



PLANNING AND DEVELOPMENT DEPARTMENT
FLS & FLD APPLICATION

This application is REQUIRED for all Level One Flexible Standard Development (FLS) and Level Two Flexible Development (FLD) applications. All applications must be submitted online at: epermit.myclearwater.com

It is the responsibility of the applicant to submit complete and correct information. Incomplete or incorrect information may invalidate your application. All applications are to be filled out completely and correctly and submitted (including plans and documents, uploaded, processed and finalized) by 12 noon on the scheduled deadline date 2020 submittal calendar. The applicant, by filing this application, agrees to comply with all applicable requirements of the Community Development Code. Additional information on submittal requirements including worksheets and handouts, etc.

FIRE DEPARTMENT PRELIMINARY SITE PLAN REVIEW FEE: \$200 (not applicable for detached dwelling or duplexes)

APPLICATION FEES: \$100 (FLS - accessory structures associated with a single-family or duplexes)
\$200 (FLS - detached dwellings or duplexes)
\$475 (FLS - attached dwellings, mixed-use, and nonresidential uses)
\$300 (FLD - detached dwellings, duplexes, and their accessory structures)
\$1,205 (FLD - attached dwellings, mixed-use, and nonresidential uses)

Property Owner (Per Deed): R&R Getaway LLC & TSETSE LLC
Phone Number: Richard Esposito 714-330-2834 & Peter Meroli 727-259-8117
Email: Richard Esposito <rich_espo@yahoo.com> & Peter Meroli <peter_meroli@yahoo.com>

Applicant/Primary Contact Name: Housh Ghovae
Company Name: Northside Engineering, Inc.
Phone Number: 727-443-2869
Email: housh@northsideengineering.net

Address of Subject Property: 693 & 699 Bay Esplanade

Parcel Number (s): 05-29-15-54756-076-0011 & 0010

Site Area (Square feet and Acres):

Zoning: T - Tourist & P - Preservation

Future Land Use: RFH - Resort Facilitied High & W - Water

Description of Request (must include use, requested flexibility, parking, height, etc) :

This FLD Application is requesting a 6-Unit Resort Dwelling, providing 11 parking spaces 7,966 sq. ft. building. Setback will meet requirements, our only request is a waiver to the setback of the existing/to remain pool & deck.



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General Information

Provide the following general information on the proposed project. If not applicable mark N/A. The maximum permitted or required amounts are listed in the Zoning District in the Community Development Code which is available online at:

https://library.municode.com/fl/clearwater/codes/community_development_code

Dwelling Units:

A dwelling unit is a building or portion of a building providing independent living facilities for one family including the provision for living, sleeping, and complete kitchen facilities.

Max. Permitted: 30 UPA-RAD Proposed: 6-Unit Resort Attached Dwellings

Hotel Rooms:

A hotel room is an individual room, rooms or suite within an overnight accommodations use designed to be occupied, or held out to be occupied as a single unit for temporary occupancy.

Max. Permitted: N/A Proposed: N/A

Parking:

List parking spaces. Parking spaces must meet the requirements of the Community Development Code (CDC) including location, materials and dimensions. Back out parking is prohibited for most uses.

Required: 9 Proposed: 11

Floor Area Ratio (FAR):

Do not include parking garages, carports, stairwells and elevator shafts. Area is found by multiplying the length times the width dimension for each floor and should be expressed in square feet. Do not include parking garages, carports, stairwells and elevator shafts. FAR is not required for residential only projects unless in US 19 Zoning District.

Max. Permitted: N/A Proposed: _____

Impervious Surface Ratio (ISR):

ISR means a measurement of intensity of hard surfaced development on a site, basically any surface that is not grass or landscaped areas on private property. An impervious surface ratio is the relationship between the total impervious versus the pervious areas of the total lot area. [Link to additional information including ISR worksheet.](#)

Max. Permitted: 0.95 Proposed: 0.703 / 9,190sf
Please list percentage % and square feet.



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General Applicability Criteria

Provide complete responses to each of the six (6) General Applicability Criteria of Community Development Code Section 3-914.A.1 through 6, explaining how, IN DETAIL, the criteria is met. Use additional sheets as necessary:

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.
Please see provided Narrative(s).

2. The proposed development will not hinder or discourage the appropriate development and use of adjacent land and buildings or significantly impair the value thereof.
Please see provided Narrative(s).

3. The proposed development will not adversely affect the health or safety or persons residing or working in the neighborhood of the proposed use.
Please see provided Narrative(s).

