



Beach by Design:
**A Preliminary Design for Clearwater Beach and
Design Guidelines**

ADOPTED
Ordinance # 6689-01
February 15, 2001

ORIGINAL EFFECTIVE DATE
June 6, 2001

AMENDED
Ordinance # 6917-01
December 13, 2001

AMENDED
Ordinance # 7294-04
October 7, 2004

AMENDED
Ordinance # 7546-06
April 6, 2006

AMENDED
Ordinance # 7721-07
February 15, 2017

AMENDED
Ordinance # 7925-08
July 17, 2008

AMENDED
Ordinance # 7967-08
July 17, 2008

AMENDED
Ordinance # 8157-10
June 03, 2010

AMENDED
Ordinance # 8438-13
September 5, 2013

AMENDED
Ordinance # 8497-14
January 16, 2014

AMENDED
Ordinance # 9340-19
December 5, 2019

Prepared for:

City of Clearwater Florida

Prepared by:

SIEMON & LARSEN

Strategic Land Planning & Management

Beach by Design: A Preliminary Design for Clearwater Beach

TABLE OF CONTENTS

I.	Introduction/Summary.....	1
II.	Future Land Use	5
A.	Old Florida District.....	7
B.	Destination Resort District.....	11
C.	Marina Residential District.....	14
D.	Retail and Restaurant District.....	19
E.	Pier 60 District	20
F.	Small Motel District.....	21
G.	Beach Walk District.....	22
H.	Clearwater Pass District.....	24
III.	Mobility.....	25
A.	Arrival and Distribution.....	28
1.	Entry.....	28
2.	North Beach	30
3.	South Beach	32
B.	Alternative Modes of Transportation.....	35
1.	Pedestrian.....	35
2.	Bicycles.....	36
3.	Intra-Beach Transit	36
C.	Access Rationing	39
1.	Residential and Guest Priority	39
2.	Access Rationing by Controlled Access Lanes	40
D.	Transit from Downtown to Beach.....	41
E.	Transit between the Barrier Islands	41

IV.	Off-Street Parking	42
A.	Pier 60 Garage.....	44
B.	Pelican Walk Garage.....	45
C.	Rockaway Garage	46
D.	Clearwater Pass District Garage	46
E.	Clearwater Marina Garage.....	46
V.	Catalytic Projects	47
A.	North Mandalay Resort Development	47
B.	Community Redevelopment District Designation	48
1.	Destination Resort Density Pool.....	48
2.	Hotel Density Reserve	54
C.	Beach Walk – New South Gulfview Drive.....	57
VI.	Economic Reality and Feasibility	62
VII.	Design Guidelines.....	64
VIII.	Appendix.....	78
A.	Clearwater Beach Future Land Use (12/13/06)	
B.	Marina District Boardwalk Design Guidelines and Specifications (12/05/19)	
C.	Approved Ordinances Amending Beach By Design	