

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, December 20, 2022

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 Lau, Members: Caudell, Flanery, Haudricourt, Park, Quattrocki, Rector, Alternate Hutkin, Assistant City Attorney Matthew Mytych, Attorney Jay Daigneault and City Staff

C. APPROVAL OF MINUTES FROM THE PRIOR MEETING, NOVEMBER 15, 2022

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

E. CONTINUED ITEMS (ITEM 1):

1. Case: TA2022-09001 – Amendments to the Community Development Code

Level Three Application

Applicant: City of Clearwater

Request: The Community Development Board is reviewing a request to amend the Community Development Code Article 2 to allow community gardens in the OSR District and permit limited on-site sales; Article 3 to clarify, change, or add requirements for various development standards including landscaping for fences and parks, development potential for vertical mixed-use projects, home-based businesses, residential parking restrictions, LED rope lighting, permit renewals, and electronic changeable message signs; Article 4 to require pre-application meetings, allow 30-year development agreements, and remove certain annual reporting requirements; Article 8 to add or modify certain definitions; US 19 Zoning District & Development Standards to change or add requirements including bike parking, flexibility for interior and corner lots, finished floor elevations, cross parcel connections, façade design, and employment-intensive land uses, and to clarify other standards throughout; and the Downtown District & Development Standards to change, clarify or add requirements for exemptions, bicycle parking, multi-frontage lots, various frontage-specific and general site and building design standards, and tables and figures throughout the District, and to create a new two-tier process for allocating units from the Public Amenities Incentive Pool; and is making a recommendation to the City Council.

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

Assigned Planner: Lauren Matzke, AICP, Planning & Development Assistant Director, Lauren.Matzke@myclearwater.com

F. LEVEL TWO APPLICATIONS (ITEMS 2):

- 1. Case:** [FLD2014-12034A](#) - 325 S. Gulfview Boulevard *Level Two Application*
Owner(s): BEACHROCK LODGING LLLP
Representative: Katherine E. Cole, Esquire, Hill Ward Henderson, phone: (727) 259-6791, email: katie.cole@hwhlaw.com.
Location: The 1.6-acre property is bound by South Gulfview Boulevard (west), Coronado Drive (east) generally at the western terminus of Brightwater Drive.
Request: The Community Development Board (CDB) is reviewing an amendment to an approved Level Two Flexible Development application (FLD2014-12034) for the construction of a 180-unit hotel utilizing an additional 100 units allocated from the Hotel Density Reserve through Beach by Design as currently approved through HDA2013-08004 (as amended by HDA2013-08004A) within the Tourist (T) District for the property located at 325 South Gulfview Boulevard. The amendment includes a reduction in height from 140 feet to 100 feet and revised architectural drawings. No other changes are proposed. The project continues to propose a minimum of 216 off-street parking spaces and requests allowable flexibility from height; and a two-year Development Order (Community Development Code Sections 2-803.K and 4-407).
Neighborhood Associations: Clearwater Beach Association, Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board
Assigned Planner: Mark T. Parry, AICP, Senior Planner, Mark.Parry@myclearwater.com

G. LEVEL THREE APPLICATIONS (ITEMS 4):

- 1. Case:** CPA2022-10001 – Amendments to the Comprehensive Plan related to Water Supply *Level Three Application*
Applicant: City of Clearwater, Planning & Development Department
Request: The Community Development Board is reviewing a request to amend the City of Clearwater’s Comprehensive Plan to address the City’s Potable Water Supply Facilities Work Plan (2022-2032 Planning Period) and is making a recommendation to the City Council.
Neighborhood Associations: Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board
Assigned Planner: Dylan Prins, Planner, Dylan.Prins@myclearwater.com
- 2. Case:** CPA2022-10002 – Amendments to the Comprehensive Plan related to the Parks and Recreation Impact Fee *Level Three Application*
Applicant: City of Clearwater, Parks & Recreation Department
Request: The Community Development Board is reviewing a request to amend the City of Clearwater’s Comprehensive Plan to address the creation of a new Parks and Recreation impact fee system and is making a recommendation to the City Council.
Neighborhood Associations: Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board
Presenter: Art Kader, Parks & Recreation Assistant Director, Art.Kader@myclearwater.com