4. The proposed development is designed to minimize traffic congestion.
Please see provided Narrative(s).

5. The proposed development is consistent with the community character of the immediate vicinity of the parcel proposed for development.
Please see provided Narrative(s).

6. The design of the proposed development minimizes adverse effects, including visual, acoustic and olfactory and hours of operation impacts, on adjacent properties.
Please see provided Narrative(s).



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Flexibility Criteria or Use Specific Criteria

Provide complete responses to the applicable flexibility criteria (or use specific criteria in US 19 and Downtown Zoning Districts). These criteria are specific to the use and the Zoning District of the subject property and are part of the Community Development Code available online at [municode.com](https://library.municode.com/fl/clearwater/codes/community_development_code) :

https://library.municode.com/fl/clearwater/codes/community_development_code

If you need help finding the criteria or standards please contact a Development Review Planner at the Zoning Line 727-562-4604. Use additional sheets as necessary:

Please see provided Narrative(s).



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Affidavit of Ownership

If multiple owners or properties, multiple affidavits may be required.

- 1. Provide names of all property owners on deed - PRINT full names:
R&R GETAWAY LLC - Richard Esposito
TSETSE LLC - Peter Meroli
2. That (I am/we are) the owner(s) and record title holder(s) of the following described property:
693 & 699 Bay Esplanade
3. That this property constitutes the property for which a request for (describe request):
4. That the undersigned (has/have) appointed and (does/do) appoint:
Housh Ghovae, CEO and Northside Engineering, Inc.
as (his/their) agent(s) to execute any petitions or other documents necessary to affect such petition;
5. That this affidavit has been executed to induce the City of Clearwater, Florida to consider and act on the above described property;
6. That site visits to the property are necessary by City representatives in order to process this application and the owner authorizes City representatives to visit and photograph the property described in this application;
7. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

Handwritten signatures and printed names of Peter Meroli and Richard Esposito, both Property Owners.

STATE OF FLORIDA, COUNTY OF PINELLAS
BEFORE ME THE UNDERSIGNED, AN OFFICER DULY COMMISSIONED BY THE LAWS OF THE STATE OF FLORIDA, ON THIS 4th DAY OF September, 2024, PERSONALLY APPEARED WHO HAVING BEEN FIRST DULY SWORN DEPOSED AND SAYS THAT HE/SHE FULLY UNDERSTANDS THE CONTENTS OF THE AFFIDAVIT THAT HE/SHE SIGNED.
Notary Seal/Stamp: AMBER HALES, Notary Public - State of Florida, Commission # HH 430549, My Comm. Expires Aug 7, 2027
Notary Public Signature: Amber Hales
My Commission Expires: 8/7/2027

GENERAL APPLICABILITY CRITERIA ¹
SUPPLEMENTAL RESPONSE

1
2
3
4 1. The proposed development of the land will be in harmony with the scale, bulk, coverage,
5 density and character of adjacent properties in which it is located.
6

7 *The subject site is in a transitional area in the Old Florida neighborhood of*
8 *Clearwater Beach, where the area is changing from 1950s era, lower quality,*
9 *housing to modern, well planned housing and tourist uses that are significantly*
10 *improving the area. Channel Club North is a permitted use at its location and*
11 *within its general area, thereby demonstrating that it is in harmony with its area.*
12

13 *Replacement of the existing, lower-quality, structures on-site will harmonize the*
14 *property with the City's intentions for the area as expressed in Beach by Design.*
15

16 *Accordingly, Channel Club North will be in harmony with the scale, bulk,*
17 *coverage, density and character of the properties adjacent to it as proposed by*
18 *the City in the City of Clearwater's Beach by Design.*
19
20

21 2. The proposed development will not hinder or discourage the appropriate development and use
22 of adjacent land and buildings or significantly impair the value thereof.
23

24 *For the same reasons that the project will be in harmony with its adjacent uses,*
25 *it will not hinder or discourage the appropriate development and use of adjacent*
26 *properties or impair their value. In fact, the commencement of development*
27 *consistent with the City's Beach by Design is likely to improve the values of*
28 *nearby properties.*
29

30 3. The proposed development will not adversely affect the health or safety or persons residing or

¹ Application page 3.

