



City of Clearwater

Clearwater Planning & Development, Post Office Box 4748, Clearwater, Florida 33758-4748
100 South Myrtle Avenue, Clearwater, Florida 33756
Telephone (727) 562-4567 Fax (727) 562-4865

CONSENT AGENDA

COMMUNITY DEVELOPMENT BOARD

Date: Tuesday, October 15, 2024
Time: 1:00 p.m.
Place: 100 North Osceola Avenue,
Clearwater, Florida, 33755
(City of Clearwater Main Library)

Welcome to the City of Clearwater Community Development Board (CDB) meeting. We are glad to have you join us. Charts at the end of the agenda show the order in which CDB meetings are conducted, as well as how much time each person has to speak during each type of agenda item.

An oath will be administered swearing in all participants in public hearing cases, including persons wanting to speak to agenda items. There are two capacities in which you may to speak on an agenda item during the meeting:

- 1. Request Party Status (Quasi-Judicial Hearings Only):** Community Development Code Section 4-206 requires that any person seeking to: personally testify, present evidence, argument and witness, cross-examine witnesses, appeal the decision and speak on reconsideration requests should request party status during the case discussion. If the CDB grants a person party status, that person is then entitled to these listed rights. The CDB Chair will invite persons requesting party status to identify themselves at the beginning of each applicable case. During the hearing, persons granted party status will have five minutes to present to the Board, time allocated to cross-examine witnesses, and three minutes for closing remarks.
- 2. Comments by the Public:** Persons not requesting party status may still provide comments about a case. The Chair will announce when it is the appropriate time. If you wish to speak you should come to the podium and wait to be recognized, then state and spell your name and provide your address. Persons speaking before the CDB shall be limited to three minutes unless an individual is representing a group in which case the Chairperson may authorize a reasonable amount of time up to 10 minutes.

The City strongly supports and fully complies with the Americans with Disabilities Act (ADA). Please advise us at least 72 hours prior to the meeting if you require special accommodations at 727-562-4567. Assisted listening devices are available. ***Kindly refrain from conducting private conversations, using cell phones, etc. as they are distracting during the meeting.***

Questions or concerns about a case? Contact the assigned planner from the Planning and Development Department listed at the end of each agenda item at 727-562-4567. The Clearwater Citizens Guide to Community Development Board Hearings, available online through the link below, offers a step-by-step look into the workings of the CDB and its procedural hearings to assist affected parties and the public when participating in the process.

<http://myclearwater.com/communitydevelopmentboard>

A. CALL TO ORDER, PLEDGE OF ALLEGIANCE

B. ROLL CALL: Chair: Quattrocki Members: Achinelli, Boutzoukas, Haudricourt, Alternate Hinrichs, Hupp, Park, Mastruserio, Assistant City Attorney Matthew Mytych, Attorney Jay Daigneault and City Staff

C. APPROVAL OF MINUTES FROM THE PRIOR MEETING AUGUST 8, 2024

D. CITIZENS TO BE HEARD RE: ITEMS NOT ON THE AGENDA

E. REQUEST FOR CONTINUANCES (ITEMS 1-1):

1. Case: TA2024-07002 – Amendments to the Community Development Code

Level Three Application

Applicant: City of Clearwater, Planning and Development Department

Request: Amendments to the Community Development Code to require a percentage of landscaped areas in front yards for residentially zoned properties, clarify the use of organic mulch, establish regulations to allow the use of artificial turf citywide, limit the use of nonliving landscape materials, update property maintenance standards, establish new, update existing, and delete definitions, establish a fee for an artificial turf permit, and update section references.

