



PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

MEETING DATE: January 20, 2026
AGENDA ITEM: ID#25-1226
CASE: FLD2025-07017/TDR2025-07001
REQUEST: Flexible Development approval to add one resort attached dwelling unit through a transfer of development rights as part of a proposed six resort attached dwelling units in the Tourist (T) zoning district and the Old Florida District of *Beach by Design* for the property located at 612 Bay Esplanade. The building will not exceed 55 feet in height and includes nine off-street parking spaces. Requested is flexibility for the use, from front setback requirements, and reduced interior landscaping and landscape buffers along the property lines through a Comprehensive Landscape Program. (Community Development Code Sections 2-803.L, 3-1202.D., E. and G., Article 4, Division 14 and *Beach by Design*)

GENERAL DATA:

Agent..... Housh Ghovae, Northside Engineering, Inc.
Owners..... Ogand LLC (receiving site); Clearwater JV II LLC (sending site)
Location..... South and west sides of Bay Esplanade approximately 114 feet east from the Cyprus Avenue and Bay Esplanade intersection.
Property Size..... 0.19 acres (receiving site); 0.46 acres (sending site)
Future Land Use..... Resort Facilities High (RFH) (receiving site and sending site)
Zoning..... Tourist (T) District (receiving site and sending site)
Special Area Plan..... *Beach by Design* (Old Florida District, receiving site & sending site)
Adjacent Zoning... *North:* Tourist (T)
 South: Tourist (T)
 East: Tourist (T)
 West: Tourist (T)
Existing Land Use..... Attached Dwellings (3 units)
Proposed Land Use..... Resort Attached Dwellings (6 units)

BACKGROUND

Location and Existing Conditions

612 Bay Esplanade (receiving site) is located along the west and south sides of Bay Esplanade where it turns to the west and intersects with Cyprus Avenue. The receiving property is 0.19 acres and consists of one parcel with 182 feet of frontage along Bay Esplanade to the north and east.

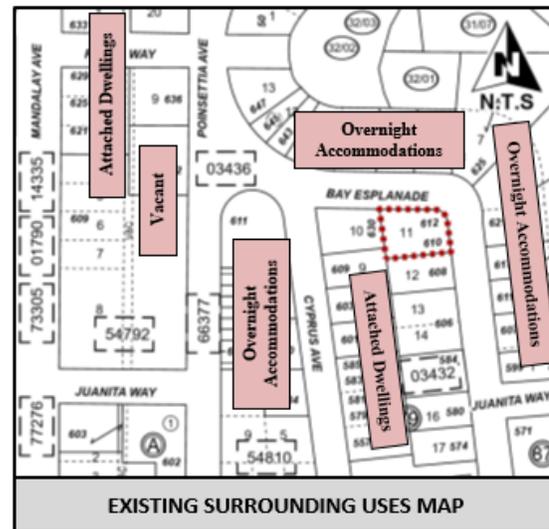
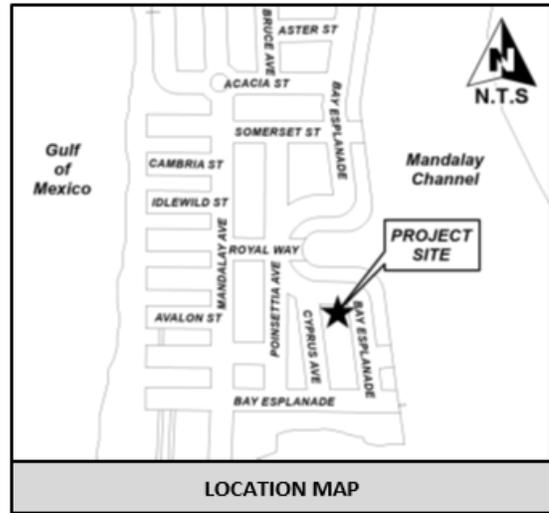
The receiving site is located within the Tourist (T) District and the Old Florida District of *Beach by Design* with a Resort Facilities High (RFH) future land use designation. The site currently is developed with a three-unit attached dwelling constructed in 1955.

60 Somerset Street (sending site) is located at the northwest corner of Somerset Street and Bay Esplanade. The sending property is 0.46 acres and consists of one parcel with 185.90 feet of frontage along Somerset Street and 110.4 feet of frontage along Bay Esplanade. The sending site is located within the Tourist (T) District and the Old Florida District of *Beach by Design* with a Resort Facilities High (RFH) future land use designation. The sending property is developed with a three-unit resort attached dwelling use approved in 2022 through Level One, Flexible Standard Development approval of case FLS2022-01007.

