



PLANNING & DEVELOPMENT DEPARTMENT COMMUNITY DEVELOPMENT BOARD STAFF REPORT

MEETING DATE: October 21, 2025
AGENDA ITEM: ID#25-0964
CASE: FLD2025-07016
REQUEST: Flexible Development approval for the conversion to personal vehicle storage in the Commercial (C) District as a Comprehensive Infill Redevelopment Project for the property located at 1446 S. Missouri Avenue. The existing building does not exceed 24 feet in height and includes 31 off-street parking spaces. Requested is flexibility for the use and reduced interior landscaping and landscape buffers along the property lines through a Comprehensive Landscape Program. (Community Development Code Section 2-704.F and Sections 3-1202.D., E. and G.).

GENERAL DATA:

Agent..... Brian J. Aungst, Jr., Esq., Macfarlane, Ferguson & McMullen, P.A.
Owners..... 1446 S. Missouri, LLC
Location..... West side of S. Missouri Avenue, approximately 645 feet north of Woodlawn Street.
Property Size..... 1.12 acres
Future Land Use..... Commercial General (CG)
Zoning..... Commercial (C)
Special Area Plan..... N/A
Adjacent Zoning... *North:* Commercial (C)
South: Commercial (C)
East: Commercial (C)
West: Low Medium Density Residential (LMDR)
Existing Land Use..... Former Retail Sales and Service
Proposed Land Use..... Personal vehicle storage

BACKGROUND

Location and Existing Conditions:

The 1.12-acre site is located on the west side of S. Missouri Avenue, approximately 645 feet north of Woodlawn Street. It consists of one parcel with 164 feet of frontage along S. Missouri Avenue. The property is developed with a 12,625 square foot building which housed the Salvation Army thrift shop, a retail sales and service use, until closing in July of 2024. There are two driveways along S. Missouri Avenue which lead to the interior drive aisle that wraps around the building with fifty-one off-street parking spaces. It is within the Commercial (C) District with a Commercial General (CG) future land use designation. The immediate vicinity is characterized by a variety of commercial uses directly along S. Missouri Avenue surrounded by residential neighborhoods.

Site History:

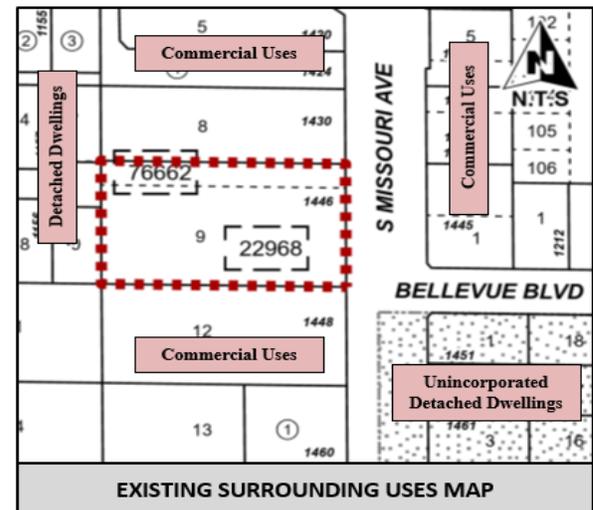
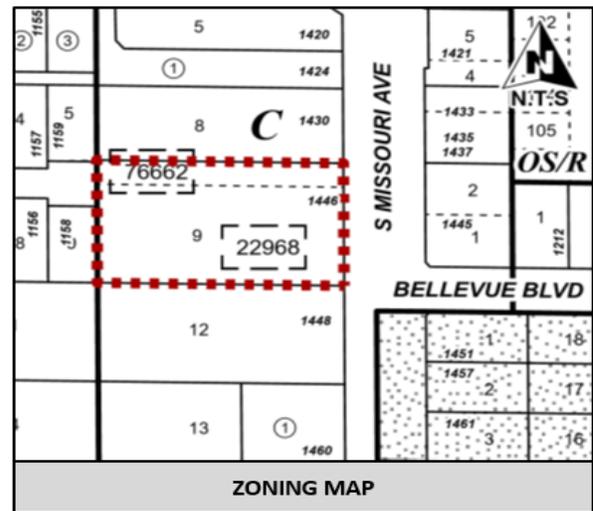
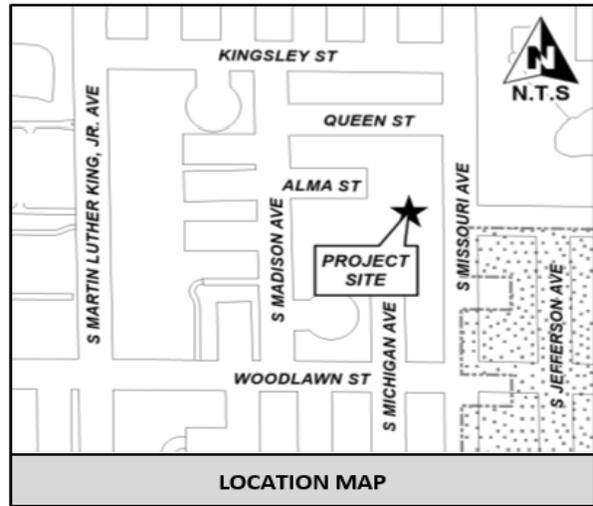
- The one-story 12,625 square foot building was constructed in 1959.
- The Salvation Army owned the property from December 23, 1985, until August 15, 2024.

