

DVA2022-06011

50 North Osceola Avenue & 112 South Osceola Avenue



CLEARWATER
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100 S. Myrtle Ave. | Clearwater, FL 33756
www.myclearwater.com



Location



LEGEND

- 1 IMAGINE CLEARWATER PARK
- 2 COVERED BANDSHELL
- 3 CLEARWATER MAIN LIBRARY
- 4 HARBORVIEW SITE PROPOSED HOTEL
- 5 VEGETATED RETAIL CORRIDOR
- 6 COMMERCIAL BUILDING
- 7 PUBLICLY ACCESSIBLE ROOFTOP AMENITY
- 8 CIVIC GATEWAY
- 9 ELEVATED BLUFF WALK
- 10 EXISTING CONDO BUILDING
- 11 CITY HALL SITE PROPOSED RESIDENTIAL BUILDING
- 12 GREEN ROOF
- 13 POOL
- 14 TERRACED LANDSCAPE / SEATING WALLS
- 15 LANDSCAPE BUFFER
- 16 DROP-OFF
- 17 PARKING GARAGE ACCESS
- 18 SERVICE AREA ACCESS
- 19 SLOPED ROOF / LAWN WITH TERRACE SEATING



Permit/Seal

Client/Project Logo

Client/Project

Title



HARBORVIEW SITE PROPOSAL

- 1.348 Acres - 2 Proposed Buildings & Underground Parking
 - North Building
 - 158-Unit Hotel With Typical Amenities
 - 9,000 +/-SF Commercial Uses
 - 157' In Height (13 Stories)
 - South Building
 - 12,000 SF Commercial
 - 53' In Height (2 Stories)

HARBORVIEW SITE PROPOSAL

- 169 Space Underground Parking Garage
 - 119 Spaces Required
 - 50 Spaces Reserved & Allocated To City
- Site Density – 124 UPA (95 UPA Allowed)
- Site Intensity – FAR 0.36 (4.0 Allowed)
- 36 Unit Request From Public Amenities Incentive Pool





N

North Osceola Ave.

Library

LIBRARY
ENTRANCE

BUS PARKING

SHORT TERM PARKING

HOTEL
ENTRY

HOTEL LOBBY

LINE OF
HOTEL ABOVE

RAMP TO
PARKING

LOADING
TRASH

SERVICES

COMMERCIAL
/ RETAIL
/ F&B

PLAZA
BETWEEN
BUILDINGS

LINE OF
BUILDING ABOVE

LAWN TO
2ND LEVEL

COMMERCIAL
/ RETAIL
/ F&B

COMMERCIAL
/ RETAIL
/ F&B

Civic Gateway

PARK
ENTRANCE

LINE OF
CANOPY ABOVE

APPROX. 15' HOTEL
TOWER SETBACK

Bluff Walk

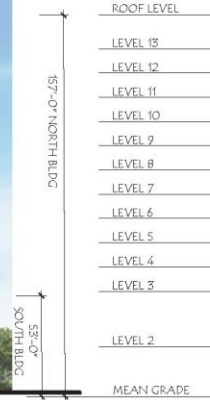


LEGEND

- 1 DROP OFF
- 2 PRIVATE AMENITY TERRACE
- 3 OUTDOOR DINING
- 4 PARKING GARAGE ACCESS
- 5 SERVICE AREA ACCESS
- 6 ACCESSIBLE PEDESTRIAN WALK
- 7 PLANTERS WITH INTEGRATED SEATING
- 8 ELEVATED BLUFF WALK
- 9 PUBLICLY ACCESSIBLE ROOFTOP AMENITY
- 10 SLOPED ROOF / LAWN WITH TERRACE SEATING
- 11 TERRACED LANDSCAPE / SEATING WALLS
- 12 POOL



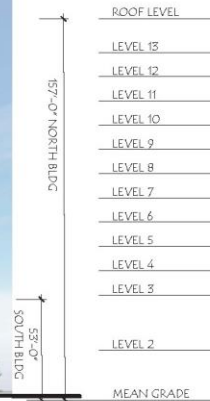
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



