan reflecting this requirement.

General Applicability Criteria

1. Applicant has satisfactorily addressed the required criteria.

Flexible Development Criteria

1. Applicant has satisfactorily addressed the required criteria. **SEE PAGE 0 ON DOCUMENT.

Solid Waste Review

I do not see any plans for the Dumpsters for garbage service on any of these up loads.

Stormwater Review

Prior to CDB

Six (6) inches of separation between the seasonal high water table and bottom of stormwater facilities must be provided as well as geotechnical information showing infiltration rates. Additionally only 50 % credit shall be given for void space in aggregate retention areas (see City's Stormwater Drainage Criteria Manual).

Stormwater Review

Prior to CDB

Previously permitted ponds must be brought back to permitted standards. Please submit original design drawings as well as cross sections of ponds as they currently exist. If there is substantial deviation, re-grading of ponds shall be required.

Stormwater Review

Prior to CDB

Per city of Clearwater Storm Drainage Design Criteria, section 8, the post-development flow may not exceed the pre-development flow. Please revise accordingly



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Stormwater Review

Prior to Building Permit:

Please continue to submit drainage report including any pertinent geotechnical information. Drainage report will be reviewed in depth during building permit submittal.

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

General Note(s):

1. Applicant shall comply with the current Multimodal Impact Fee Ordinance and fee schedule which shall be paid prior to a Certificate of Occupancy (C.O.). The MIF amount for the new expansion of the sanctuary is TBD.
2. DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application. **SEE PAGE 12 ON DOCUMENT.

Traffic Engineering Review

Prior to Community Development Board hearing:

Submit a Traffic Impact Study, please contact Bennett Elbo at (727)562-4750 prior to conducting the study. **SEE PAGE 12 ON DOCUMENT.



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

10:50 AM

Case number: [LUP2016-08008 -- 2251 MONTCLAIR RD](#)

Owner(s): Montclair Lake Townhomes Llc
175 Bayside Dr
Clearwater, FL 33767-2502
PHONE: (727) 797-8972, Fax: No fax, Email: No email

Applicant: Montclair Lake Townhomes
175 Bayside Dr
Clearwater, FL 33767-2502
PHONE: (727) 797-8972, Fax: No fax, Email: Gus@digiovannihomes

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

Location: 0.98 acre portion of a property located on the south side of Montclair Road approximately 770 feet west of N Belcher Road.

Atlas Page: 254A

Zoning District: Medium High Density Residential

Request: This case involves a request to amend the Future Land Use Map designation of a 0.98 acre portion of a property from Preservation (P) to Residential Medium (RM).

Proposed Use:

Neighborhood Association(s): Clearwater Neighborhood Coalition
College Park

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	08/05/2016	Matzke
Solid Waste Review	No Comments	08/15/2016	Pryor
Environmental Review	Comments	08/19/2016	Kessler
Traffic Eng Review	No Comments	08/22/2016	Elbo
Engineering Review	Comments	08/22/2016	Simpson
Parks and Rec Review	No Comments	08/22/2016	Reid
Stormwater Review	No Comments	08/24/2016	Bawany
Planning Review	Comments	08/24/2016	Matzke
Land Resource Review	No Comments	08/25/2016	Anderson
Fire Review	No Review Required	08/28/2016	Schultz

The DRC reviewed this application with the following comments:

- Engineering Review Comments were included with BCP2015-09655.
- Environmental Review Prior to issuance of site building permit:
 Provide assurance that fill or other development activities will not impact Preservation areas beyond the property line. **SEE PAGE 7 ON DOCUMENT.
- Environmental Review Prior to CDB:
 Table 1 states 0.75 acres of wetland impacts, but the requested amendment is for 0.98 acres. Please clarify the discrepancy. **SEE PAGE 18 ON DOCUMENT.
- Planning Review 1. Legal Description: A site plan is not included with this application. This should be clarified to reflect what is actually part of the application.
 2.
 Description of Text Amendment: There is not a companion text amendment with this application, so this field should be either left blank or state Not Applicable. Correct when resubmitted. **SEE PAGE 0 ON DOCUMENT.
- Planning Review 3. Address of Subject Property: The Road is not Montclair Lake Road. Correct when resubmitted. **SEE PAGE 0 ON DOCUMENT.