Code Compliance Analysis:

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

Development Proposal:

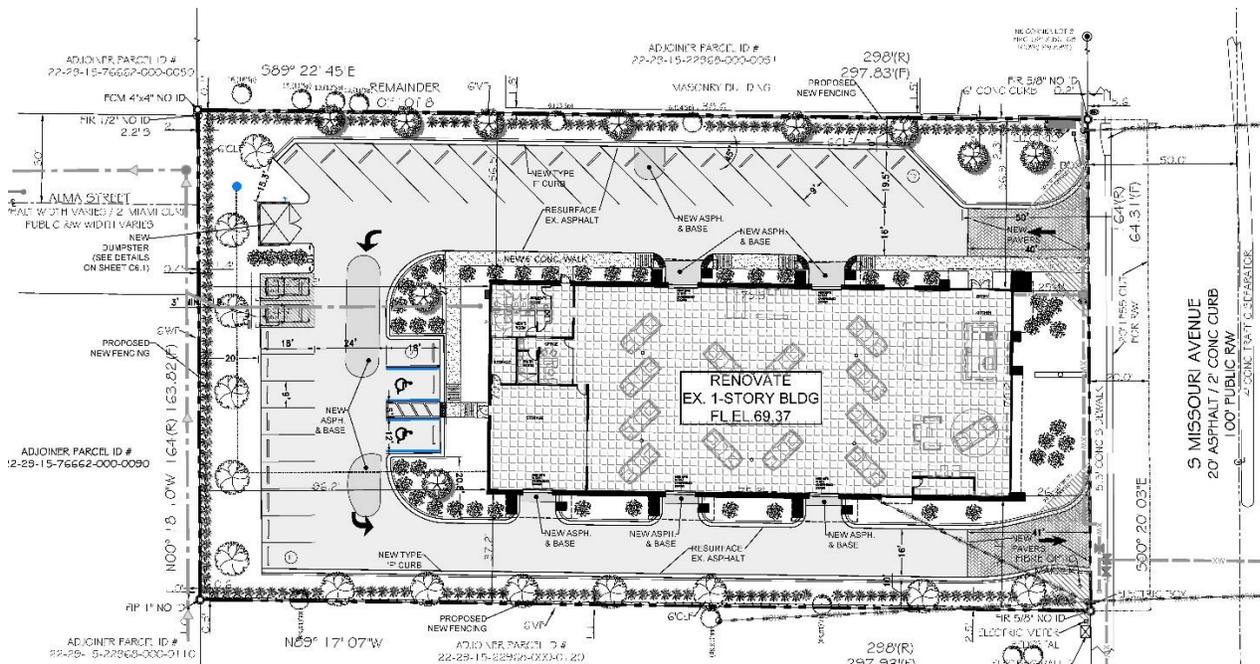
The current proposal is to convert the building into personal vehicle storage for the property owner’s car collection. The site improvements include retention of the existing driveways along S. Missouri Avenue where new pavers will replace the existing driveway aprons. The circulation will be altered with a one-way entrance at the northern driveway, a one-way drive aisle around the building, and exit only from the southern driveway to S. Missouri Avenue. The existing number of off-street parking spaces will be reduced from 51 spaces to 31 off-street parking spaces, including two handicapped parking spaces. The site will also be improved with landscaping buffers, interior parking area landscaping as well as foundation plantings around the building perimeter, and the application includes a Comprehensive Landscaping Program consistent with CDC Section 3-1202.D., E., and G., to accommodate the existing