The special area plan envisions the redevelopment of this area primarily with overnight accommodation and attached dwelling uses between Bay Esplanade to Poinsettia Avenue with some limited retail/commercial and mixed-use developments along Mandalay Avenue. The immediate vicinity is characterized by a variety of overnight accommodations, retail sales and services, restaurants, bars, and attached dwellings.

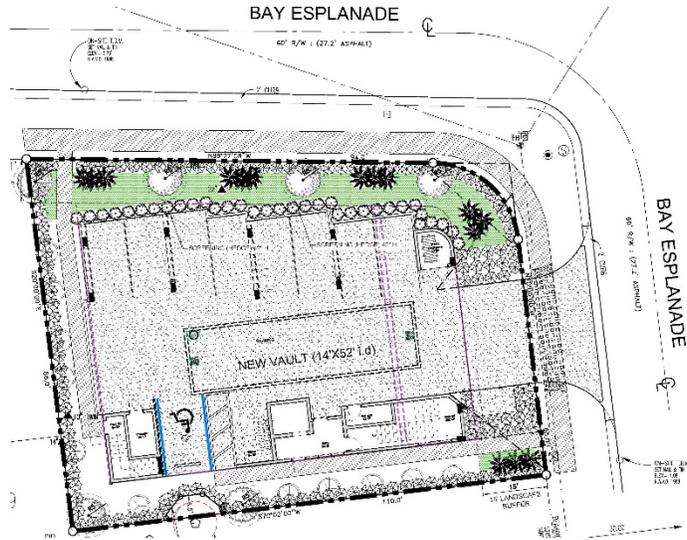
Code Compliance Analysis

There are no active Code Compliance cases for the subject property.



DEVELOPMENT PROPOSAL

The scope of the proposed project is to transfer one dwelling unit to the subject property at 612 Bay Esplanade via a Transfer of Development Rights (TDR) from the sending site at 60 Somerset Street through companion case, TDR2025-07001. Beach by Design permits a TDR through Section VII.A. of the Design Guidelines, between properties located within the Clearwater Beach Community Redevelopment District where density may be increased for residential development by not more than 20 percent. The current request must be reviewed as a Level Two, Flexible Development consistent with CDC Section 4-1403, Use of transferred development rights



where any development right which will be transferred in the development of another parcel of land in the city if approved by the Community Development Board (CDB) as a Level Two approval.

The proposal is to construct a six-story, six-unit resort attached dwelling with amenities such as an outdoor rooftop pool and patio area along with nine off-street parking spaces located under the building. Resort attached dwellings are defined as attached dwellings that can be occupied for any length of time e.g., full-time and short-term. The building will feature a maximum building height of 55 feet where 65 feet is

the permitted maximum building height of attached dwelling uses in *Beach by Design*, Old Florida District Section II.A.1.c. The project includes a front yard setback of 15 feet (East-Bay Esplanade) and a reduced front yard setback of 10 feet (North-Bay Esplanade) and two side yard setbacks of 10 feet along the west and south property lines consistent with Old Florida Section II.A.2.-4. The project will provide a building stepback of 17 feet along the Bay Esplanade (east) frontage where 17 feet is required consistent with Old Florida Section II.A.3.-4. The project provides a landscape buffer of 15 feet (East-Bay Esplanade) and 10 feet (North-Bay Esplanade) where 10 feet is required and along the south and west property lines includes a 10-foot landscape



buffer where 10 feet is required consistent with *Beach by Design*, Old Florida Section II.A.6. Access will be accommodated via a two-way driveway located along the east-Bay Esplanade façade with structured parking on the ground level (9 spaces minimum) which will provide 1.5 spaces per dwelling unit as required pursuant to CDC Table 2-803.

The proposal includes tropical modern architecture, which is consistent with and complements the tropical vernacular envisioned in *Beach by Design*. The building colors will be earthtones and are derived from the recommended color palette. The building materials feature a variety of textures which will support the surrounding coastal theme. The primary pedestrian entrance to the building will be located at the northwest corner of the building and site along Bay Esplanade. The landscaping materials include a mix of ground cover, shrubs, and trees which will be planted along the setback areas along both rights-of-way that will provide an overall attractive street appearance. Similar landscaping plant materials will also be provided in the side setback areas along the south and west property lines. Consistent with *Beach by Design* the site is designed to be pedestrian-friendly with proposed five-foot wide sidewalks along Bay Esplanade and architectural screening along the east and north facades to shield the parked cars from view along Bay Esplanade. Additionally, a knee wall is proposed along the north edge of the parking area which will become enveloped into the adjacent landscaping materials.