CITY OF CLEARWATER

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

Planning Review

1. Future Land Use Plan Designation: The present FLU Designation is Preservation, not Preserve and Residential is misspelled under Requested. Please correct for resubmittal

2. FLU Designations for Surrounding Properties: C and HDR are not future land use categories (listed as being South of the subject area). RL is not immediately east of the subject area and LMDR is zoning, not future land use. Correct all fields for resubmittal. **SEE PAGE 1 ON DOCUMENT.

Planning Review

1. Consistency with Comp Plan: Response does not demonstrate how amending this to Residential Medium is consistent with the comprehensive plan. Response should include appropriate goals, objectives and/or policies that show this is consistent. Please revise for resubmittal.

2. Not Inconsistent with Comp Plan: Without more information in item 1, it is not sufficient to restate the standard.

3. Compatible with Existing and Planned Uses in Area: Response does not state what is in the area. Please elaborate to include what is approved or under construction on the rest of the site and also what is in the vicinity on Montclair and Belcher Roads. Revise for resubmittal.

4. Sufficient Public Facilities: The amendment does increase density and therefore development potential on the site. What is stated as a response is not entirely accurate. Design is not necessarily applicable to the standard. Response should address utilities and capacity of roadway and how those might be affected by the additional units allowed by the amendment. Revise for resubmittal.

5. Adverse Impacts: Please elaborate on how the amendment is in harmony with surrounding uses. Elaboration on Item 3 may assist with this response also. How does this allow for a better design and how does that help meet the standard? Revise for resubmittal. **SEE PAGE 3 ON DOCUMENT.

Planning Review

6. Natural Environment: Portions of the parcel adjacent to the north also contain areas designated as Preservation on the City's Future Land Use Map and those areas are connected to the Subject area proposed to be amended and intended to be filled/impacted under the SWFWMD permit. Please explain how this will not adversely affect the area designated Preservation located on parcel 06-29-16-00000-230-0100 (shared property line). **SEE PAGE 3 ON DOCUMENT.

Planning Review

SWFWMD Permit: Application only includes approval notice from SWFWMD. The permit also needs to be provided. Include in resubmittal. **SEE PAGE 19 ON DOCUMENT.



CITY OF CLEARWATER

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

10:50 AM

Case number: [REZ2016-08005 -- 2251 MONTCLAIR RD](#)

Owner(s): Montclair Lake Townhomes Llc
 175 Bayside Dr
 Clearwater, FL 33767-2502
 PHONE: (727) 797-8972, Fax: No fax, Email: No email

Applicant: Montclair Lake Townhomes
 175 Bayside Dr
 Clearwater, FL 33767-2502
 PHONE: (727) 797-8972, Fax: No fax, Email: Gus@digiovannihomes

Location: 0.98 acre portion of a property located on the south side of Montclair Road approximately 770 feet west of N Belcher Road.

Atlas Page: 254A

Zoning District: Medium High Density Residential

Request: This case involves a request to amend the Zoning Atlas designation of a 0.98 acre portion of a property from Preservation (P) to Medium High Density Residential (MHDR).

Proposed Use: Attached Dwellings

Neighborhood Association(s): Clearwater Neighborhood Coalition
 College Park

Presenter: Lauren Matzke, Long Range Planning Manager

Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	08/05/2016	Matzke
Engineering Review	Comments	08/12/2016	Simpson
Solid Waste Review	No Comments	08/15/2016	Pryor
Environmental Review	No Comments	08/19/2016	Kessler
Parks and Rec Review	No Comments	08/22/2016	Reid
Traffic Eng Review	No Comments	08/22/2016	Elbo
Planning Review	Comments	08/24/2016	Matzke
Stormwater Review	No Comments	08/24/2016	Bawany
Fire Review	No Review Required	08/28/2016	Schultz



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

The DRC reviewed this application with the following comments:

- Engineering Review No Engineering comments at this time. All Engineering Comments were handled with BCP2015-09655. **SEE PAGE 0 ON DOCUMENT.

- Planning Review 1. Legal Description: A site plan is not included with this application. This should be clarified to reflect what is actually part of the application.

- 2. Request: This is not clear. Is the request to rezone the entire subject area as MHDR or will there be a portion of Preservation District remaining? Request conflicts with the information on page 2 of application. **SEE PAGE 0 ON DOCUMENT.