building layout. Although no new building area is proposed, the building exterior will be painted and four overhead doors, two each, along the north and south facades will be added to facilitate the movement of vehicles housed on-site. No overhead doors will be included along the west façade. The existing building is 17.2 feet in height and features a parapet of seven feet in height which exceeds the maximum height of 42 inches for a parapet resulting in a building height of 24 feet, consistent with CDC Section 8-102, Definitions. The building height remains consistent with CDC Table 2-702, Minimum Development Standards where 25 feet is the maximum height permitted for all permitted uses.

The conversion to personal vehicle storage use is considered a change of use from the prior use of retail sales and services. Pursuant to CDC Table 2-702, Minimum Development Standards, the use of vehicle sales/display is the most closely related permitted use, if the proposal is consistent with all CDC requirements. The proposed use of indoor vehicle storage is for the owner to store a car collection which will not function as vehicle sales/display use as it will not be open to the public. While the proposed use is consistent with the underlying future land use designation of Commercial General (CG), there will be an intensification of the usage of the building pursuant to CDC Section 4-406. Therefore, a new Level Two application is required to allow and memorialize the change of use through a Comprehensive Infill Redevelopment Project consistent with CDC Section 2-704.F.

Site Plan and Floor Plan:



East (S. Missouri Avenue) and North Elevations:**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:

- Goal QP 5** Plan and regulate land use and development in the city to protect public health and safety and promote high quality development.
- Objective QP 5.3** Continue to promote redevelopment and infill development that is consistent and compatible with the surrounding properties.
- Policy QP 5.3.1** Support the adoption and utilization of future land use categories that promote infill development and desired redevelopment along corridors.
- Policy QP 5.3.3** Encourage context-sensitive redevelopment and promote infill development of economically underutilized sites, corridors, and districts through land assembly opportunities, incentives, and public investments.

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 it is practicable promoting development and redevelopment which will enhance the value of surrounding properties.
- Section 1-103.B.3.** Strengthening the city's economy through active on-site use and the elimination of the vacant building and site which could become derelict.

Section 1-103.C. It is the further purpose of this Development Code to promote economic development, neighborhood revitalization, and regional cooperation to sustain efforts through which development will protect regionally significant water and other environmental resources.

Section 1-103.D. It is the further purpose of this Development Code to make the beautification of the city a matter of the highest priority and to require that existing and future uses and structures in the city are attractive and well-maintained to the maximum extent permitted by law.