ANALYSIS

Comprehensive Plan:

The proposal is supported by applicable Goals, Objectives and/or Policies of the City's Comprehensive Plan as follows:

Future Land Use Plan Element:

<i>Goal QP 3</i>	Support the on-going transformation of the Downtown and Clearwater Beach Activity Centers as high intensity, walkable, and attractive regional centers for living, working, shopping, and entertainment.
<i>Objective QP 3.3</i>	Continue to use Beach by Design: A Preliminary Design for Clearwater Beach and Design Guidelines (Beach by Design) to guide development, redevelopment, and placemaking on Clearwater Beach.
<i>Policy QP 3.3.1</i>	Guide the on-going transformation of Clearwater Beach through Beach by Design and periodically evaluate the plan to determine if amendments are necessary to meet changing conditions or needs.
<i>Goal QP 5</i>	Plan and regulate land use and development in the city to protect public health and safety and promote high quality development.
<i>Objective QP 5.3</i>	Continue to promote redevelopment and infill development that is consistent and compatible with the surrounding properties.
<i>Policy QP 5.3.5</i>	Continue to allow the transfer of development rights (TDRs), consistent with the CDC, between properties to help facilitate redevelopment within special area and redevelopment plans, or to protect historical structures or environmentally sensitive lands outside of special area plans.
<i>Policy 5.10.1</i>	Continue to recognize tourism as a substantial economic base and support the enhancement of tourism throughout the city.

Beach by Design – Special Area Plan Governing Clearwater Beach:

In 2001, the city demonstrated through the creation of the special area plan, *Beach by Design*, that it recognizes the need for pedestrian-friendly development to create a vibrant active resort and waterfront destination serving tourists and locals alike. It is understood that a broad range of uses including hotels and motels, condominiums, retail sales and service, and restaurants contribute to the creation of the unique character and atmosphere that is Clearwater Beach. As indicated above, the receiving and sending sites are in the Old Florida District of *Beach by Design* which is envisioned to be an area of strategic revitalization and renovation in response to improving conditions on the balance of Clearwater Beach.

In short, *Beach by Design* supports an increase in density through Transfer of Development Rights (TDRs) and/or allocation of units from the Hotel Density Reserve. The Old Florida District provides a set of development parameters addressing building height, minimum setbacks, required building stepbacks, landscape buffers, and parking/vehicular access. These development parameters supersede any conflicting statements contained within the Design Guidelines of *Beach by Design* and the Community Development Code. Furthermore, the Design Guidelines of *Beach by Design* provide that “Any issue not addressed in [the] Design Guidelines shall be governed by the requirements of the Community Development Code.” Therefore, the hierarchy of applicability is as follows:

- The parameters contained in the Old Florida District supersede the requirements of the Design Guidelines within *Beach by Design* and the Community Development Code.
- The Design Guidelines supersede the requirements of the Community Development Code.
- The Community Development Code applies to development within the Old Florida District when not in conflict with either the development parameters of the Old Florida District and/or the Design Guidelines of *Beach by Design*.

Section II.A. - Old Florida District

Specifically, the proposal is consistent with the development standards and requirements of the Old Florida District as follows:

DEVELOPMENT STANDARDS	PROPOSED SITE CONDITIONS
<p><i>Section II.A.1.a-d. Maximum Building Heights</i></p> <p><i>a. North side Somerset, 35 feet maximum</i></p> <p><i>b. South side Somerset, 60 linear feet 55 feet maximum</i></p> <p><i>c. Attached dwelling use, 65 feet maximum</i></p> <p><i>d. Pre-date BBD, legal nonconforming</i></p>	<p>a. N/A</p> <p>b. N/A</p> <p>c. 55 feet</p> <p>d. N/A</p>
<p><i>Section II.A.2.a-b. Minimum Required Setbacks</i></p> <p><i>a. 15-foot front setback</i></p> <p><i>b. 10-foot side/rear</i></p>	<p>a. 15 feet (East – Bay Esplanade); 10 feet (North – Bay Esplanade with 17-foot stepback to offset reduction)</p> <p>b. 10 feet (South and West)</p>
<p><i>Section II.A.3.a-f. Stepbacks Exceed 35 feet height</i></p> <p><i>a. Stepback horizontal shift towards center building</i></p> <p><i>b. Exceed 35 feet, Stepback minimum one side (stepback depth per F.(2) below)</i></p> <p><i>c. East-West frontage, Stepback front</i></p>	<p>a. Understood.</p> <p>b. 55 feet in height requires a 6-foot stepback</p> <p>c. East-West, Bay Esplanade frontage</p>