3. Case: TA2022-10002 – Amendments to the Community Development Code related to the Parks and Recreation Impact Fee *Level Three Application*

Applicant: City of Clearwater, Parks & Recreation Department

Request: The Community Development Board is reviewing a request to amend the City of Clearwater’s Community Development Code to replace Chapter 54 in its entirety with a revised Chapter 54, creating a new Parks and Recreation impact fee system, and is making a recommendation to the City Council.

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

Presenter: Art Kader, Parks & Recreation Assistant Director, Art.Kader@myclearwater.com

4. North Greenwood Community Redevelopment Area Plan

Applicant: City of Clearwater, Planning & Development Department

Request: The Community Development Board is reviewing the North Greenwood Community Redevelopment Area Plan and is making a recommendation to the City Council.

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

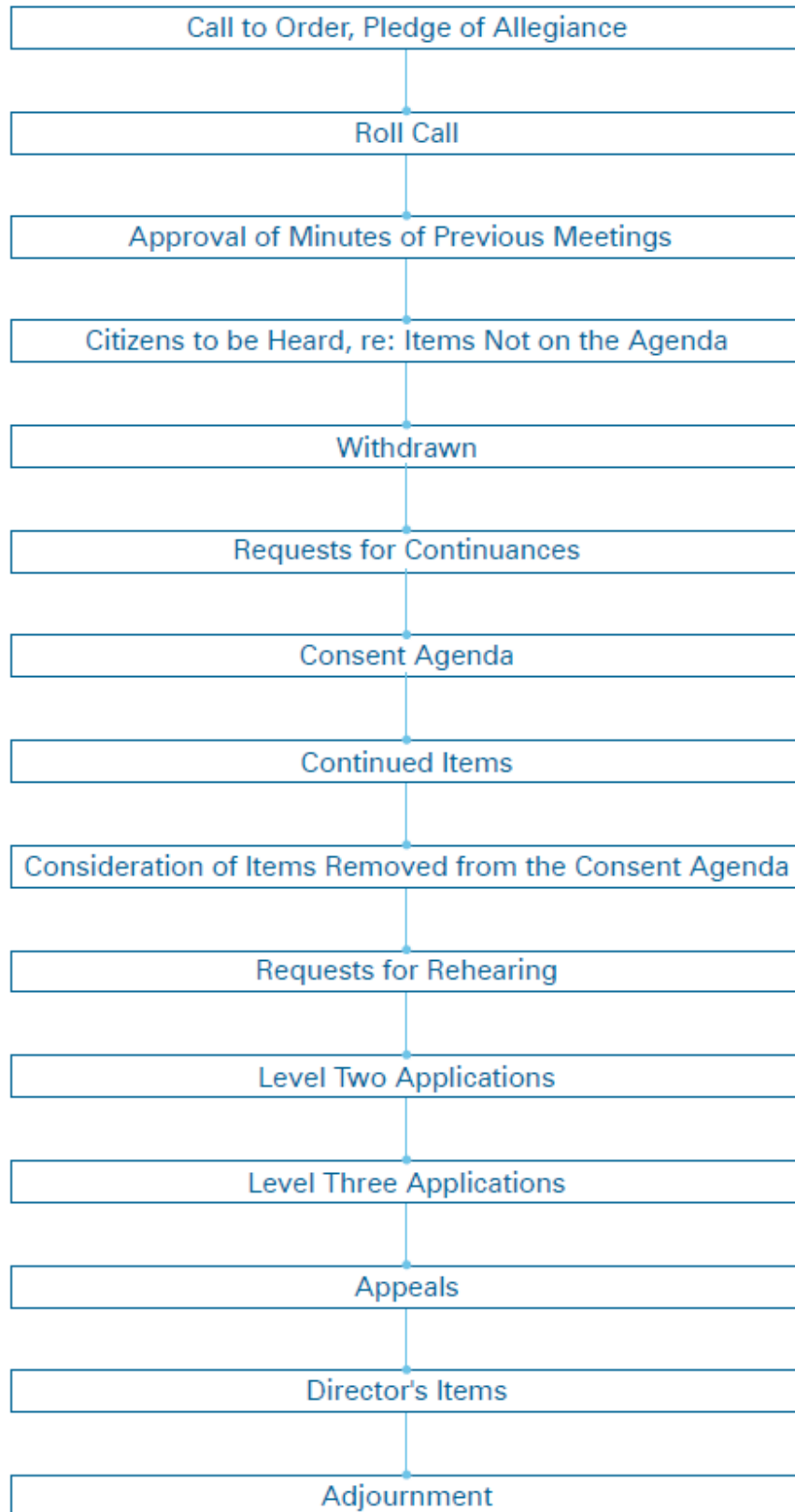
Assigned Planner: Jayme Lopko, AICP, Long Range Planning Manager, Jayme.Lopko@myclearwater.com

