



# 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, November 19, 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 OCTOBER 15, 2024**

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

**E. ITEMS CONTINUED FROM THE OCTOBER 15, 2024 MEETING (ITEMS 1-2):**

**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 establish standards for artificial turf, require landscaped areas in front yards for residentially zoned properties, clarify the use of nonliving landscape materials, and make other associated updates.

**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](mailto:jayme.lopko@myclearwater.com); phone: 727-444-8776

**2. 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](mailto: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. The requested flexibility is for a deviation of maximum dock length and setback to boatlift (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](mailto:Melissa.Hauckbaker@MyClearwater.com); phone: 727-444-8769

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

**1. Case: [FLD2024-08018](#)/[TDR2024-08001](#)/[TDR2024-08002](#) – 505-521 S. Gulfview Boulevard (receiving site); 830 Bayway Boulevard and 152 -188 Brightwater Drive (sending sites).**

*Level Two Application*

**Owner/ Applicant:** Owners (receiving sites): Decade Gulfcoast Hotel Partners, JK Gulfview; Owners (sending sites): Clearwater Yacht Club Inc., Brightwater Blue Residences, LLC

**Representative:** 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:** South side of S. Gulfview Boulevard at the intersection of Hamden Drive. (505-521 S. Gulfview Boulevard, 3.91 upland acres - receiving site)

**Request:** Flexible Development approval to add 45 overnight accommodations (hotel) units to the existing hotels located at 505 and 521 S. Gulfview Boulevard in the Tourist (T) District and the South Beach/ Clearwater Pass Character District. The additional hotel units would be accommodated through interior renovations and no exterior work is proposed. The project will exceed the required 419 parking spaces through the provision of new valet parking spaces of the upper floors of the parking garage and existing parking spaces. (Community Development Code Section 2-803.K, Article 4, Division 14 and *Beach by Design*)

**Associations:** Clearwater Beach 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](mailto:Melissa.Hauckbaker@MyClearwater.com); phone: 727-444-8769

2. **Case:** [FLD2016-06018A/TDR2023-05001](#) – 301 S. Gulfview Boulevard (receiving site); 830 Bayway Boulevard (sending site). *Level Two Application*

**Owner/ Applicant:** Owners (receiving site): Gulfview Boulevard Owners LLC; Owners (sending site): Clearwater Yacht Club Inc.

**Representative:** Katherine E. Cole, Hill Ward Henderson, 600 Cleveland Street, Suite 800, Clearwater, FL 33755; phone: (727) 259-6791; email: [katie.cole@hwlaw.com](mailto:katie.cole@hwlaw.com)

**Location:** East side of S. Gulfview Boulevard, west side of Coronado Drive and south side of Second Street. (301 S. Gulfview Boulevard, 1.54 acres – receiving site)

**Request:** Flexible Development approval to add 25 overnight accommodations (hotel) units located at 301 S. Gulfview Boulevard in the Tourist (T) District and the Beach Walk Character District. The additional hotel units would be accommodated through interior renovations and no exterior work is proposed. The project will continue to exceed the required 360 parking spaces. (Community Development Code Sections 2-803.K, Article 4, Division 14 and *Beach by Design*)

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

**Assigned Planner:** Ted Kozak, AICP, Development Review Planning Manager; email: [Ted.Kozak@MyClearwater.com](mailto:Ted.Kozak@MyClearwater.com); phone: 727-444-8941