<p>d. North-South frontage, Stepback front e. Mandalay Avenue Frontage f. Required Stepback/Setback Ratios (1) Street less than 46 feet: 1-foot/2-feet above 35 feet. (2) Street 46 feet to 66 feet: 1-foot/2.5-feet above 35 feet (3) Street more than 66 feet: 1-foot/3-feet above 35 feet</p>	<p>d. North-South, Bay Esplanade frontage e. N/A f. (1) N/A (2) 15 feet/ 2.5 = 6 feet (East – Bay Esplanade) (3) N/A</p>
<p>Section II.A.4.a.-b. Flexibility of Setbacks/Stepbacks above 35 feet height a. Setbacks (1) 5-foot setback reduction if results in improved plan (2) Min. 5-foot unobstructed access side setbacks (3)Setback decrease 1-foot in setback per 2-feet additional stepback. b. Stepbacks (1) Max. reduction 5 feet of stepback if results in improved plan (2) Stepback decrease 2-feet per 1-foot additional setback</p>	<p>a. Setbacks (1) 5-foot reduction of front (North – Bay Esplanade) (2) Min. 10-foot unobstructed access (West and South) (3) 5 feet reduction equals 10-foot stepback increase b. Stepbacks (1) N/A (2). N/A</p>
<p>Section II.A.5.a.-c. Flexibility of Setbacks/Stepbacks below 35 feet height</p>	<p>a.-c. N/A</p>
<p>Section II.A.6.a.-b. Landscape Buffers a. 10-foot all front setbacks b. Mandalay Avenue frontage</p>	<p>a. 15 feet (East – Bay Esplanade); 10 feet (South, West and North – Bay Esplanade) b. N/A</p>
<p>Section II.A.7. Parking/Vehicular Access Lack of parking or shared parking Mandalay Avenue frontage from side street or alley</p>	<p>7. 1.5 spaces per unit requires 9 spaces, project proposes 9 spaces</p>

Section VII. Design Guidelines

Beach by Design provides design guidelines to ensure that the development conforms to design objectives and principles established in the plan. The guidelines address and promote principles related to bulk and design and are intended to be administered in a flexible manner.

The guidelines focus on density, height, design, scale and mass of buildings, setbacks and stepbacks, street-level facades, parking areas, sidewalks, materials and colors, sidewalks, and several other areas relevant to the public realm.

As described in the applicant’s narrative and the Development Proposal overview above the project complies with:

- Section A – Density of residential development is permitted to a maximum of 30 dwelling units per acre, which permits five dwelling units along with one dwelling unit through a transfer of development rights results in the proposed six-unit resort attached dwelling use.
- Section B – N/A; Proposed height is 55 feet (above Design Flood Elevation) where 65 feet is the maximum permitted for attached dwellings in the Old Florida District, and the project floorplate will be less than 25,000 SF.
- Section C – Project does not include more than two of the three building dimensions being equal in the vertical or horizontal planes; no plane uninterrupted for 100 feet; at least 60% of all elevations feature windows or architectural decorations; the building height and massing correlates to the parcel and streetscapes and does not exceed the permitted percentage of theoretical maximum building envelope above 45 feet.
- Section D – N/A; Setbacks and stepbacks are consistent with the Old Florida District, the reduction by five feet to the north elevation requires an increase of 10 feet to the base stepback of six feet, resulting in a required stepback of 16 feet where the project proposes 17 feet along the East-Bay Esplanade frontage.
- Section E – All elevations have a minimum of 60 percent of windows or architectural decoration on all facades; and the parking garage openings are covered with decorative grills and landscaping.
- Section F – Parking areas separated from view through screening and landscaping and have clearly marked points of access.
- Section G – Signage will be permitted under a separate application.
- Section H – Sidewalk widths will be 5-feet along both Bay Esplanade.
- Section I – No street furniture or bicycle racks are proposed.
- Section J – Street lighting will be provided compliant with *Beach by Design*.
- Section K – No fountains are proposed.
- Section L – Materials and colors are consistent with reflect Florida or coastal vernacular themes.