H. DIRECTOR’S ITEMS

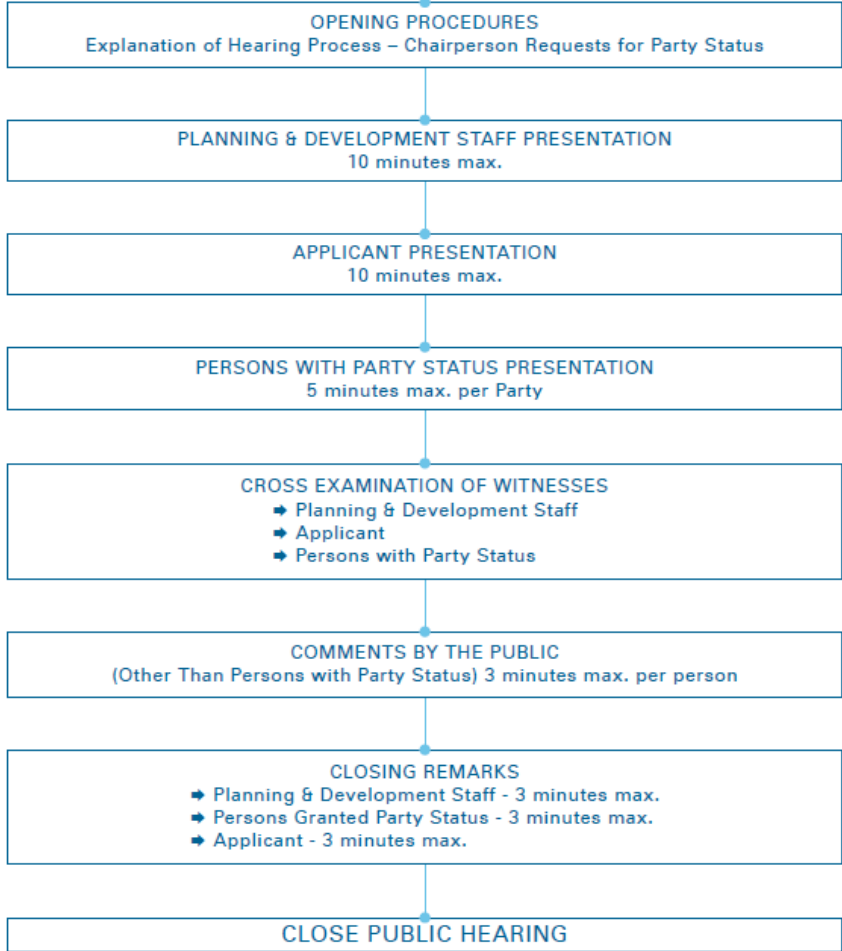
I. ADJOURNMENT

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