



CITY OF CLEARWATER

CLEARWATER PLANNING & DEVELOPMENT, POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567

AGENDA

COMMUNITY DEVELOPMENT BOARD

Date: Tuesday, February 20, 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, Rector, Assistant City Attorney Matthew Mytych, Attorney Jay Daigneault and City Staff

C. APPROVAL OF MINUTES FROM THE PRIOR MEETING JANUARY 18, 2023

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

E. LEVEL TWO APPLICATIONS (ITEMS 1-2):

1. Case: [FLD2023-11023](#) – 1028 Sunset Point Road

Level Two Application

Owner(s): Edgewater Valor Capital, LLC

Applicant: Tina Underwood and Albert Carrier, TranSystems; 565 S. Hercules Avenue, Clearwater, FL, 33764; phone: (727) 822-4151; email: tunderwood@transystems.com

Location: 0.961-acre parcel located on both the north and south sides of Sunset Point Road approximately 370 feet east of Edgewater Drive

Request: Flexible Development approval to construct a 1,656 square foot, multi-use dock as accessory to a 10-unit attached dwelling project located in the Medium Density Residential (MDR) District for the property located at 1028 Sunset Point Road. The dock exceeds 500 square feet and is requesting a deviation for side setbacks. (Community Development Code Section 3-601.C.2-3)

Associations: Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board, Edgewater Drive Homeowners Association

Assigned Planner: Melissa Hauck-Baker, AICP, Senior Planner; email:

Melissa.Hauckbaker@MyClearwater.com; phone: 727-444-8769

2. Case: [FLD2021-03004](#) – 205 South Martin Luther King, Jr. Avenue

Level Two Application

Owner(s): Community Redev Agency of the City of Clrwtr FL

Applicant: Peter H. Leach, SP Clearwater WFH LLC; 5403 Gray Street, Tampa, FL, 33609; phone: (813) 288-6988; email: pleach@sphome.com

Location: 3.358-acre property bound by South Martin Luther King, Jr. Avenue (west), South Washington Avenue (east) and Gould Street (south)

Request: One-year development order time extension for 173-unit attached dwelling development originally approved by the Community Development Board on June 15, 2021. (Community Development Code Section 4-407)

Assigned Planner: Lauren Matzke, AICP, Assistant Planning and Development Director; email:

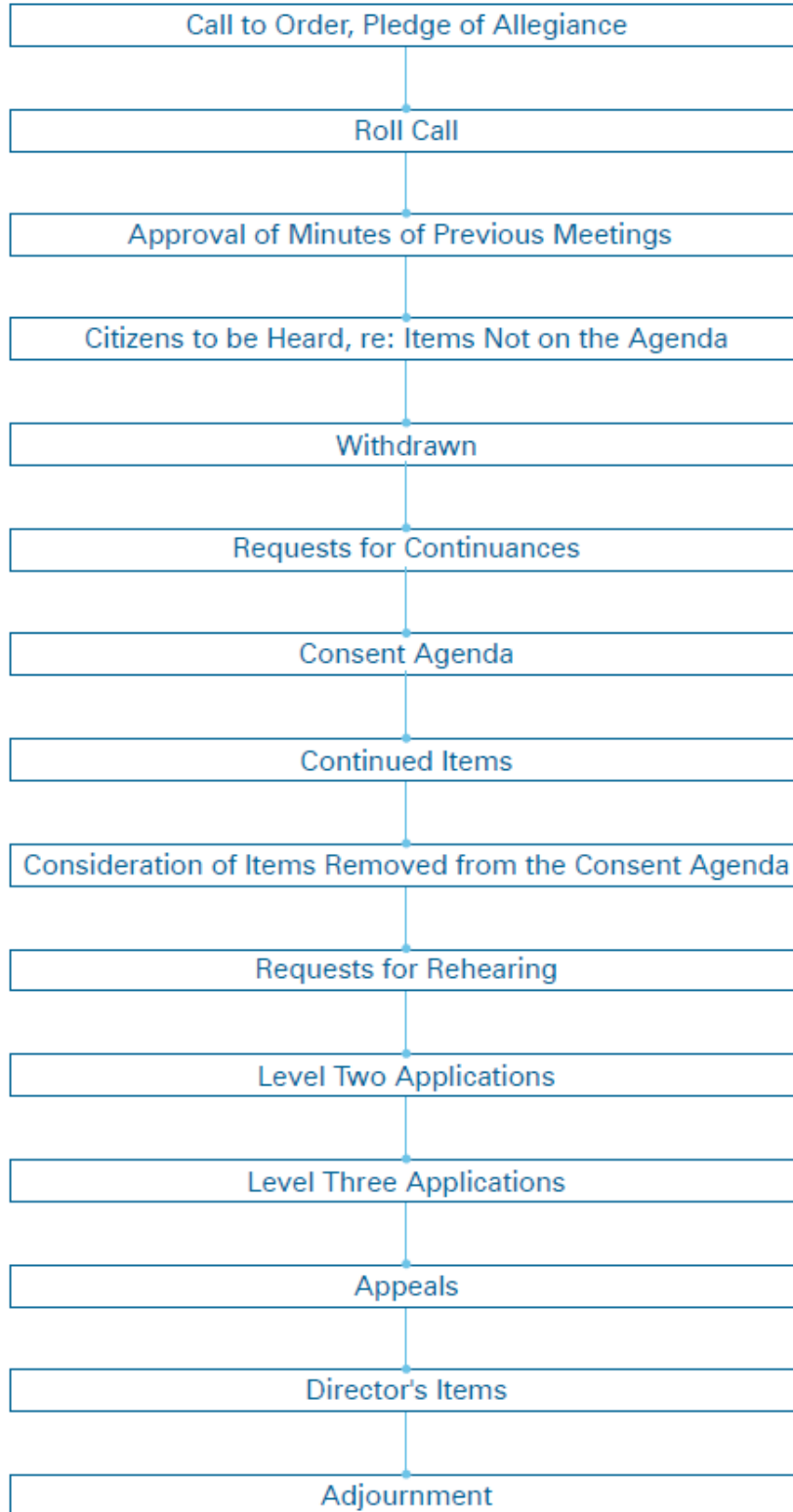
lauren.matke@myclearwater.com; phone: 727-444-8702