Community Development Code (CDC) Section 1-103. Purpose, Intent, Objectives:

The proposal is supported by the general purpose, intent and basic planning objectives of this Code as follows:

- Section 1-103.B.1.* Allowing property owners to enhance the value of their property through innovative and creative redevelopment.
- Section 1-103.B.2.* Ensuring that development and redevelopment will not have a negative impact on the value of surrounding properties and wherever practicable promoting development and redevelopment will enhance the value of surrounding properties.
- Section 1-103.B.3.* Strengthening the city's economy and increasing its tax base as a whole.
- Section 1-103.E.5.* Preserve the natural resources and aesthetic character of the community for both the resident and tourist population consistent with the city's economic underpinnings.

With the proposal, there will be an improvement of the property through the provision of a six-unit resort attached dwelling use to meet the tourist demand on Clearwater Beach. At a parking ratio of 1.5 spaces for every unit, a total of 9 parking spaces are required and 9 spaces are proposed. This will serve as a vital resource to the residents and visitors of the subject property.

Community Development Code Section 2-801.1 – Maximum Development Potential

This property has a future land use designation of Resort Facilities High (RFH) and is limited to a maximum density of 30 units per acre or five-units and limited to a maximum Impervious Surface Ratio (ISR) of 0.95. The proposal includes the transfer of development rights for one unit which permits the proposed six units and a maximum ISR of 0.67, both consistent with this section.

Community Development Code Table 2-803 and Section 2-803.L.2. – Flexible Development

Community Development Code Table 2-803 establishes development standards for the Resort Attached Dwelling use (e.g., lot area, width, setbacks, heights, and minimum off-street parking). All of these, except minimum lot area, lot width and parking, are covered within the provisions of Section II.A. of the Old Florida District requirements of *Beach by Design*. CDC Section 2-803.L.2. provides the Flexibility Criteria for Height of Resort Attached Dwellings. The proposed height is below the maximum permitted height for attached dwelling units with the required number of parking spaces to be provided on the ground floor and completely within the building footprint consistent with the requirements of the Old Florida District.

DEVELOPMENT STANDARDS – Table 2-803	DIMENSIONAL REQUIREMENTS	PROPOSED
<i>Minimum Lot Area</i>	5,000 – 10,000 square feet	9,008 square feet
<i>Minimum Lot Width</i>	55 feet – 100 feet	182 feet (North to West – Bay Esplanade)
<i>Maximum Height</i>	35 feet – 100 feet	55 feet (65 feet max.)
<i>Min. Off-Street Parking</i>	1.5 spaces per unit or 9 spaces	9 spaces

Community Development Code Article 3 – Development Standards

The following development standards are applicable from various subsections of Article 3 as outlined below.

DEVELOPMENT STANDARD	COMPLIANCE WITH STANDARD
<i><u>Mechanical Equipment – 3-204.D. & 3-903.I</u> All outside mechanical equipment must be screened so as not to be visible from public streets and/or abutting properties.</i>	Mechanical equipment will be located on top of the roof and will be hidden by screening.
<i><u>Sight Visibility Triangles – 3-904.A</u> No structures or landscaping may be installed that will obstruct views at a level between 30 inches above grade or landscaping may be installed that will not obstruct views at a level between 30 inches above grade and eight feet above grade within the 20-foot sight visibility triangles.</i>	The proposed vegetation will not obstruct the sight visibility triangles.

<p><u>Utilities – 3-912</u> <i>For development that does not involve a subdivision, all utilities including individual distribution lines must be installed underground unless such undergrounding is not practicable.</i></p>	<p>To be determined at the time of permitting.</p>
<p><u>Solid Waste – 3-204.G</u> <i>Solid waste containers/handling area shall be completely screened from public streets and abutting properties and of a size sufficient to serve the use.</i></p>	<p>Containers and storage area will be located within the first floor of the building and a staging pad is proposed along the south side of the vehicular access off of Bay Esplanade.</p>

Community Development Code Section 3-914. General Applicability Standards

The proposal supports the General Applicability standards of this Code as follows.