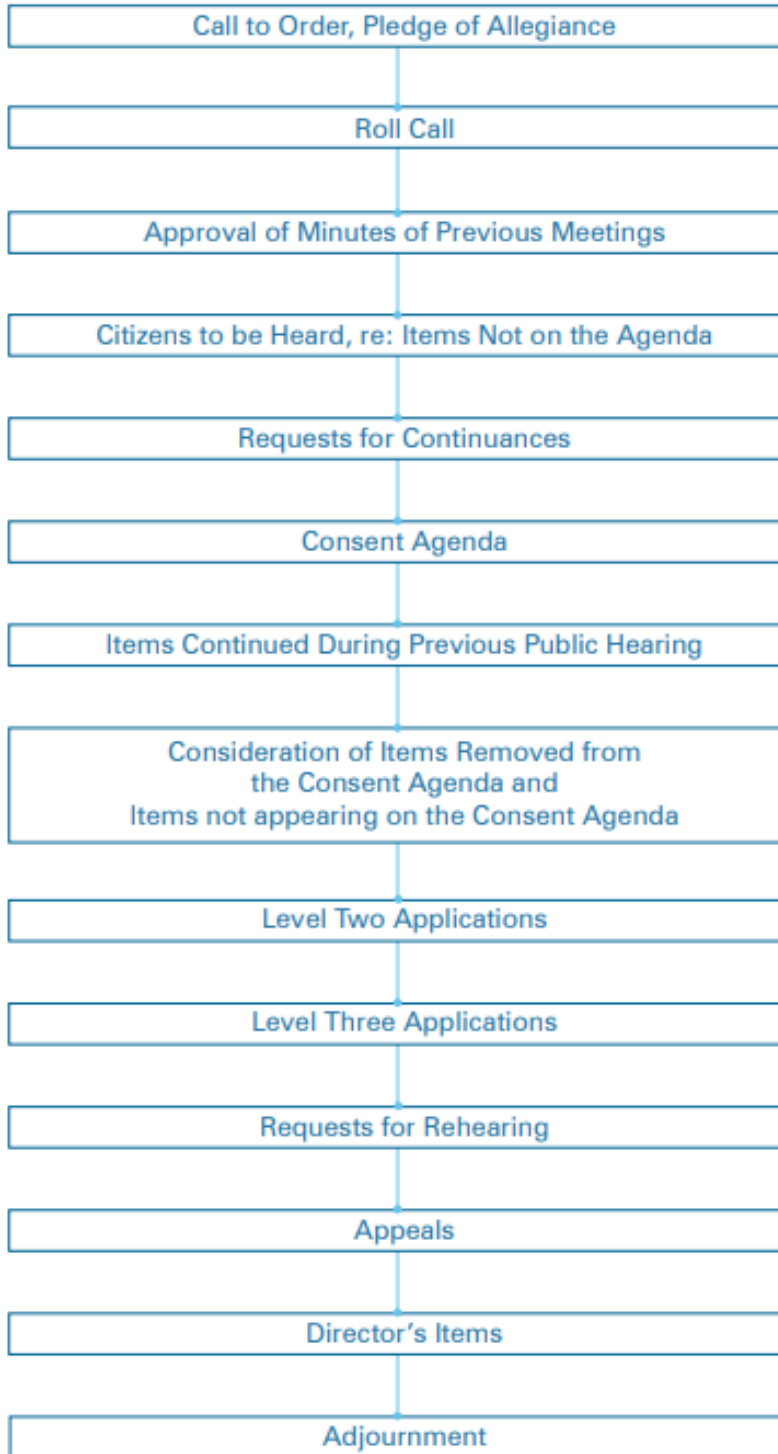
**G. DIRECTOR’S ITEMS (1-1)**

**1. Discuss Potential Use of Electronic CDB Agenda**

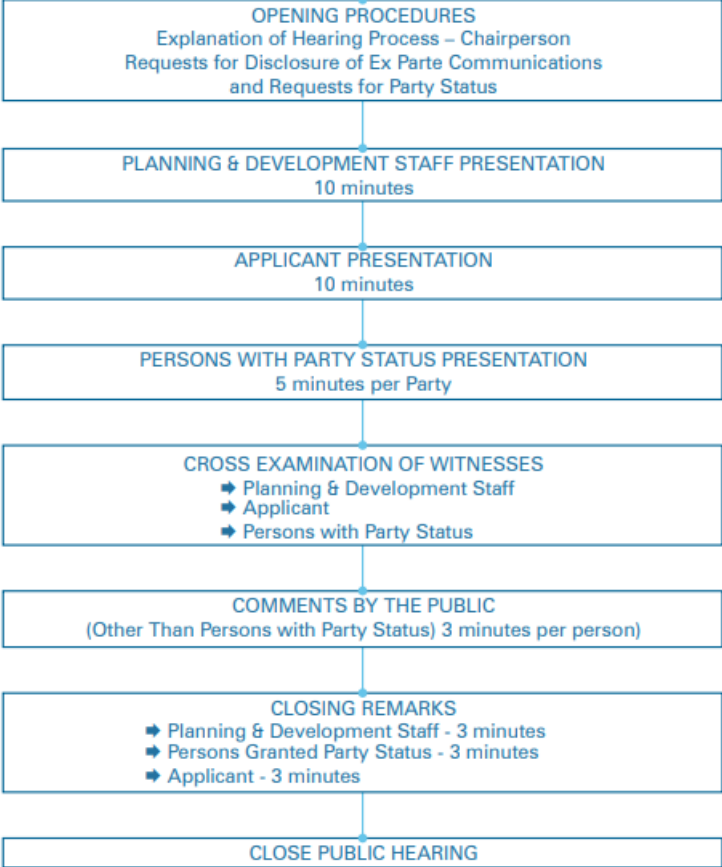
**A. ADJOURNMENT**

## 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**