- Planning Review 1. Requested Zoning District: Confirm request as information on this page conflicts with information on page 1 of application.

- 2. Zoning Districts for Adjacent Properties: RM and RU are not zoning districts (listed as being north of the subject area). HDR is not south of the property. LMDR is not east of the property, and RL is not a zoning district. LMDR is not immediately west of the property. Correct all fields for resubmittal. **SEE PAGE 1 ON DOCUMENT.

- Planning Review 1. Consistency with Comp Plan and Furthers Purpose of Community Development Code: Response does not demonstrate how amending this to MHDR is consistent with the comprehensive plan. Response should include appropriate goals, objectives and/or policies that show this is consistent. The surrounding use is not LMDR. Response should address the purpose of the requested zoning district and state how the amendment furthers the purpose. Revise for resubmittal.

- 2. Available Uses: Response is unclear. There are several zoning districts in the area, with LMDR being further west. Response should discuss how this is consistent with the rest of the site, as well as the uses in the immediate vicinity. Clarify in resubmittal.

- 3. Needs and Character of Neighborhood: Response to standard is not clear. There are multiple zoning districts and developments in the area so response should address more clearly. Clarify and correct typos.

- 4. District Boundaries: There is not a site plan attached. Revise. **SEE PAGE 3 ON DOCUMENT.

- Planning Review Table One: Project Wetland and Other Surface Water Summary states 0.75 acres of wetland impacts, but the requested amendment is for 0.98 acres. Clarify the discrepancy. **SEE PAGE 18 ON DOCUMENT.

- Planning Review SWFWMD Permit: Application only includes approval notice from SWFWMD. The permit also needs to be provided. Include in resubmittal. **SEE PAGE 19 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

4:00 PM

Case number: [ANX2016-08025 -- 2130 BELL CHEER DR](#)

Owner(s): Lloyd Charles Iii
2192 Bell Cheer Drive
Clearwater, FL 33764
PHONE: (727) 443-0946, Fax: No fax, Email: No email

Applicant:
2130 Bell Cheer Dr
Clearwater, FL 33764-4846
PHONE: (954) 990-6661, Fax: No fax, Email: No email

Location: 0.518 acres located generally south of Druid Road, west of South Hercules Avenue, north of Lakeview Road, and west of South Belcher Road.

Atlas Page: 308B

Zoning District: Low Medium Density Residential

Request: This case involves two requests for voluntary annexation. It is proposed that the properties be assigned an initial Future Land Use Map designation of Residential Low (RL) and an initial zoning district of Low Medium Density Residential (LMDR). The addresses are 2130 and 2192 Bell Cheer Drive

Proposed Use: Detached Dwelling

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Kyle Brotherton, Planner



CITY OF CLEARWATER

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

Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	08/02/2016	Brotherton
Planning Review	No Comments	08/04/2016	Brotherton
Engineering Review	Comments	08/12/2016	Simpson
Solid Waste Review	No Comments	08/15/2016	Pryor
Environmental Review	No Comments	08/19/2016	Kessler
Parks and Rec Review	No Comments	08/22/2016	Reid
Traffic Eng Review	No Comments	08/22/2016	Elbo
Stormwater Review	No Comments	08/24/2016	Bawany
Land Resource Review	No Comments	08/25/2016	Anderson
Fire Review	No Comments	08/28/2016	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). **SEE PAGE 0 ON DOCUMENT.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

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

4:00 PM

Case number: [ANX2016-08026 -- 3041 MERRILL AVE](#)

Owner(s): Foy, Becky L
3041 Merrill Ave
Clearwater, FL 33759-3450
PHONE: (727) 687-9031, Fax: No fax, Email: No email

Applicant:
3041 Merrill Ave
Clearwater, FL 33759-3450
PHONE: (727) 687-9031, Fax: No fax, Email: No email

Location: 0.185 acres located on the south side of Merrill Avenue approximately 450 feet west of McMullen Booth Road.