GENERAL APPLICABILITY STANDARDS	FINDINGS
<p><i>Section 914.A.1. The proposed development of the land will be in harmony with the scale, bulk, coverage, density and character of adjacent properties in which it is located.</i></p>	<p>The proposed development is in the heart of the transitional Old Florida District which includes a variety of commercial uses and overnight accommodations and attached dwellings (condominiums). The area has many older developments constructed with significant lot coverage and nonconforming with current FEMA requirements. The proposal will be in harmony with the adjacent properties.</p>
<p><i>Section 3-914.A.2. The proposed development will not hinder or discourage development and use of adjacent land and buildings or significantly impair the value thereof.</i></p>	<p>The proposed development complies with all setback, landscaping, and design requirements and will not hinder or discourage the development of adjacent properties.</p>
<p><i>Section 3-914.A.3. The proposed development will not adversely affect the health or safety of persons residing or working in the neighborhood.</i></p>	<p>The resort attached dwelling use will likely have no effect, negative or otherwise, on the health or safety of persons residing or working in the neighborhood.</p>
<p><i>Section 3-914.A.4. The proposed development is designed to minimize traffic congestion.</i></p>	<p>Six units will generate minimal traffic and vehicular access to the site is located from a side street consistent with the Old Florida District’s provisions. Further, it will provide nine off-street parking spaces which is the required number of parking spaces.</p>
<p><i>Section 3-914.A.5. The proposed development is consistent with the community character of the immediate vicinity.</i></p>	<p>The proposed development is a residential use, less intensive than otherwise allowed, and complies with the requirements of <i>Beach by Design</i>. It is consistent with the community character of this transitional area of Clearwater Beach.</p>
<p><i>Section 3-914.A.6. The design of the proposed development minimizes adverse effects, including visual, acoustic and olfactory and hours of operation impacts on adjacent properties.</i></p>	<p>The design of the proposed development minimizes adverse visual and acoustic impacts on adjacent properties by locating solid waste and parking facilities within the building. Significant landscaping and screen walls along the parking garage openings limit impacts on adjacent properties.</p>

Community Development Code, Article 4, Division 14. Transfer of Development Rights

Section 4-1402 of the Community Development Code provides that units are freely transferrable but that the use of the units must be approved by the Community Development Board as a Level Two approval in accordance with the criteria outlined in Section 4-1403. The proposed Transfer of Development Rights meets these criteria.

RECOMMENDATION

The Development Review Committee (DRC) reviewed the application and supporting materials at the DRC meeting of October 2, 2025. The Planning and Development Department, having reviewed all materials submitted by the applicant and the requirements of the Community Development Code, recommends the following findings of facts and conclusions of law.

Recommended Findings of Fact

1. The 0.19-acre site is located on the south and west sides of Bay Esplanade approximately 114 feet east of the intersection of Bay Esplanade and Cyprus Avenue.
2. The property is in the Old Florida District of *Beach by Design* and the Tourist (T) District with the consistent Resort Facilities High (RFH) future land use designation.
3. The property is comprised of one parcel, a corner lot, of 9,008 square feet in area with a frontage of 182 feet along Bay Esplanade.
4. The proposal is to add one attached dwelling unit to 612 Bay Esplanade through a transfer of development rights from 60 Somerset Street.
5. The proposal includes a six-unit resort attached dwelling development with an ISR of 0.67 where 0.95 is the maximum permitted.
6. The proposed height of the six-unit resort attached dwelling use is 55 feet DFE where 65 feet is the maximum building height consistent with *Beach by Design*, Old Florida Section II.A.1.c.
7. The project includes a front yard setback of 15 feet (East-Bay Esplanade), a front yard setback of 10 feet (North-Bay Esplanade) and two side yard setbacks of 10 feet along the west and south property lines consistent with *Beach by Design*, Old Florida Section II.A.2.-4.
8. The project includes a building setback of 17 feet along the Bay Esplanade (east) frontage where 17 feet is required consistent with *Beach by Design*, Old Florida Section II.A.3.-4.
9. The project includes a landscape buffer of 15 feet (East-Bay Esplanade) where 10 feet is required and along the north, south and west property lines includes a 10-foot landscape buffer where 10 feet is required consistent with *Beach by Design*, Old Florida Section II.A.6.
10. The parking ratio for the proposed six-unit resort attached dwelling is 1.5 spaces per unit, where nine spaces are proposed pursuant to CDC Table 2-803.
11. The building materials and design of the proposed project create a form which enhances the community character of the surrounding vicinity.
12. There are no active Code Compliance cases for the subject property.

