



# 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, May 21, 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, Hinrichs, Hupp, Park, Mastruserio, Assistant City Attorney Matthew Mytych, Attorney Jay Daigneault and City Staff

**C. APPROVAL OF MINUTES FROM THE PRIOR MEETING APRIL 16, 2024**

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

**E. ITEMS CONTINUED FROM THE APRIL 16, 2024 MEETING (ITEMS 1-2):**

- 1. Case: [FLD2015-11046A](#) – 405-415 Island Way** *Level Two Application*  
**Owner(s):** Azure Development Group LP  
**Applicant(s):** Terri Skapik; Woods Consulting, Inc.; 1714 Country Road 1, Ste. 22, Dunedin, FL, 34698; phone: (727) 919-0848; email: [terriskapik@woodsconsulting.org](mailto:terriskapik@woodsconsulting.org)  
**Location:** 1.345-acre property located on the east side of Island Way, approximately 100 feet south of the intersection of Island Way with Skiff Point  
**Request:** Amend a previously approved Flexible Development application (FLD2015-11046) to expand an existing dock at the property located at 405-415 Island Way in the Medium High Density Residential (MHDR) District of the Island Estates Neighborhood Conservation Overlay (IENCOD) District. The proposed 87 square foot addition (detached from the main dock) is 14.5 linear feet along the seawall, projects six feet into an existing slip formed by tie poles and is located in the required setback. The resulting dock will be 2,816 square feet in total dock area, exceeds dock width requirements, and reduces the side setback from the north property line, as extended into the water, to two feet. (Community Development Code Sections 3-601.C.2-3)  
**Associations:** Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board, Island Estates Civic Association, Clipper Cove Condominium Association  
**Assigned Planner:** Melissa Hauck-Baker, AICP, Planner III; email: [Melissa.Hauckbaker@MyClearwater.com](mailto:Melissa.Hauckbaker@MyClearwater.com); phone: 727-444-8769
  
- 2. Case: [FLD2024-01001](#) – 1091 Eldorado Avenue** *Level Two Application*  
**Owner(s):** Carlouel Yacht Club  
**Applicant(s):** Tina Underwood and Albert Carrier, TranSystems; 565 S. Hercules Avenue, Clearwater, FL, 33764; phone: (727) 822-4151; email: [tunderwood@transystems.com](mailto:tunderwood@transystems.com)  
**Location:** 0.984-acre property located on east side of Eldorado Avenue, where Bay Esplanade intersects with Eldorado Avenue  
**Request:** Amend a previously approved Flexible Development application (FLD2002-10033, as amended by FLD2005-09094) to modify an existing commercial dock at the Carlouel Yacht Club located at 1091 Eldorado Avenue in the Institutional (I) District. Existing fixed docks are proposed to be removed and replaced with a main walkout and floating docks for a total mooring capacity of 16 boats, the existing kayak launch replaced, and a boardwalk constructed, with reduced setbacks from property lines, as extended into the water, of 6 feet on the northern side (no change from constructed dock) and 176.2' on the southern side of the property to the reconstructed kayak launch. (Community Development Code Sections 3-601.C.2-3)  
**Associations:** Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board, Carlouel HOA  
**Assigned Planner:** Melissa Hauck-Baker, AICP, Planner III; email: [Melissa.Hauckbaker@MyClearwater.com](mailto:Melissa.Hauckbaker@MyClearwater.com); phone: 727-444-8769