Community Development Code Sections 2-701.1 - Maximum Development Potential:

The property has a future land use designation of Commercial General (CG). This designation allows 24 dwelling units per acre or 40 units of overnight accommodations per acre, a Floor Area Ratio (FAR) of 0.55 and an Impervious Surface Ratio (ISR) of 0.90. The existing 12,625 square foot building on the 1.12-acre site has a FAR of 0.25 and no change is proposed. The existing ISR is 0.83 and the proposed site changes to the drive aisle, and the reduction of off-street parking spaces from 51 to 31 will reduce the ISR to 0.68 which is consistent with the maximum permitted ISR of 0.90.

Community Development Code Section 2-703.F - Flexible Development Standards:

As previously noted, a Comprehensive Infill Redevelopment Project in the Commercial District is required for this request because the change of use to personal vehicle storage modifies and increases the intensity of the previous use and does not meet all of the performance or minimum development standards. The Comprehensive Infill Redevelopment Project does not provide specific development standards e.g. lot area, width, setbacks and height, and specifies that the minimum off-street parking is determined by the Community Development Coordinator based on the specific use and/ or the ITE manual. However, for comparison, the CDC requires vehicle sales/display uses to provide a minimum of 2.5 spaces per 1,000 square feet of lot sales area in the Commercial District. For context, vehicle sales/display use would be permitted as a Minimum Standard Development, and where applicable, those standards are included as a point of reference. The site conditions are as follows:

DEVELOPMENT STANDARDS	MINIMUM STANDARD DEVELOPMENT CDC Table 2-702, Vehicle Sales/Display	LEVEL TWO COMPREHENSIVE INFILL REDEVELOPMENT PROJECT CDC Table 2-704	SITE CONDITIONS
<i>Minimum Lot Area</i>	40,000 square feet (or 0.92 acres)	Not Specified	1.12 acres
<i>Minimum Lot Width</i>	200 feet	Not Specified	164 feet
<i>Maximum Height</i>	Not Specified	Not Specified	24 feet
<i>Minimum Off-Street Parking</i>	2.5 off-street parking spaces per 1,000 square feet of lot sales area	Determined by the Community Development Coordinator based on specific use and/or ITE manual.	31 off-street parking spaces
<i>Setbacks (in feet)</i>	25 feet – Front Yard 10 feet – Side Yard 20 feet – Rear Yard	Not Specified	Front – 25 feet (E - S. Missouri Avenue) Side – 56 feet (N) Side – 37 feet (S) Rear – 96 feet (W)

Community Development Code Section 2-704.F - Comprehensive Infill Redevelopment Project Flexibility Criteria:

DEVELOPMENT STANDARD	COMPLIANCE WITH STANDARD
<p><i>Section 2-704.F.1. The development or redevelopment is otherwise impractical without deviations from the use and/or development standards set forth in this zoning district.</i></p>	<p>The project is impractical without the approval of the Comprehensive Infill Redevelopment project. An existing building is proposed for conversion to a more intensive specific use than the prior use and the developed site does not comply with all CDC requirements. As stated, the changes are beyond the scope and intensity of uses which may qualify for a Level One, Minimum Standard Development use.</p>
<p><i>Section 2-704.F.2. The development or redevelopment will be consistent with the goals and policies of the Comprehensive Plan, as well as with the general purpose, intent and basic planning objectives of this Code, and with the intent and purpose of this zoning district.</i></p>	<p>The proposal is consistent with the goals and policies of the Comprehensive Plan and is consistent with the general purpose and objectives of the Code, and with the intent and purpose of the Commercial District.</p>
<p><i>Section 2-704.F.3. The development or redevelopment will not impede the normal and orderly development and improvement of surrounding properties.</i></p>	<p>The conversion to personal vehicle storage will have no impact on the normal and orderly development of surrounding properties, as no new building area is proposed and improvements to the parking area will enhance the area. Additionally, no overhead doors are proposed along the west side of the building facing the residential area.</p>
<p><i>Section 2-704.F.4. Adjoining properties will not suffer substantial detriment as a result of the proposed development.</i></p>	<p>Adjacent properties include businesses such as a carwash to the north, vehicle repair to the south, various commercial uses to the east and detached dwellings to the west. The existing building is located 96 feet from the west property line and the new proposed overhead doors will be installed along the north and south facades, adjacent to existing similar uses. The conversion to personal vehicle storage is not anticipated to impact the surrounding uses through mitigation of building and site improvements which includes new parking and landscape.</p>
<p><i>Section 2-704.F.5.a.-f. The proposed use shall otherwise be permitted by the underlying future land use category, be compatible with adjacent land uses, will not substantially alter the essential use characteristics of the</i></p>	