Recommended Conclusions of Law

1. The proposal is consistent with the applicable components of the City's Comprehensive Plan.
2. The development is consistent with the Old Florida provisions of *Beach by Design*.
3. The development proposal is consistent with the Design Guidelines of *Beach by Design*.
4. The development proposal is consistent with the Flexible Development standards pursuant to CDC Tables 2-801.1 and 2-803.
5. The development proposal is consistent with the Flexibility Criteria pursuant to CDC Section 2-803.L.
6. The development proposal is consistent with the criteria for the Transfer of Development Rights pursuant to CDC Sections 4-1402 and 1403.

7. The development proposal is consistent with the General Standards for Level One and Two Approvals pursuant to CDC Section 3-914.A.

Based on the above recommended findings of fact and conclusions of law, the Planning and Development Department recommends **APPROVAL** of applications FLD2025-07017 and TDR2025-07001, subject to the following conditions:

Conditions of Approval

General/Miscellaneous Conditions

1. An application for a building construction permit shall be submitted no later than January 20, 2027, unless time extensions are granted pursuant to CDC Section 4-407.
2. All applicable state or federal permits shall be obtained for the subject project prior to the commencement of development as defined under Fla. Stat. § 380.04.
3. The final design and materials shall be consistent with the conceptual design approved by the Community Development Coordinator to the satisfaction of Planning & Development (Development Review) staff.
4. Acknowledge that each condition of approval will be met with any applicable permit submittal subject to any applicable timing requirement to the satisfaction of City Staff.

Engineering

5. All irrigation systems shall be connected to the city reclaimed water system where available per Clearwater Code of Ordinances, Article IX., Reclaimed Water System, Section 32.376 to the satisfaction of Public Works (Engineering) Staff.
6. Right-of-way permits shall be obtained for all work within the City's right-of-way to the satisfaction of Public Works (Engineering) Staff.

Public Utilities

7. The contractor shall exercise extreme caution when excavating in proximity of all utilities since the existing utility locations shown on the plans are not exact or guaranteed.

Timing Conditions - Prior to Issuance of Permit, Excluding Demolition, and Clearing, and Grubbing

Traffic Engineering

8. Pursuant to CDC Section 3-904, 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 sight visibility triangles.
9. All sub-standard sidewalks and sidewalk ramps adjacent to or a part of the project shall be shown on plans to be improved to meet the requirement of Local, State and/or Federal standards including A.D.A. requirements (truncated domes per FDOT Index #304) to the satisfaction of Engineering Staff.
10. The provision of fill, the fit, finish, materials, installation methodology of any sidewalks to be placed in any right-of-way be coordinated with and approved by Engineering Staff.

Planning

11. The method for screening any mechanical equipment pursuant to CDC Section 3-204.D. shall be shown on the building permit plans to the satisfaction of Planning and Development (Development Review) Staff.
12. The location and visibility of electric equipment (electric panels, boxes, and meters) shall be reviewed and, if located exterior to buildings where visible from any street frontage, be shown on the plans to be painted the same color as the portion of the building to which such features are attached to the satisfaction of Planning and Development (Development Review) Staff.

Stormwater

13. Per City of Clearwater Stormwater Drainage Criteria, construction plans shall show proposed lot grading including directing runoff to the designed destination to the satisfaction of Public Works (Stormwater Engineering) Staff, and said grading plan, when implemented, shall not adversely impact adjoining properties.
14. A site plan and drainage calculations be submitted which include Stormwater treatment for the areas of the site being disturbed by any proposed sitework per City of Clearwater Stormwater Design Criteria Manual to the satisfaction of Engineering Staff.

Environmental

15. Erosion control measures shall be shown on plan sheet(s) and provide notes detailing erosion control methods to the satisfaction of Public Works (Environmental) Staff. All silt fencing and other erosion control measures will be installed prior to commencement of site work and maintained throughout the project.

Land Resources

16. All landscape plan(s), if applicable, shall provide a statement that shell, rock, gravel, and any similar materials are not acceptable landscape materials per CDC 3-1204.B to the satisfaction of Planning and Development (Land Resources) Staff.
17. All landscaped areas must be covered with shrubs, ground cover, turf, three inches of organic mulch or other suitable material which permits percolation. Where mulch is used, it must be protected from washing out of the planting bed. Inorganic mulch, such as gravel or rock, should only be used where washouts occur. Plastic sheets/ weed barriers shall not be installed under mulches.