Atlas Page: 283A

Zoning District: Low Medium Density Residential

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

Proposed Use: Detached Dwelling

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Kyle Brotherton, Planner



CITY OF CLEARWATER

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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	08/02/2016	Brotherton
Planning Review	No Comments	08/04/2016	Brotherton
Engineering Review	Comments	08/12/2016	Simpson
Solid Waste Review	No Comments	08/15/2016	Pryor
Environmental Review	No Comments	08/19/2016	Kessler
Parks and Rec Review	No Comments	08/22/2016	Reid
Traffic Eng Review	No Comments	08/22/2016	Elbo
Stormwater Review	No Comments	08/24/2016	Bawany
Land Resource Review	No Comments	08/25/2016	Anderson
Fire Review	No Comments	08/28/2016	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). **SEE PAGE 0 ON DOCUMENT.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

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

4:00 PM

Case number: [ANX2016-08027 -- 1846 PINELAND DR](#)

Owner(s): Jeff Bagby
1846 Pineland Dr
Clearwater, FL 33755-1911
PHONE: (727) 641-2250, Fax: No fax, Email: No email

Applicant: Jeff Bagby
1846 Pineland Dr
Clearwater, FL 33755-1911
PHONE: (727) 641-2250, Fax: No fax, Email: No email

Location: 0.169 acres located on the west side of Pineland Drive approximately 360 feet south of Sunset Point Road.

Atlas Page: 260B

Zoning District: Low Medium Density Residential

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

Proposed Use: Detached Dwelling

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Kyle Brotherton, Planner



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
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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	08/02/2016	Brotherton
Planning Review	No Comments	08/04/2016	Brotherton
Engineering Review	Comments	08/12/2016	Simpson
Solid Waste Review	No Comments	08/15/2016	Pryor
Environmental Review	No Comments	08/19/2016	Kessler
Parks and Rec Review	No Comments	08/22/2016	Reid
Traffic Eng Review	No Comments	08/22/2016	Elbo
Stormwater Review	No Comments	08/24/2016	Bawany
Land Resource Review	No Comments	08/25/2016	Anderson
Fire Review	No Comments	08/28/2016	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). **SEE PAGE 0 ON DOCUMENT.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

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

4:00 PM

Case number: [ANX2016-08028 -- 606 BAYVIEW AVE](#)

Owner(s): Our Lady Of Divine Providence House Of Prayer Foundation, Inc
711 S Bayview Ave
Clearwater, FL 33759
PHONE: (727) 441-8966, Fax: No fax, Email: No email

Applicant:
711 S Bayview Ave
Clearwater, FL 33759
PHONE: (727) 441-8966, Fax: No fax, Email: Bja@macfar.Com

Location: 1.18 acres located generally south of Gulf to Bay Blvd, west of the Bayside Bridge, north of Old Tampa Bay, and east of Thornton Road.

Atlas Page: 301A

Zoning District: Institutional

Request: This case involves two requests for voluntary annexation. The properties will be assigned a Future Land Use Map category of Institutional (I) (see concurrent case LUP2016-08007) and a zoning district of Institutional (I) (see concurrent case REZ2016-08004). The addresses are: 606 S. Bayview Avenue and an unaddressed parcel approximately 220 feet south of Gulf to Bay Blvd.

Proposed Use: Places of Worship

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Kyle Brotherton, Planner



CITY OF CLEARWATER

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

Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	08/04/2016	Brotherton
Planning Review	No Comments	08/04/2016	Brotherton
Engineering Review	Comments	08/12/2016	Simpson
Solid Waste Review	No Comments	08/15/2016	Pryor
Parks and Rec Review	No Comments	08/19/2016	Reid
No issues on annexation of property. Note: If the property is redeveloped the project will be reviewed and impact fees may be due at that time.			
Environmental Review	No Comments	08/19/2016	Kessler
Traffic Eng Review	No Comments	08/22/2016	Elbo
Stormwater Review	No Comments	08/24/2016	Bawany
Land Resource Review	No Comments	08/25/2016	Anderson
Fire Review	No Comments	08/28/2016	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). **SEE PAGE 0 ON DOCUMENT.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

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

4:00 PM

Case number: [FLD2016-07025 -- 600 MANDALAY AVE 1](#)

Owner(s): Xania Inc
1299 Main St Ste E
Dunedin, FL 34698 533
PHONE: No phone, Fax: No fax, Email: No email

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

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

Location: 0.031 acres located at the northwest corner of Mandalay Avenue and Kendall Street.