Associations: Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board

Assigned Planner: Jayme Lopko, Long Range Planning Manager; email: jayme.lopko@myclearwater.com; phone: 727-444-8776

F. CONSENT AGENDA: The following cases are not contested by the applicant, staff, neighboring property owners, etc. and will be approved by a single vote at the beginning of the meeting. (ITEMS 1-3)

1. Case: [FLD2024-07017](#) – 691 Harbor Island

Level Two Application

Owner/Applicant: Brooke Enterprises, LLC

Representative: Brian J. Aungst, Jr., Macfarlane Ferguson & McMullen, 625 Court Street, Clearwater, FL, 33756; phone: (727) 444-1403; email: bj@macfar.com

Location: East side of Harbor Island approximately 650 feet north of Harbor Passage. (0.257 acres)

Request: Flexible Development approval to construct a 548 square foot dock, 95 feet in length with two covered boatlifts as accessory to the detached dwelling use located in the Low Medium Density Residential/Island Estates Neighborhood Conservation Overlay (LMDR/IENCOD) District for the property located at 691 Harbor Island. Requested is a deviation of dock length and boatlift setback. (Community Development Code Section 3-601.C.1.g)

Associations: Island Estates Civic Association, Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board

Assigned Planner: Melissa Hauck-Baker, AICP, Planner III; email: Melissa.Hauckbaker@MyClearwater.com; phone: 727-444-8769

2. **Case: [FLD2023-05011](#) – 685 & 689 Bay Esplanade** *Level Two Application*
Owner(s): Peter Pan Developments LLC and Peter Pan Dev
Applicant: Housh Ghovae, Northside Engineering, Inc., 300 S. Belcher Road, Clearwater, FL, 33765; phone: (727) 822-4151; email: housh@northsideengineering.net
Location: Southeast corner of Bay Esplanade and Somerset Street. (0.313 acres)
Request: Flexible Development approval to construct a nine-unit Resort Attached Dwelling use in the Tourist (T) zoning district, Old Florida Character District of Beach by Design for the properties located at 685 and 689 Bay Esplanade. The building will not exceed 50 feet for the first 60 linear feet south of Somerset Street, will not exceed a maximum height of 65 feet elsewhere and 14 parking spaces are proposed. Requested is flexibility for height. (Community Development Code Section 2-803.L. and Beach by Design)
Associations: Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board
Assigned Planner: Melissa Hauck-Baker, AICP, Planner III; email: Melissa.Hauckbaker@MyClearwater.com; phone: 727-444-8769