<p><i>neighborhood; and shall demonstrate compliance with one or more of the following objectives:</i></p> <p><i>a. The proposed use is permitted in this zoning district as a minimum standard, flexible standard or flexible development use;</i></p> <p><i>b. The proposed use would be a significant economic contributor to the city's economic base by diversifying the local economy or by creating jobs;</i></p> <p><i>c. The development proposal accommodates the expansion or redevelopment of an existing economic contributor;</i></p> <p><i>d. The proposed use provides for the provision of affordable housing;</i></p> <p><i>e. The proposed use provides for development or redevelopment in an area that is characterized by other similar development and where a land use plan amendment and rezoning would result in a spot land use or zoning designation; or</i></p> <p><i>f. The proposed use provides for the development of a new, and/or preservation of a working waterfront use.</i></p>	<p>a. The proposed use of personal vehicle storage is more intensive than retail sales and service uses due to the inclusion of a “vehicle” related use which are adjacent to residential properties. Vehicle sales/display is a minimum standard development permitted in the C District, and the proposed use of personal vehicle storage is less intensive as the site is not open to the public and the vehicles are not for sale.</p> <p>b./c. While not an economic contributor, the project will improve the currently vacant building and site.</p> <p>d. The project does not include affordable housing.</p> <p>e. The project does not require a land use plan amendment or a rezoning.</p> <p>f. The property is not a waterfront parcel.</p>
<p><i>Section 2-704.F.6.a.-e. Flexibility with regard to use, lot width, required setbacks, height and off-street parking are justified based on demonstrated compliance with all of the following design objectives:</i></p> <p><i>a. The proposed development will not impede the normal and orderly development and improvement of the surrounding properties for uses permitted in this zoning district;</i></p> <p><i>b. The proposed development complies with applicable design guidelines adopted by the city;</i></p> <p><i>c. The design, scale and intensity of the proposed development supports the established or emerging character of an area;</i></p>	<p>Flexibility is required due to the change of use from retail sales and services use to a personal vehicle storage use adjacent to a residential area.</p> <p>a. The proposed redevelopment will not impede the orderly development of the properties in the surrounding area..</p> <p>b. N/A</p> <p>c./d. The design, scale and intensity of the redevelopment supports the established character of the area. The site improvements include landscaping buffers and compliant vehicle</p>

<p><i>d. In order to form a cohesive, visually interesting and attractive appearance, the proposed development incorporates a substantial number of the following design elements:</i></p> <ul style="list-style-type: none"> • <i>Changes in horizontal building planes;</i> • <i>Use of architectural details such as columns, cornices, stringcourses, pilasters, porticos, balconies, railings, awnings, etc.;</i> • <i>Variety in materials, colors and textures;</i> • <i>Distinctive fenestration patterns;</i> • <i>Building setbacks; and</i> • <i>Distinctive roof forms.</i> <p><i>e. The proposed development provides for appropriate buffers, enhanced landscape design and appropriate distances between buildings.</i></p>	<p>circulation and off-street parking spaces. Further, the existing exterior of the building will be improved, through the removal of the overhead door facing west and new façade design elements to provide a cohesive appearance.</p> <p>e. The proposed Comprehensive Landscape Program incorporates appropriate landscape improvements along the north and south sides of the property. The project will include a 20-foot landscaping buffer, double the code requirement, along the west property line adjacent to the existing residential neighborhood.</p>
--	--

