



# 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

## AGENDA

### COMMUNITY DEVELOPMENT BOARD

**Date:** Tuesday, July 16, 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 MAY 21, 2024**

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

**E. LEVEL TWO APPLICATIONS (ITEMS 1-7):**

- 1. Case: [FLD2024-02007](#) –18 Bay Esplanade *Level Two Application***  
**Owner(s):** Sunset Green Flash LLC  
**Applicant:** Brian J. Aungst, Jr., Macfarlane Ferguson & McMullen, 625 Court Street, Clearwater, FL 33756; phone: 727-444-1403; email: [bj@macfar.com](mailto:bj@macfar.com)  
**Location:** 0.299 acres located between Bay Esplanade and Kendall Street approximately 150 feet west of the intersection of Mandalay Avenue and Bay Esplanade  
**Request:** Flexible Development approval for a termination of status of nonconformity to recognize the nonconforming hotel density of 30 units where 14 are permitted for property located at 18 Bay Esplanade in the Tourist District. A comprehensive landscaping program is proposed for perimeter buffer flexibility. (Community Development Code Sections 6-109.B.1, B.2,C and 3-1202.G)  
**Associations:** Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board and Clearwater Beach Association.  
**Assigned Planner:** Gina L. Clayton, Planning and Development Director; email: [gina.clayton@myclearwater.com](mailto:gina.clayton@myclearwater.com); phone: 727-444-8701
- 2. Case: [PLT2024-04001](#) – 112 South Osceola Avenue *Level Two Application***  
**Owner(s):** City of Clearwater  
**Location:** 26.081-acre site consisting of four contiguous parcels located on the west side of Osceola Avenue, generally from Drew Street to the north and Pierce Street to the south  
**Request:** Preliminary Plat approval for a five-lot subdivision in the Downtown (D) District located at 100 North Osceola Avenue, 112 South Osceola Avenue, 300 Cleveland Street, and an unaddressed parcel (16-29-15-76482-002-0010) as a companion case to FLD2024-04012. (Community Development Code Article 4, Division 7, Subdivisions/Plats)  
**Associations:** Clearwater Neighborhoods Coalition, Board of County Commissioners, and Pinellas County School Board  
**Assigned Planner:** Lauren Matzke, AICP, Assistant Planning and Development Director; email: [lauren.matzke@myclearwater.com](mailto:lauren.matzke@myclearwater.com); phone: 727-444-8702
- 3. Case: [FLD2024-04012](#) – 112 South Osceola Avenue *Level Two Application***  
**Owner(s):** City of Clearwater  
**Agent:** Katherine E. Cole, Hill Ward Henderson, 600 Cleveland Street, Suite 800, Clearwater, FL, 33755; phone: 727-259-6791; email: [Katie.Cole@hwhlaw.com](mailto:Katie.Cole@hwhlaw.com)  
**Location:** 2.6 acres located on the northwest corner of South Osceola Avenue and Pierce Street  
**Request:** Flexible Development approval for a proposed mixed-use project located at 112 South Osceola Avenue in the Downtown (D) District and the Downtown Core Character District. The proposed project will include 12,400 square feet of commercial and retail space along Osceola Avenue and 400 attached dwelling units located along Pierce Street and is requesting 211 dwelling units from the Public Amenities Incentive Pool. The building height will not exceed 295 feet and a minimum of 440 parking spaces will be provided consistent with the approved development agreement (DVA2022-

06001A). Flexibility is requested for height transitions, building setbacks, building spacing, parking location, service area location, and façade design and articulation. (Community Development Code Sections C-803.A, C-803.C.1 and C.5, C-803.F.2.b, C-803.J, and C-803.L, and Clearwater Downtown Redevelopment Plan)

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

**Assigned Planner:** Lauren Matzke, AICP, Assistant Planning and Development Director; email: [lauren.matzke@myclearwater.com](mailto:lauren.matzke@myclearwater.com); phone: 727-444-8702

4. Case: [FLD2024-01002/PLT2024-04002](#) – 1454 South Martin Luther King, Jr. Avenue

*Level Two Application*

**Owner(s):** City of Clearwater

**Agent:** Braulio Grajales, P.E., High Point Engineering, 5300 W. Cypress Street, Suite 282, Tampa, FL, 33607; phone: 813-644-7000; email: [bgrajales@hpe-fl.com](mailto:bgrajales@hpe-fl.com)