1 working in the neighborhood of the proposed use.
2

3 *Resort attached development will not adversely affect the health or safety of*
4 *persons residing or working in the neighborhood of the proposed use. Again, the*
5 *development of the site in accordance with the City's Comprehensive Plan,*
6 *including Beach by Design, is likely to enhance the health and safety of nearby*
7 *residents.*
8
9

10 4. The proposed development is designed to minimize traffic congestion.
11

12 *Channel Club North is served by one curb cut from Somerset. The curb cut,*
13 *driveway flares and driveway comply with the Clearwater CDC. Further, the*
14 *redevelopment of the site eliminates several ad hoc existing parking spaces that*
15 *are illegally (at least in part), located on the adjacent public rights-of-way.*
16 *Thus, the design of Channel Club North minimizes potential traffic congestion.*
17
18

19 5. The proposed development is consistent with the community character of the immediate vicinity
20 of the parcel proposed for development.
21

22 *As set in the Project Narrative's discussion of the project's compliance with the*
23 *City's Comprehensive Plan, Beach by Design, and Community Development*
24 *Code, the project is consistent with, and will enhance, the community character*
25 *of its neighborhood.*
26
27

28 6. The design of the proposed development minimizes adverse effects, including visual, acoustic
29 and olfactory and hours of operation impacts, on adjacent properties.
30

31 *As a new resort attached dwelling development, Channel Club North will not*
32 *generate any of these externalities. The building has been carefully sited to*

1 *preserve the view corridors extant in the area, thereby minimizing any potential*
2 *adverse visual effects. Signs will be posted in each unit and, consistent with the*
3 *City's sign regulations, signs will be posted on the property, urging the*
4 *occupants to be considerate of their neighbors in terms of noise generation. All*
5 *mechanical equipment will be shielded by noise attenuation fixtures. Therefore,*
6 *acoustic adverse effects will be minimized. Bar-b-ques will be prohibited and*
7 *there will be no source of potential olfactory effects.*
8

**TOURIST ZONING DISTRICT SPECIFIC CRITERIA
SUPPLEMENTAL RESPONSE ²**

Channel Club North is permitted in, and consistent with the requirements of, the Tourist Zoning District as set out in Clearwater Community Development Code, as follows:

Permitted Uses:	Resort attached dwellings (RAD)	
Proposed Uses:	Resort attached dwellings	
Maximum Density:	RAD: 30 units/acre	
Proposed Density:	RAD 20 units/acre	
Maximum ISR:	0.95	
Proposed ISR:	0.703	
Minimum Lot Size	10,000 s.f.	
Actual Lot Size	13,079 s.f.	
Minimum Lot Frontage	100'	
Actual Lot Frontage	110'/120'	
Yards	Required	Provided
Front (West)	15'	16.7'
Front (South)	15'	15.1'
Side (East)	10'	22.2'
Side (North)	10'	10'
Maximum Height:	35'	
Proposed Height:	35'	
Parking Required:	RAD: 1.5 spaces/unit; = 9 spaces	
Parking Provided:	11 spaces	

Flexibility Criteria:

(The Letter of Incompleteness dated 10/4/24 states that the flexibility criteria are found in § 3-803

² See Project Narrative for a discussion of the proposal's compliance with *Beach by Design*.

1 L. Section 3-803 pertains to design requirements for fences.)

2
3 Community Development Code section 2-803 L establishes flexibility criteria for resort attached
4 uses. *Channel Club North* complies with these criteria, as set out herein.

- 5 – Resort attached dwellings are a permitted use on lots of 5,000 square feet; no
6 flexibility from this criterion is sought;
- 7 – The maximum height is 35 feet: flexing of this standard will not be required;
- 8 – Parking is provided as required by code;
- 9 – Access to a major arterial street is not proposed;
- 10 – Building setback requirements are superceded by *Beach by Design*, as set out in the
11 Project Narrative and are met without flexing;
- 12 – The building is designed in full compliance with all applicable design standards;
13 and
- 14 – With respect to the existing swimming pool and deck, which are to be retained. § 2-
15 803 (3) provides:
 - 16 (3)Swimming pools and/or decks in conjunction with a
17 swimming pool that are accessory to either an attached
18 dwellings, overnight accommodations, or resort attached
19 dwellings principal use on Clearwater Beach are permitted
20 a rear setback of zero feet.

21
22 Section 8-102, “Definitions” includes the following:

23 Property line, rear means a property line which runs generally
24 parallel to the property line from which a property is addressed.

25
26 The subject property has an address on Bay Esplanade, making the east property line the rear
27 property line and establishing a rear setback for the pool and deck of zero feet.
28