Atlas Page: 258A

Zoning District: Tourist

Request: The Community Development Board (CDB) is reviewing a Comprehensive Infill Redevelopment Project in the Tourist (T) District for the property located at 600 Mandalay Avenue. The project is 12 feet in height, includes zero parking spaces and requests flexibility consistent with Sections 2-803.D and 3-1202.G.

Proposed Use: Restaurants

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

Presenter: Melissa Hauck-Baker, Senior Planner



CITY OF CLEARWATER

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

Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	08/08/2016	Hauck-Baker
Solid Waste Review	Comments	08/15/2016	Pryor
As this business expands we will have to discuss the garbage issues and the lack of room for barrel storage. Our garbage service for this type barrel is now one day per week.			
Parks and Rec Review	No Comments	08/19/2016	Reid
Environmental Review	Comments	08/19/2016	Kessler
Traffic Eng Review	Comments	08/22/2016	Elbo
Engineering Review	Comments	08/22/2016	Simpson
Stormwater Review	Comments	08/24/2016	Bawany
Planning Review	Comments	08/24/2016	Hauck-Baker
Land Resource Review	No Comments	08/25/2016	Anderson
Fire Review	No Comments	08/28/2016	Schultz
Harbor Master Review	No Review Required	08/29/2016	Parry
Art Review	No Reveiw Required	08/29/2016	Parry

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:

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 A-2 was reviewed for General Engineering criteria. The additional details provided in the plan set may have been necessary for other departmental reviews to provide flexible development approval. Construction plans shall be reviewed in more detail prior to receipt of the building permit.

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

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

DRC review is a prerequisite for Building Permit Review. Additional comments may be forthcoming upon submittal of a Building Permit Application. **SEE PAGE 10 ON DOCUMENT.

Engineering Review

Prior to Community Development Board:

Any changes to public parking or parking meters must be approved by the city's parking division. Please acknowledge. **SEE PAGE 10 ON DOCUMENT.

Engineering Review

Prior to Community Development Board:

Seating in the public right of way requires an outdoor cafe application. Please acknowledge. **SEE PAGE 10 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. **SEE PAGE 0 ON DOCUMENT.

Environmental Review

Prior to issuance of Building Permit:

An Asbestos Survey is usually required prior to conducting any demolition or renovations. Contact Pinellas County Air Quality (727/464-4422) for more information. **SEE PAGE 0 ON DOCUMENT.

Planning Review

Site Plan/Application

1. Please provide commentary regarding the project compliance with the Old Florida Character District and Design Guidelines of Beach by Design

General Applicability Criteria

1. Applicant has satisfactorily addressed the required criteria.

Flexible Development Criteria

1. Applicant has satisfactorily addressed the required criteria. **SEE PAGE 0 ON DOCUMENT.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

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

Solid Waste Review As this business expands we will have to discuss the garbage issues and the lack of room for barrel storage. Our garbage service for this type barrel is now one day per week.

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

General Note(s):

1. Applicant shall comply with the current Multimodal Impact Fee Ordinance and fee schedule which shall be paid prior to a Certificate of Occupancy (C.O.). The MIF amount for the new restaurant expansion with credit is \$4,515.65.

2. DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application. **SEE PAGE 10 ON DOCUMENT.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

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

4:00 PM

Case number: [FLS2016-07032 -- 2256 ST CHARLES DR](#)

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

Applicant: Sophia Henry
2256 St Charles Drive
Clearwater, FL 33764
PHONE: (727) 247-5453, Fax: No fax, Email: Sopflavi311@icloud.Com

Representative: Tim Mcalpin
Alpine Aluminim & Screen
380 Douglas Road East
Suite 1
Oldsmar, FL 34667
PHONE: (813) 299-1051, Fax: No fax, Email: Tmcapin77@gmail.Com

Location: 0.21 acres on the north side of St. Charles Drive approximately 200 feet west of York Drive.

Atlas Page: 309A

Zoning District: Low Medium Density Residential

Request: The Development Review Committee (DRC) is reviewing a pool enclosure for an existing detached dwelling in the Low Medium Density Residential (LMDR) District for the property located at 2256 St. Charles Drive. The project has a height of 13 feet, and requests allowable flexibility from setback requirements (CDC Section 2-203.B.).