**Location:** 1.345 acres located on the west side of South Martin Luther King, Jr. Avenue approximately 320 feet north of Woodlawn Street

**Request:** Flexible Development approval for a Residential Infill Project to construct a 24-unit attached dwelling use (townhomes) including a minimum of 10 affordable units, along with a 25-lot preliminary plat, for the property located at 1454 South Martin Luther King, Jr. Avenue in the Medium Density Residential (MDR) District. The attached dwelling use (townhomes) will not exceed 30 feet in height, provides a minimum of 36 off-street parking spaces, requests flexibility for setbacks, and is utilizing the Affordable Housing Density Bonus and Parking Reductions. (Community Development Code Sections 2-304.G, 3-920 and Article 4, Division 7, Subdivisions/Plats)

**Associations:** Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board and Lake Belleview Neighborhood Association

**Assigned Planner:** Melissa Hauck-Baker, AICP, Planner III; email: [Melissa.Hauckbaker@myclearwater.com](mailto:Melissa.Hauckbaker@myclearwater.com); phone: 727-444-8769

5. Case: [FLD2024-05013](#) – 1951 North Belcher Road

*Level Two Application*

**Owner(s):** BELCHER OMV, LLC

**Agent:** Ely Payne, Baysite Engineering LLC, 2054 Central Avenue, St. Petersburg, FL, 33712; phone: 813-679-9918; email: [Ely@BaysiteEng.com](mailto:Ely@BaysiteEng.com)

**Location:** 2.370 acres located on the east side of North Belcher Road and bound by North Belcher Road on the west and Old Coachman Road on the north and east

**Request:** Flexible Development approval for a Comprehensive Infill Redevelopment Project to construct a 6,800 square foot vehicle service, limited use (car wash) in the Commercial (C) District for the property located at 1951 North Belcher Road. The proposed building will not exceed 35 feet in height. The site will feature 33 spaces and the project requests flexibility for use, setbacks, parking and building orientation. (Community Development Code Sections 2-704.F, 2-704.I and 3-1402)

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

**Assigned Planner:** Melissa Hauck-Baker, AICP, Planner III; email: [Melissa.Hauckbaker@myclearwater.com](mailto:Melissa.Hauckbaker@myclearwater.com); phone: 727-444-8769

6. Case: [FLD2024-04011](#) – 861 North Hercules Avenue

*Level Two Application*

**Owner(s):** Hercules Avenue LLC

**Agent:** Housh Ghovae, Northside Engineering, Inc., 300 S. Belcher Road, Clearwater, FL, 33765; phone: 727-443-2869; email: [housh@northsideengineering.net](mailto:housh@northsideengineering.net)

**Location:** 1.548 acres located on the east side of North Hercules Avenue approximately 143 feet south of the intersection of Hercules Avenue and Palmetto Street

**Request:** Flexible Development approval for a Comprehensive Infill Redevelopment Project to establish a retail sales and service use (child daycare) at the property located at 861 North Hercules Avenue in the Office (O) District. The existing building will remain and is 21 feet in height. There will be a minimum of 68 parking spaces and the project requests flexibility for setbacks, parking, and landscaping. (Community Development Code Sections 2-1004.A, 3-1202.G, and 3-1401)

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

**Assigned Planner:** Melissa Hauck-Baker, AICP, Planner III; email: [Melissa.Hauckbaker@myclearwater.com](mailto:Melissa.Hauckbaker@myclearwater.com); phone: 727-444-8769

7. **Case:** [FLD2023-11024](#) – 501 Druid Road East

*Level Two Application*

**Owner(s):** Juergen Epple

**Agent:** Housh Ghovae, Northside Engineering, Inc., 300 S. Belcher Road, Clearwater, FL, 33765; phone: 727-443-2869; email: [housh@northsideengineering.net](mailto:housh@northsideengineering.net)

**Location:** 0.167 acres located on the southeast corner of Fort Harrison Avenue and Druid Road

**Request:** Flexible Development approval of a Comprehensive Infill Redevelopment Project to construct two detached dwellings located at 501 Druid Road East in the Commercial (C) District. The project will not exceed 31 feet in height, meets parking requirements, and requests flexibility for front and side setbacks. (Community Development Code Section 2-704.F)