**F. LEVEL THREE APPLICATIONS (ITEMS 1-2):**

- 1. Case: [LUP2024-02001](#) – 407 S Saturn Avenue** *Level Three Application*  
**Owner(s):** St. Paul’s Lutheran Church, Inc.  
**Applicant(s):** St. Paul’s Lutheran Church, Inc.  
**Representative(s):** Mark Bentley and Ryan Manassee, Johnson, Pope, Bokor, Ruppel, & Burns, LLP; phone: (813) 225-2500; email: [development@jpfirm.com](mailto:development@jpfirm.com)  
**Location:** 2.284-acre property located on the northeast corner of Gulf to By Boulevard and South Saturn Avenue  
**Request:** Amendment the city’s Future Land Use Map for the property located at 407 S Saturn Avenue from the Institutional (I) category to the Commercial General (CG) category.  
**Neighborhood Associations:** Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board, Skycrest Neighborhood Association  
**Assigned Planner:** Kyle Brotherton, Planner II; email: [kyle.brotherton@myclearwater.com](mailto:kyle.brotherton@myclearwater.com); phone: 727-444-8778

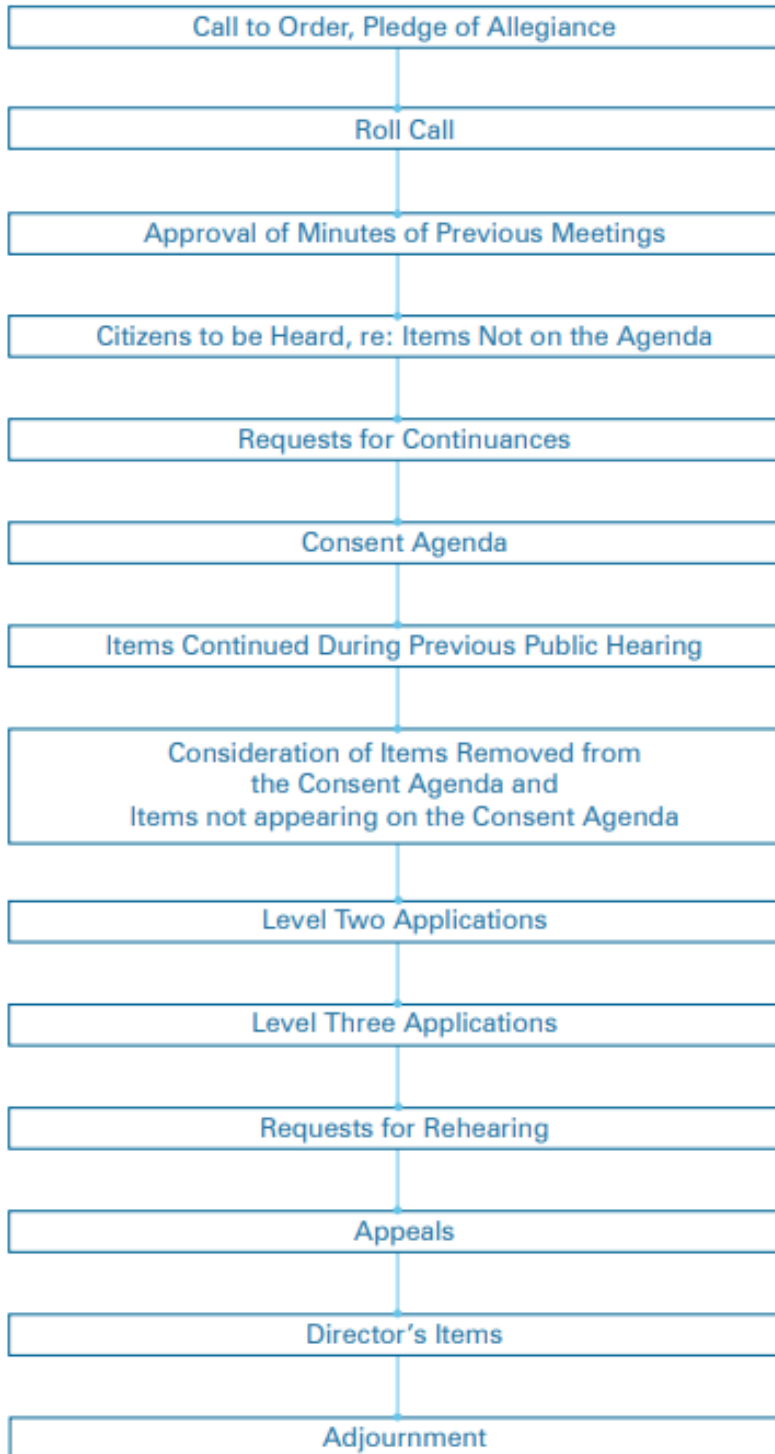
- 2. Case: [REZ2024-02001](#) – 407 S Saturn Avenue** *Level Three Application*  
**Owner(s):** St. Paul’s Lutheran Church, Inc.  
**Applicant(s):** St. Paul’s Lutheran Church, Inc.  
**Representative(s):** Mark Bentley and Ryan Manassee, Johnson, Pope, Bokor, Ruppel, & Burns, LLP; phone: (813) 225-2500; email: [development@jpfirm.com](mailto:development@jpfirm.com)  
**Location:** 2.056-acre portion of a 2.284-acre property located on the northeast corner of Gulf to By Boulevard and South Saturn Avenue  
**Request:** Amendment to the city’s Zoning Atlas for the property located at 407 S Saturn Avenue from the Institutional (I) District to the Commercial (C) District.  
**Neighborhood Associations:** Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board, Skycrest Neighborhood Association  
**Assigned Planner:** Kyle Brotherton, Planner II; email: [Kyle.Brotherton@MyClearwater.com](mailto:Kyle.Brotherton@MyClearwater.com); phone: 727-444-8778