Proposed Use: Detached Dwelling

Neighborhood Association(s): Clearwater Neighborhood Coalition
Morningside Meadows

Presenter: Kevin Nurnberger, Senior Planner



CITY OF CLEARWATER

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

Workflow:

<u>Review Name</u>	<u>Task Status</u>	<u>Status Date</u>	<u>Last Name</u>
Determination of Completeness	Complete	08/08/2016	Nurnberger
Solid Waste Review	No Comments	08/15/2016	Pryor
Land Resource Review	No Comments	08/18/2016	Crandall
Parks and Rec Review	No Comments	08/19/2016	Reid
Engineering Review	Comments	08/19/2016	Gluski
Environmental Review	Comments	08/19/2016	Kessler
Traffic Eng Review	No Comments	08/22/2016	Elbo
Stormwater Review	No Comments	08/23/2016	Bawany
Fire Review	No Review Required	08/24/2016	Schultz
Harbor Master Review	No Review Required	08/29/2016	Nurnberger
Planning Review	No Comments	08/29/2016	Nurnberger
Route to Meeting	Ready for DRC	08/29/2016	Nurnberger
Art Review	No Review Required	08/29/2016	Nurnberger



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The DRC reviewed this application with the following comments:

Engineering Review

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

Per the plat, a 6 ft. drainage and utility easement is located along the rear of the property line. Under no circumstances shall any structure(s) be constructed within the 6 ft. utility easement. The City of Clearwater has utilities located within this area.

It appears the existing swimming pool "excess pool deck" is encroaching into the 6 ft drainage and utility easement located along the rear property line. To construct the new proposed swimming pool enclosure the "excess pool deck" shall be removed to avoid conflict with the existing utilities located within this easement.

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

General Note:

DRC review is a prerequisite for Building Permit Review; additional comments may be forthcoming upon submittal of a Building Permit Application. **SEE PAGE 5 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. **SEE PAGE 0 ON DOCUMENT.

Stormwater Review

Prior to Building Permit:

Please design stormwater roof drains (if any) to be directed towards the street, or maintain current lot drainage

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

4:00 PM

Case number: [LUP2016-08007 -- 606 BAYVIEW AVE](#)

Owner(s): Our Lady Of Divine Providence House Of Prayer Foundation, Inc
711 S Bayview Ave
Clearwater, FL 33759
PHONE: (727) 441-8966, Fax: No fax, Email: No email

Applicant:
606 Bayview Avenue
Clearwater, FL 33759
PHONE: (727) 441-8966, Fax: No fax, Email: Bja@macfar.Com

Location: 2.62 acres located generally south of Gulf to Bay Blvd, west of the Bayside Bridge, north of Old Tampa Bay, and east of Thornton Road.

Atlas Page: 301A

Zoning District: Institutional

Request: This case involves amending the Future Land Use Map designations of four properties from Residential Low (RL), Residential Low Medium (RLM), Residential Urban (RU), and Commercial General (CG) to Institutional (I).

Proposed Use: Places of Worship

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Kyle Brotherton, 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	08/04/2016	Brotherton
Planning Review	Comments	08/09/2016	Brotherton
Solid Waste Review	No Comments	08/15/2016	Pryor
Parks and Rec Review	No Comments	08/19/2016	Reid
Environmental Review	No Comments	08/19/2016	Kessler
Traffic Eng Review	No Comments	08/22/2016	Elbo
Engineering Review	Comments	08/22/2016	Simpson
Stormwater Review	No Comments	08/24/2016	Bawany
Land Resource Review	No Comments	08/25/2016	Anderson
Fire Review	No Review Required	08/28/2016	Schultz



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

The DRC reviewed this application with the following comments:

- Engineering Review No Engineering comments at this time. Further comments will be forthcoming at time of building permit and or Flexible Development Application. **SEE PAGE 0 ON DOCUMENT.
- Planning Review This parcel also has Future Land Use Plan Designations of Commercial General (CG) and Residential Low (RL). Please add Commercial General (CG) and Residential Low (RL) to the Future Land Use Plan Designation section.
- Additionally, the Zoning District Commercial (C) can be added to the Zoning District Section. **SEE PAGE 6 ON DOCUMENT.
- Planning Review This parcel includes just a small portion of the Future Land Use Plan Designation of Residential Urban (RU). Please add to the list of Future Land Use Plan Designations. **SEE PAGE 11 ON DOCUMENT.
- Planning Review The Countywide Plan Designation is Residential Low Medium (RLM) for this parcel. Please update. **SEE PAGE 11 ON DOCUMENT.
- Planning Review This parcel appears to only have a Future Land Use Plan Designation of Residential Urban (RU). Residential Low Medium (RLM) can be removed from this application. Additionally, the Zoning District of Mobile Home Park (MHP) can also be removed. **SEE PAGE 16 ON DOCUMENT.
- Planning Review This property appears to have only one Future Land Use Plan Designation of Residential Urban (RU). The Future Land Use Plan Designation of Residential Low Medium (RLM) can be removed. Additionally, the Zoning District of Mobile Home Park (MHP) can also be removed. **SEE PAGE 1 ON DOCUMENT.
- Planning Review This parcel has Future Land Use Plan Designations of Commercial General (CG) and Residential Low (RL) in addition to Residential Urban (RU) and Residential Low Medium (RLM). Please add Commercial General (CG) and Residential Low (RL).
- Additionally, the Zoning District of Commercial (C) can also be added. **SEE PAGE 1 ON DOCUMENT.
- Planning Review This parcel also contains the Future Land Use Plan Designation of Residential Urban (RU). Please add to the section. **SEE PAGE 1 ON DOCUMENT.
- Planning Review The Countywide Plan Map Category of this parcel is Residential Low Medium (RLM). Please update. **SEE PAGE 1 ON DOCUMENT.



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

4:00 PM

Case number: [REZ2016-08004 -- 606 BAYVIEW AVE](#)

Owner(s): Our Lady Of Divine Providence House Of Prayer Foundation, Inc
711 S Bayview Ave
Clearwater, FL 33759
PHONE: (727) 441-8966, Fax: No fax, Email: No email

Applicant:
711 S Bayview Ave
Clearwater, FL 33759
PHONE: (727) 441-8966, Fax: No fax, Email: Bja@marfad.Com

Location: 2.62 acres located generally south of Gulf to Bay Blvd, west of the Bayside Bridge, north of Old Tampa Bay, and east of Thornton Road.

Atlas Page: 301A

Zoning District: Institutional

Request: This case involves rezoning four parcels from R-4, One, Two, & Three Family Residential (County), Low Medium Density Residential (LMDR), Mobile Home Park (MHP), and Commercial (C) to Institutional (I).

Proposed Use: Places of Worship

Neighborhood Association(s): Clearwater Neighborhood Coalition

Presenter: Kyle Brotherton, Planner



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Stormwater Review	No Comments	08/24/2016	Bawany
Land Resource Review	No Comments	08/25/2016	Anderson
Fire Review	No Review Required	08/28/2016	Schultz

The DRC reviewed this application with the following comments:

- Engineering Review No Engineering comments at this time. Further comments will be forthcoming at time of building permit and or Flexible Development Application. **SEE PAGE 0 ON DOCUMENT.
- Planning Review This parcel also contains a small portion of the Future Land Use Plan Designation Residential Urban (RU). Please add to the list. **SEE PAGE 20 ON DOCUMENT.
- Planning Review This parcel appears to only contain the Zoning District of Low Medium Density Residential (LMDR). The Zoning District of Mobile Home Park (MHP) can be removed.
- Additionally, the Future Land Use Plan Designation of Residential Low Medium (RLM) can be removed. **SEE PAGE 30 ON DOCUMENT.
- Planning Review This parcel appears to only contain the Zoning District of Low Medium Density Residential (LMDR). The Zoning District of Mobile Home Park (MHP) can be removed.
- Additionally, the Future Land Use Plan Designation of Residential Low Medium (RLM) can also be removed. **SEE PAGE 1 ON DOCUMENT.
- Planning Review This parcel also contains the Zoning District of Commercial (C). Please add to the Zoning District section.
- Additionally, the Future Land Use Plan Designations of Commercial General (CG) and Residential Low (RL) should also be added to the Future Land Use Plan Designation section. **SEE PAGE 1 ON DOCUMENT.
- Planning Review This parcel contains a small portion of the Future Land Use Plan Designation of Residential Urban (RU). Please add to the Future Land Use Plan Designation section. **SEE PAGE 1 ON DOCUMENT.