CITY HALL SITE PROPOSAL

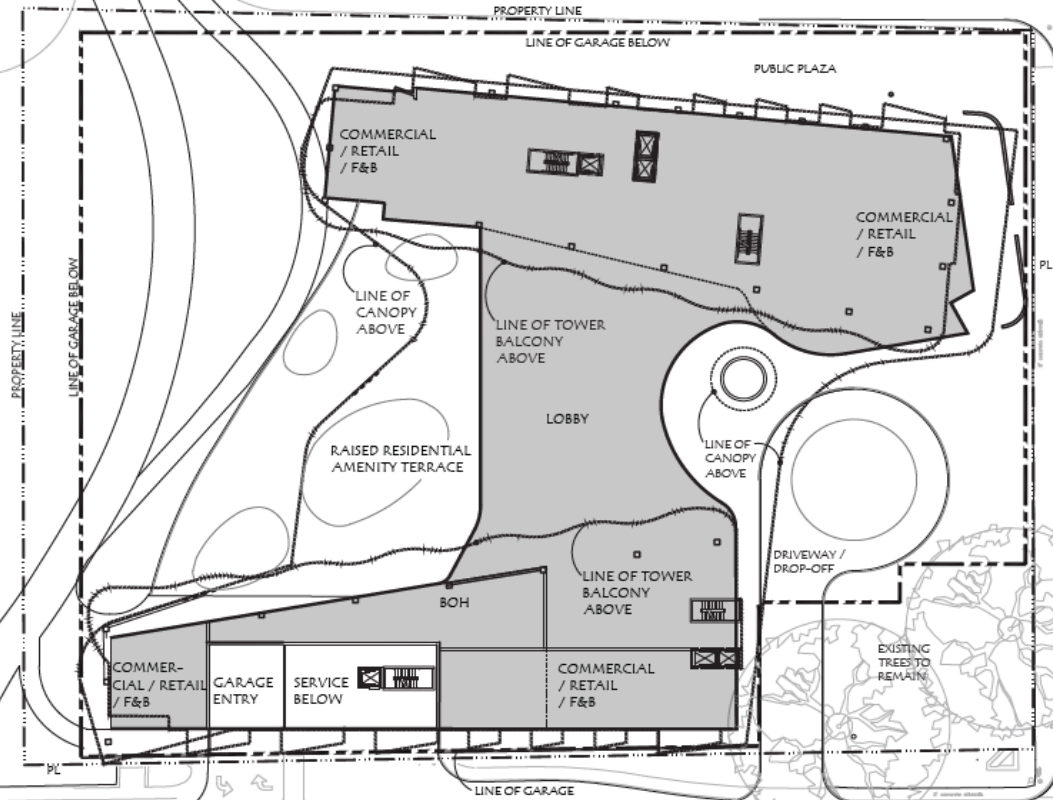
- 2.6 Acres – 1 Proposed Building With Podium & Two Towers
- 500 – 600 Attached Residential Units (Apts.)
40,000 SF Commercial Uses (Retail, Food & Beverage, Cultural)
- 289' In Height (27 Stories)
- Site Density – 253 UPA (95 UPA Allowed)
- Site Intensity – FAR 0.35 (4.0 Allowed)
- 422 Unit Request From Public Amenities Incentive Pool
- 500 – 600 Space Parking Garage (Size Depending On Units Constructed - 1:1 Ratio)

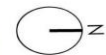
Water's Edge

Coachman
Park

South Osceola Ave.

Pierce St.









KEY DEVELOPMENT AGREEMENT PROVISIONS

- Prohibits Self-Storage Facilities, Light Assembly Uses & Nightclubs Unless In Hotel
- Limits Use Of Amplified Music
- Requires Publicly Accessible Ingress/Egress Areas To Be Dedicated To The General Public
- Provides For City Contribution To Offset Costs Of Providing Underground Parking
- Requires Buildings To Attain LEED Silver Certification

KEY DEVELOPMENT AGREEMENT PROVISIONS

- Requires 10% Of All Parking Spaces To Be EV Capable & 5% To Be EV-Installed
- Requires City To Demolish City Hall & Perform Any Needed Environmental Remediation
- Provides For The Design, Construction & Cost-Sharing Relating To Pedestrian Bridge Or Walkway In Coachman Park
- Establishes Conditions For Closing On Each Site

QUESTIONS?