F. DIRECTOR'S ITEMS

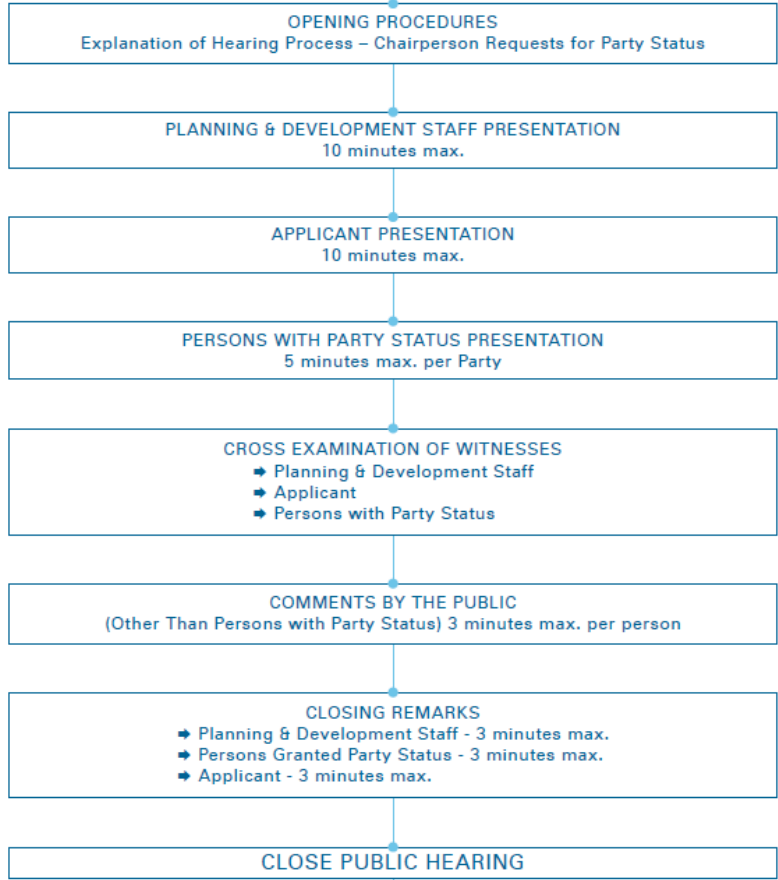
G. ADJOURNMENT

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