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) 562-4576

Conditions Associated With
BCP2016-08272
2251 MONTCLAIR RD

Digitally signed by Debra Roman
Date: 2016.11.28 12:47:26 -05'00'

No pending reviews.

The following conditions must be satisfied before the permit can be processed.

Building Review Jack Fahey 562-4567 x2593

ORDER	STATUS DATE	CONDITION OF APPROVAL	STATUS
	8/17/2016		Not Met
	8/17/2016	need clean drawing to approve this drawing has been altered. **SEE PAGE 0 ON DOCUMENT.	Not Met

C of O Condition - Landscape Ellen Crandall 727-562-4836

ORDER	STATUS DATE	CONDITION OF APPROVAL	STATUS
	10/17/2016	C of O Condition - Landscape Landscape final required prior to Certificate of completion.	Not Met

Engineering Review Donald Melone 562-4798

ORDER	STATUS DATE	CONDITION OF APPROVAL	STATUS
	8/17/2016	Need to provide a design for the wall acceptable to our Water Department where the wall crosses the proposed water mains. A solid wall may not be acceptable to our Water Department. **SEE PAGE 0 ON DOCUMENT. Talked to Eric Soderlund and he said the Water Department is OK. DDM 08/29/16	Met

NOC

ORDER	STATUS DATE	CONDITION OF APPROVAL	STATUS
	8/11/2016	DRT Review - NEED NOC	Not Met

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The following conditions must be satisfied before the permit can be processed.

Planning Review Mark Parry 727-562-4741

ORDER APPROVAL	STATUS DATE STATUS	CONDITION OF
	8/12/2016	Section 3-804. - Height requirements A. Front. Walls and fences located in front of a principal structure shall be permitted to a maximum height of 48 inches with the following exceptions: 1. In the MDR and MHDR zoning districts, 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 a required front setback area as a Level One (flexible standard development) approval. Such walls shall be architecturally compatible with the principal structure on the property and compatible with the surrounding properties. The subject site is within the MHDR District therefore a Level I Flexible Standard Development application is required to be submitted prior to the issuance of any permits. **SEE PAGE 0 ON DOCUMENT.
	8/12/2016	Section 3-804. - Height requirements C. Landscaping requirements. Any fence or wall that exceeds three feet in height and is located between a principal structure and any right-of-way shall provide a three foot wide landscaped strip on the right-of-way side of the fence. The landscape plan needs to be shown pursuant to Section 3-804.C, above.**SEE PAGE 0 ON DOCUMENT. Response: 3' wide landscaped strip provided, see Sheet L2.4.
	8/12/2016	The fence appears to exceed the six foot height permitted by Section 3-804. Please revise.**SEE PAGE 0 ON DOCUMENT.
	8/12/2016	Section 3-904. - Sight visibility triangle. A. 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. Please show all sight visibility triangles. **SEE PAGE 0 ON DOCUMENT. Response: Sight visibility triangles have been added on Site Plan and Landscape Plans.
	10/13/2016	Sheet L1.1: Please provide a scale for the two site plans shown. I understand that they will be at two different scales. **SEE PAGE 0 ON DOCUMENT. Response: Scales have been added to Sheet L2.4.

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		Not Met
10/13/2016	Please provide a dimension showing the width of the landscape buffer. The wall is required to be at least three feet from the property line and a 10 foot landscape buffer is required along Montclair and a 15 foot buffer along Belcher. **SEE PAGE 0 ON DOCUMENT. Response: Landscape Buffer dimension now shown on Sheets L1.1 and L2.4.	Not Met
10/13/2016	Jatropha is not frost hardy and is considered marginal in zones 9B and 10A. Please revise with plant material reliably hardy in this zone. **SEE PAGE 0 ON DOCUMENT. Response: Jatropha has been changed to Nellie Stevens Holly Tree.	
10/13/2016	Please provide calculations regarding minimum numbers of perimeter trees required and trees provided.**SEE PAGE 0 ON DOCUMENT. Response: Perimeter tree calculations were previously permitted under the Master Landscape Plan for this project. A table has been provided on Sheet L2.4 showing Perimeter Tree Calculations for Montclair Road.	
10/13/2016	I am not aware of crotons being used effectively as a landscape hedge in this area due to their susceptibly to frost damage. Please replace. **SEE PAGE 0 ON DOCUMENT. Response: Crotons have been replaced with Thryallis.	
10/13/2016	Clarify what plant material is represented by the orange and yellow groupings - the red is identified in the plant list as annual bedding plants. I assume the same applies for the symbols in question but I need to confirm that. Please clarify on the plan. **SEE PAGE 0 ON DOCUMENT. Response: All annual bedding plant symbols are now shown on the Wall Plant List on Sheet L2.4.	

10/24/2016

With regard to the response to my comment about providing tree calculations. The approved landscape plan calls out existing Cherry Laurels to remain as well as a podocarpus hedge. All that would seem to conflict with the current proposed landscape plan. I think that I need this plan to coordinate with the master landscape plan. In other words - I am only going to end up with one landscape plan for the site. I think that the site engineering and the landscape designer need to coordinate. I will hold off on a full re-review until we sort out which landscape plan will be used. I was under the impression that this landscape plan would supersede the one submitted for BCP2015-09655. **SEE PAGE 3 ON DOCUMENT.

Response: The landscape plans for the wall along Montclair Road have now been combined with the previously approved Landscape Plans for the overall site. See revised Sheets L1.1 Site Plan, L1.4 Tree Preservation Plan, L1.5 Tree Schedule and Calculations, L1.7 Master Plant List and Sheet L2.4 Wall Plant details.

All preserved and demising tree calculations and plans have been revised. The Cherry Laurel and Podocarpus hedges that are being retained or removed are shown on the revised Sheet L1.1.

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