Community Development Code Section 3-1202.G - Comprehensive Landscaping Program

DEVELOPMENT STANDARD	COMPLIANCE WITH STANDARD
<p><i>Section 3-1202.G.1.a. or b. Architectural Theme.</i></p> <p><i>b. The design, character, location and/or materials of the landscape treatment proposed in the comprehensive landscape program shall be demonstrably more attractive than landscaping otherwise permitted on the parcel proposed for development under the minimum landscape standards.</i></p>	<p>The proposed installation of new trees and shrubs to infill areas appropriate for new proposed in the Comprehensive Landscape Program will maximize the amount of landscaping for the subject site due to the existing site constraints. Essentially, the required amount of landscaping is proposed and along the west property line the project will exceed the minimum required buffer of 20 feet where 10 feet is required.</p>
<p><i>Section 3-1202.G.2. Lighting.</i></p> <p><i>Any lighting proposed as a part of a comprehensive landscape program is automatically controlled so that the lighting is turned off when the business is closed.</i></p>	<p>No additional lighting is proposed.</p>
<p><i>Section 3-1202.G.3. Community Character.</i></p> <p><i>The landscape treatment proposed in the comprehensive landscape program will enhance the community character of the City of Clearwater.</i></p>	<p>The proposed landscape buffers along the north and south property lines are 10 feet wide where the code requires a minimum of five feet. The landscape buffer along the west property line, adjacent to a residential area, will be 20 feet where 10 feet is the code requirement. Additionally, the interior landscaping required is a minimum of 10 percent and the project is proposing 14 percent.</p>

	The proposed landscaping will enhance the property and the community character through the provision of vegetation and trees which exceeds the code requirements.
<i>Section 3-1202.G.4. Property Values. The landscape treatment proposed in the comprehensive landscape program will have a beneficial impact on the value of property in the immediate vicinity of the parcel proposed for development.</i>	The proposed landscaping generally exceeds the minimum amount required which will enhance the project site and will have a positive impact on the value of properties in the immediate area.
<i>Section 3-1202.G.5. Special Area or Scenic Corridor Plan. The landscape treatment proposed in the comprehensive landscape program is consistent with any special area or scenic corridor plan which the City of Clearwater has prepared and adopted for the area in which the parcel proposed for development is located.</i>	Not applicable.

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
<i>Section 3-914.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>	The scale and bulk of the existing development is not changing with this proposal as the building will remain with the only exterior changes being landscape improvements and façade improvements.
<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>	The proposal will not hinder or significantly impair the value development on adjacent properties. The surrounding properties are developed with a variety of uses which are consistent with the proposed conversion. Further, the proposed exterior modifications will enhance the adjacent land and buildings.
<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>	The change of use will eliminate a vacant building and site. The applicant agrees to record a declaration of restrictions regarding limits on the use regarding interior storage of vehicles and no servicing or repair will be permitted. As previously noted, the proposed landscape buffer along the west property line is double the required width which will buffer the use to the adjacent residential area. The remainder of the surrounding properties are characterized by vehicle supported uses such as a car wash, vehicle sales, and vehicle repair uses. For all of these reasons the proposed use will not materially affect the health or safety of persons in the area.

<i>Section 3-914.A.4. The proposed development is designed to minimize traffic congestion.</i>	The proposal will continue to utilize the existing vehicular access to S. Missouri Avenue and the limitation from a two-way to one-way vehicular site circulation will further improve vehicle safety. Further, the parking demand study and the traffic analysis have been reviewed and approved by Traffic Engineering staff. The parking study detailed how the number of parking spaces proposed will support the building area utilized by a use not open to the general public and the traffic assessment concluded there was minimal impact.
<i>Section 3-914.A.5. The proposed development is consistent with the community character of the immediate vicinity.</i>	The proposal is consistent with the community character of surrounding vehicle sales, repairs and other commercial uses in the immediate vicinity and will not impact the adjacent residential area to the west. Further, the proposed improvements to the parking area will include landscaping and a new trash enclosure which will provide greater screening and positive changes to the property and the immediate area.
<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>	The proposed will be more consistent with adjacent existing uses and therefore any visual and acoustic impacts will be minimal. Further, the change of use to vehicle storage will be utilized for personal use with no set hours of operation.