**G. DIRECTOR’S ITEMS**

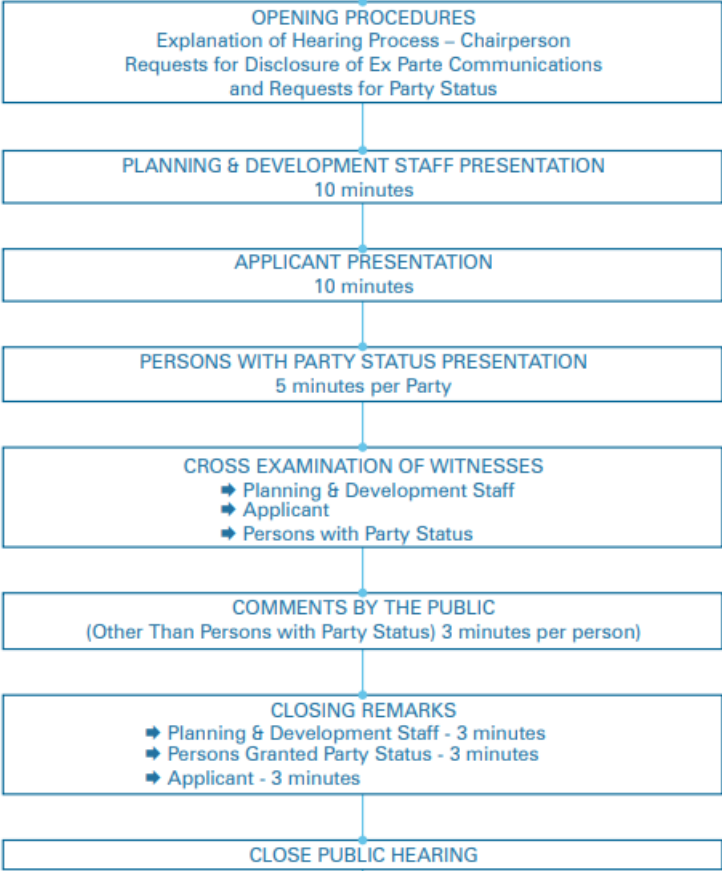
**H. ADJOURNMENT**

## ORDER OF MEETING

Meetings are conducted in the following order:



**QUASI-JUDICIAL HEARING (LEVEL TWO CASES)**



**DISCUSSION & VOTE BY BOARD**

**LEGISLATIVE HEARING (LEVEL THREE CASES)**



**DISCUSSION & VOTE BY BOARD**