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

**Assigned Planner:** Lauren Matzke, AICP, Assistant Planning and Development Director; email: [lauren.matzke@myclearwater.com](mailto:lauren.matzke@myclearwater.com); phone: 727-444-8702

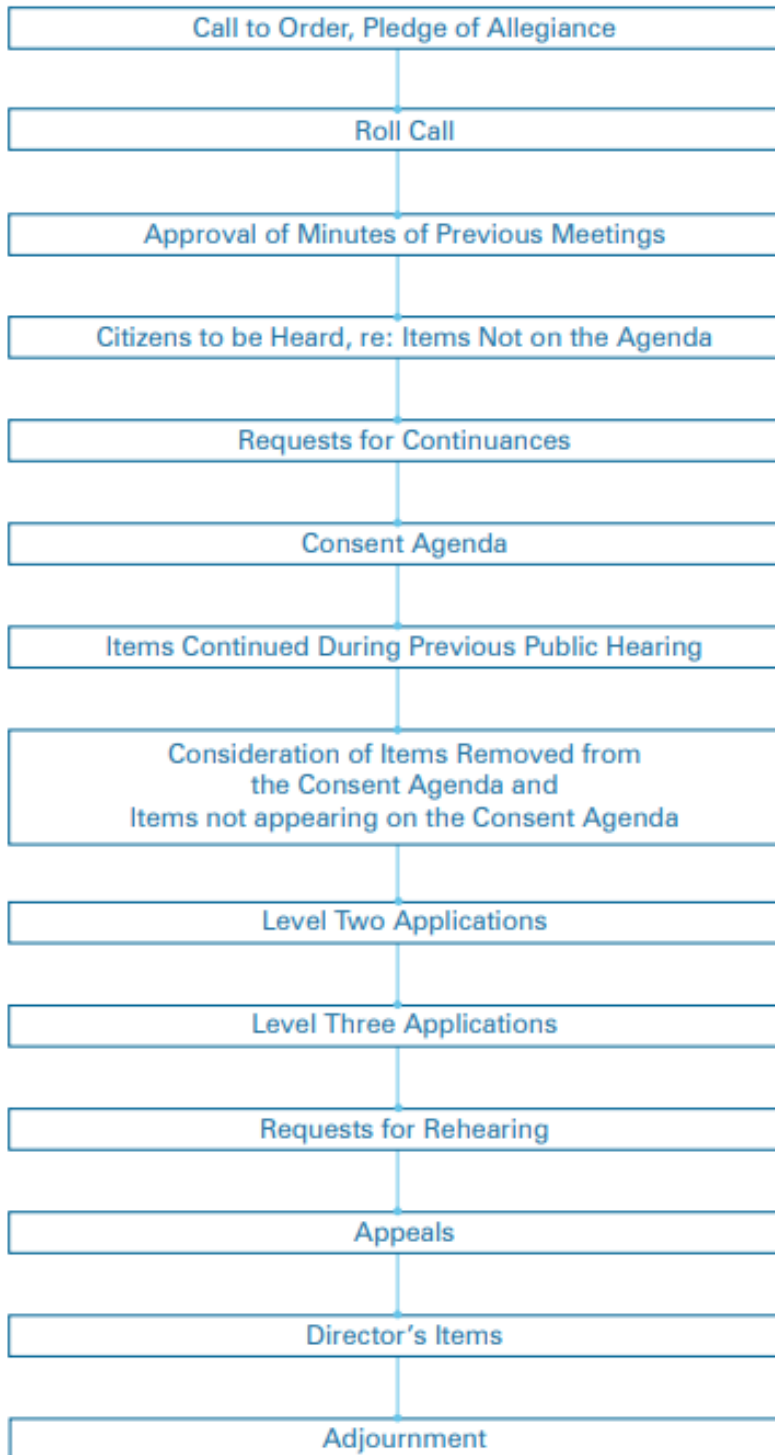
**F. DIRECTOR'S ITEMS (1-1)**

**1. Appoint Board Member to Serve on the Affordable Housing Advisory Committee (AHAC)**

**G. 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**