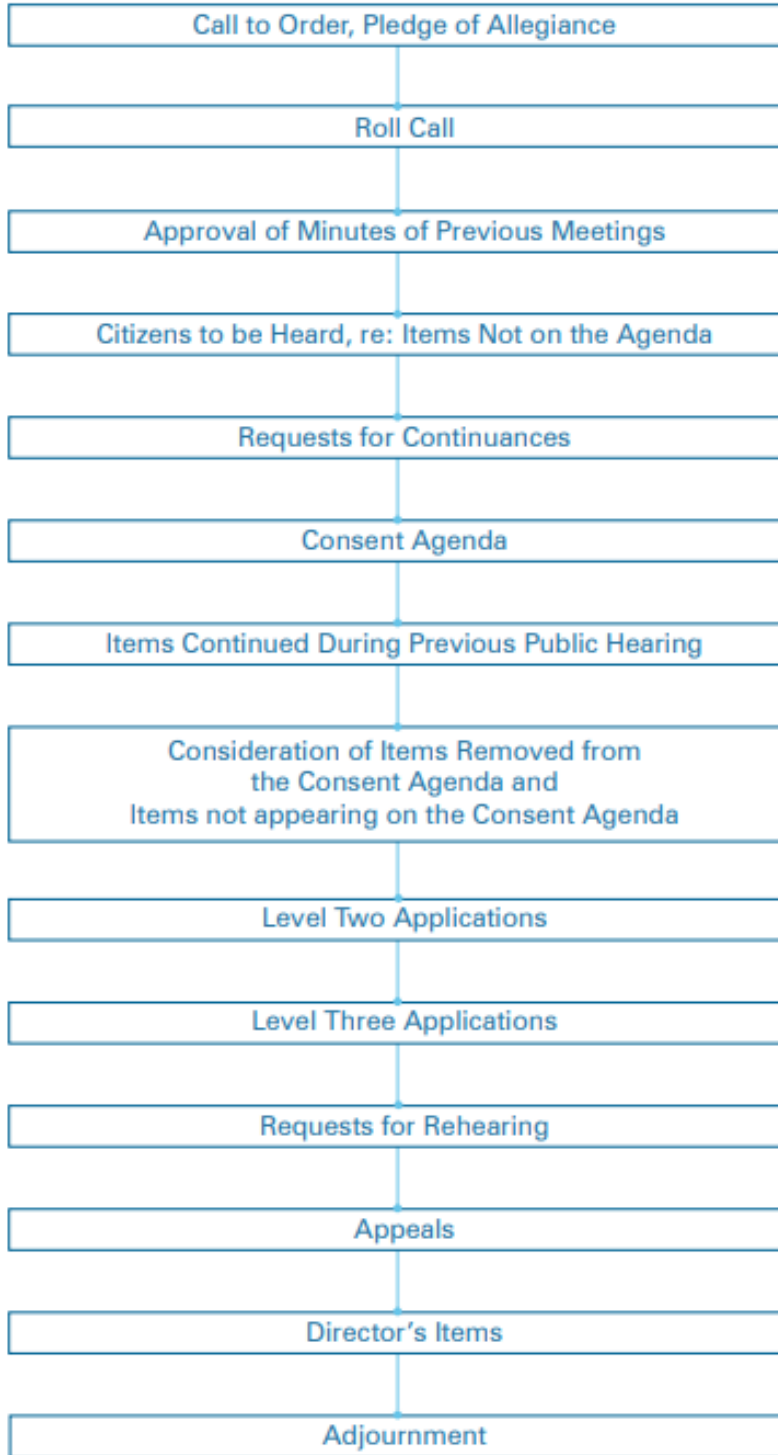
3. **Case: TA2024-08003 – Murals and Downtown Window Signage** *Level Three Application*
Applicant: City of Clearwater, Planning and Development Department
Request: Amendments to the Community Development Code to clarify definitions for artwork and murals (applicable citywide) and to modify window signage standards in Downtown.
Associations: Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board
Assigned Planner: Lauren Matzke, Planning & Development Assistant Director; email: lauren.matzke@myclearwater.com; phone: 727-444-8702

G. DIRECTOR'S ITEMS

H. ADJOURNMENT

ORDER OF MEETING

Meetings are conducted in the following order:



QUASI-JUDICIAL HEARING (LEVEL TWO CASES)

OPENING PROCEDURES
Explanation of Hearing Process – Chairperson
Requests for Disclosure of Ex Parte Communications
and Requests for Party Status

PLANNING & DEVELOPMENT STAFF PRESENTATION
10 minutes

APPLICANT PRESENTATION
10 minutes

PERSONS WITH PARTY STATUS PRESENTATION
5 minutes per Party

CROSS EXAMINATION OF WITNESSES
➤ Planning & Development Staff
➤ Applicant
➤ Persons with Party Status

COMMENTS BY THE PUBLIC
(Other Than Persons with Party Status) 3 minutes per person

CLOSING REMARKS
➤ Planning & Development Staff - 3 minutes
➤ Persons Granted Party Status - 3 minutes
➤ Applicant - 3 minutes

CLOSE PUBLIC HEARING

DISCUSSION & VOTE BY BOARD

LEGISLATIVE HEARING (LEVEL THREE CASES)

OPENING PROCEDURES
Explanation of Hearing Process – Chairperson

PLANNING & DEVELOPMENT STAFF PRESENTATION
10 minutes

APPLICANT PRESENTATION
10 minutes

COMMENTS BY THE PUBLIC
3 minutes per person

CLOSING REMARKS
➤ Planning & Development Staff - 3 minutes
➤ Applicant - 3 minutes

CLOSE PUBLIC HEARING

DISCUSSION & VOTE BY BOARD