Public Utilities

18. The contractor is to verify locations of existing sanitary sewer lateral and inspect condition of pipes. If a new pipe is warranted, coordinate with the city regarding any proposed new connections and/or lateral abandonment processes.
19. The new clean-out(s) shall be placed behind sidewalks and shall follow city standard details.

Solid Waste

20. Provide a dumpster enclosure consistent with Ordinance Section 32.284, waste receptacle, index 701, to the satisfaction of Solid Waste Staff.

Timing Conditions – Prior to Issuance of Certificate of OccupancyEngineering

21. All sod, sidewalk, curb and sprinkler damage, if any, within the right-of-way shoulder shall be repaired or replaced prior to Engineering final inspection.

Prepared by Planning and Development Department Staff:



Melissa Hauck-Baker, AICP, Planner III

ATTACHMENTS: Resume, Photographs

Melissa Hauck-Baker, AICP, NJPP
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Clearwater, Florida 33756
727.562.4567 x2855
melissa.hauck-baker@myclearwater.com

PROFESSIONAL EXPERIENCE

- **Senior Planner, Development Review Division**

City of Clearwater, FL

July 2013 – Present

Provide professional urban planning services to citizens, City Officials and businesses regarding Land Development Review procedures and legal requirements of the Community Development Code for the City. Assist in the day to day planning and zoning operations as well as long range planning initiatives, interdepartmental cooperation and assistance. Conduct plan reviews, site investigations, report preparation, meeting attendance and presentation of findings as relating to proposed development projects and required regulatory review procedures.

- **Professional Planner Consultant**

City of Clearwater, FL

March 2010 to June 2013

Provide consulting services to clients as requested for various residential and commercial scale projects as relating to the necessary zoning and planning review processes required by the specific governing entity. Supervise the preparation of reports and plans, conduct site visits, attend and present findings at municipal and all related public meetings, coordinate with applicant, various municipal staff and related professional consultants.

- **Senior Associate**

January 2005 to March 2010

- **Project Manager**

KEPG, LLC, Atlantic City, NJ

April 2001 to January 2005

Oversee consulting services provided to municipal clients in the area of zoning, planning, master planning and redevelopment planning. Review all proposed projects before any required municipal board, authority and commission as well as any additional jurisdictional requirement of other local, state and federal entities. Provide professional guidance regarding planning and zoning concepts, zoning ordinance development, urban design issues, master plans, and redevelopment plans as outlined within the New Jersey Municipal Land Use Law. Supervise the preparation of reports and plans, conduct site visits, attend and present findings at municipal and all related public meetings, coordinate with firm staff, various municipal staff and related consultants to effectuate an efficient and thorough review process.

- **Zoning Administrator**

June 1998 to April 2001

- **City Planner**

November 1994 to May 1998

- **Historic Preservation Specialist**

City of Reading, PA

September 1993 to October 1994

Staff liaison and administrator to the Zoning Hearing Board, Planning Commission, Historic Architectural Review Board, Reading Redevelopment Authority and Fine Arts Board. Enforcement, interpretation and regulatory cooperation of the following ordinances; subdivision, land development, historic preservation, redevelopment and zoning. Provide assistance with downtown, neighborhood, comprehensive master plan, parks, recreation, and public property planning. Conduct site inspections, process violations, and pursue cases through the court system. Assist with review of proposed development projects in conjunction with planning, engineering, and building code staff as well as with the preparation of the Comprehensive Master Plan. Generate graphics for various presentations as required by the department.

EDUCATION

Bachelor of Landscape Architecture, Magna Cum Laude, State University of New York, Syracuse, 1993

LICENSES AND ASSOCIATION MEMBERSHIPS

American Institute of Certified Planners #023351 (2009 to Present) American Planning Association (2001 to Present)

Florida Chapter (2013 to Present) New Jersey Chapter (2001 to 2012)

Licensed New Jersey Professional Planner #33LJ00609500 (2009 to Present)



Facing west at the subject property, 612 Bay Esplanade, receiving site



Facing north of the subject property along Bay Esplanade



Facing southwest of the subject property along Bay Esplanade



Facing northwest of the subject property along Bay Esplanade



Facing northwest at 60 Somerset Street at the intersection with Bay Esplanade, sending site



Facing northwest at 60 Somerset Street along Bay Esplanade, sending site

**612 Bay Esplanade & 60 Somerset Street
FLD2025-07017/TDR2025-07001**