RECOMMENDATION

The Development Review Committee (DRC) reviewed the application and supporting materials at the DRC meeting of September 4, 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 1.12-acre site is located on the west side of S. Missouri Avenue approximately 645 feet north of Woodlawn Street.
2. The property is in the Commercial (C) District with the consistent Commercial General (CG) future land use designation.
3. The project site is comprised of one parcel of 48,787 square feet in area with a frontage of 164 feet along S. Missouri Avenue.
4. The proposal includes an existing building with a front setback of 25 feet to the east adjacent to S. Missouri Avenue, a side setback of 56 feet to the north and 37 feet to the south and a rear setback of 96 feet to the west.
5. The parcel was in existence prior to May 1, 1998, and was not in common ownership with any contiguous property on that date, but there is no minimum lot size requirement for Comprehensive Infill Redevelopment Projects in this zoning district.
6. The proposal includes a personal vehicle storage with an ISR of 0.68 and an existing FAR of 0.25.
7. The proposal includes 31 off-street parking spaces, which have been determined to be in compliance with ITE Manual standards for the combination of personal vehicle storage.

8. The existing and proposed building materials and design creates a form which enhances the community character of the surrounding vicinity.
9. There are no active Code Compliance cases.

Recommended Conclusions of Law

1. The development proposal is consistent with the applicable components of the City's Comprehensive Plan.
2. The development proposal is consistent with the Flexible Development standards pursuant to CDC Tables 2-701.1 and 2-704.
3. The development proposal is consistent with the Flexibility Criteria pursuant to CDC Section 2-704.F., for a Comprehensive Infill Redevelopment Project.
4. The development proposal is consistent with the Comprehensive Landscape Program criteria pursuant to CDC Section 3-1202.G.
5. 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 application FLD2025-07016, 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 October 21, 2026, unless time extensions are granted pursuant to CDC Section 4-407.
2. A copy of the recorded deed restrictions shall be provided to the satisfaction of Planning & Development (Development Review) staff.
3. 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.
4. 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.
5. 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.
6. No overhead doors shall be permitted along the west facing portion of the building.
7. The property shall be posted that it is not open to the public.

Engineering

8. 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.
9. 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

10. 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 GrubbingTraffic Engineering

11. 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.
12. 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.
13. 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

14. 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.
15. 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

16. 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.
17. 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

18. 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

19. 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 Arborist) Staff.
20. 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, landscape rock with a minimum size of ¾ inch to one inch in diameter shall be used to redirect stormwater gutter systems to prevent erosion. Plastic sheets / weed barrier shall not be installed under mulches.

Public Utilities

21. 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.
22. The new clean-out(s) shall be placed behind sidewalks and shall follow city standard details.

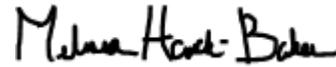
Solid Waste

23. 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 Occupancy
Engineering***

24. 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, Planner III

ATTACHMENTS: Resume, Photographs

Melissa Hauck-Baker, AICP, NJPP
100 South Myrtle Avenue
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 along Missouri Avenue at the existing building



Facing northwest along Missouri Avenue at the existing building



Facing southeast along Missouri Avenue at the intersection with Bellevue Boulevard



Facing west along Missouri Avenue at the property to the south of the project site



Facing northwest along Missouri Avenue at the property to the north of the project site



Facing north along Missouri Avenue at the property across the street from the project site

**1446 S. Missouri Avenue
FLD2025-07016**