

# 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, November 15, 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, OCTOBER 18, 2022**

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

**E. LEVEL TWO APPLICATIONS (ITEM 1):**

**1. Case: [FLD2022-08021](#) - 802 Jurgens Street** *Level Two Application*

**Owner(s)/Representative:** Hadi Harake; 802 Jurgens Street, Clearwater, FL 33755; phone: (203) 981-3545; email: Hadi.harake@hotmail.com.

**Location:** The 0.069-acre property is located on the north side of Jurgens Street, approximately 128 feet east of North Myrtle Avenue and Jurgens Street intersection.

**Request:** The Community Development Board is reviewing a redevelopment of a detached dwelling as a comprehensive infill redevelopment project in the Commercial (C) District for the property located at 802 Jurgens Street. The project will have a height of approximately 12 feet, provides two-off-street parking spaces, and requests allowable flexibility regarding use, lot width, lot size, and setback requirements (Community Development Code Section 2-704.F.)

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

**Assigned Planner:** Kevin W. Nurnberger, Senior Planner,  
[kevin.nurnberger@myclearwater.com](mailto:kevin.nurnberger@myclearwater.com)

## F. LEVEL THREE APPLICATIONS (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 City of Clearwater’s Code of Ordinances to modify business tax receipt categories and 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

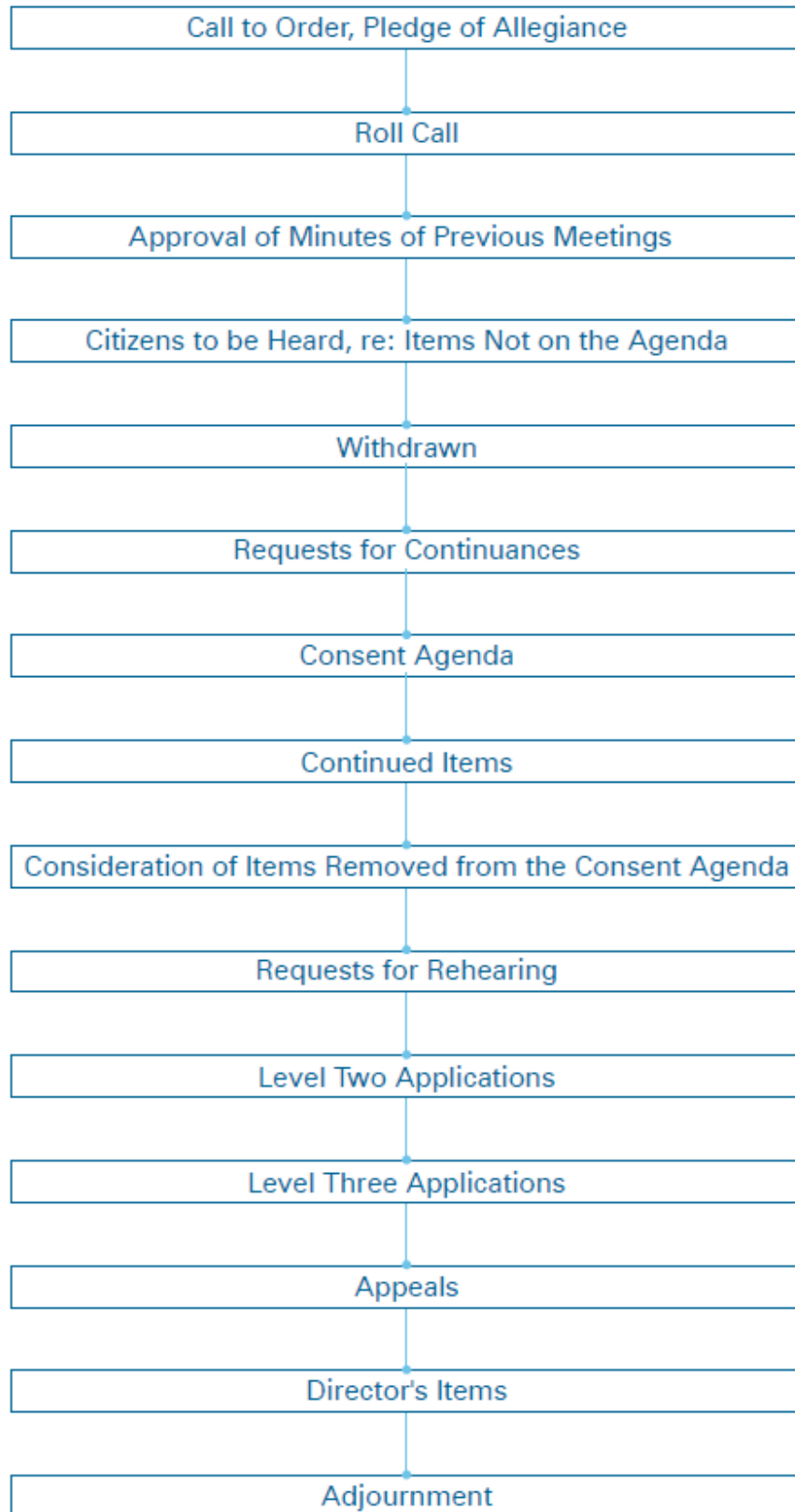
**Assigned Planner:** Lauren Matzke, AICP, Planning & Development Assistant Director, [Lauren.Matzke@myclearwater.com](mailto:Lauren.Matzke@myclearwater.com)

## G. DIRECTOR’S ITEMS

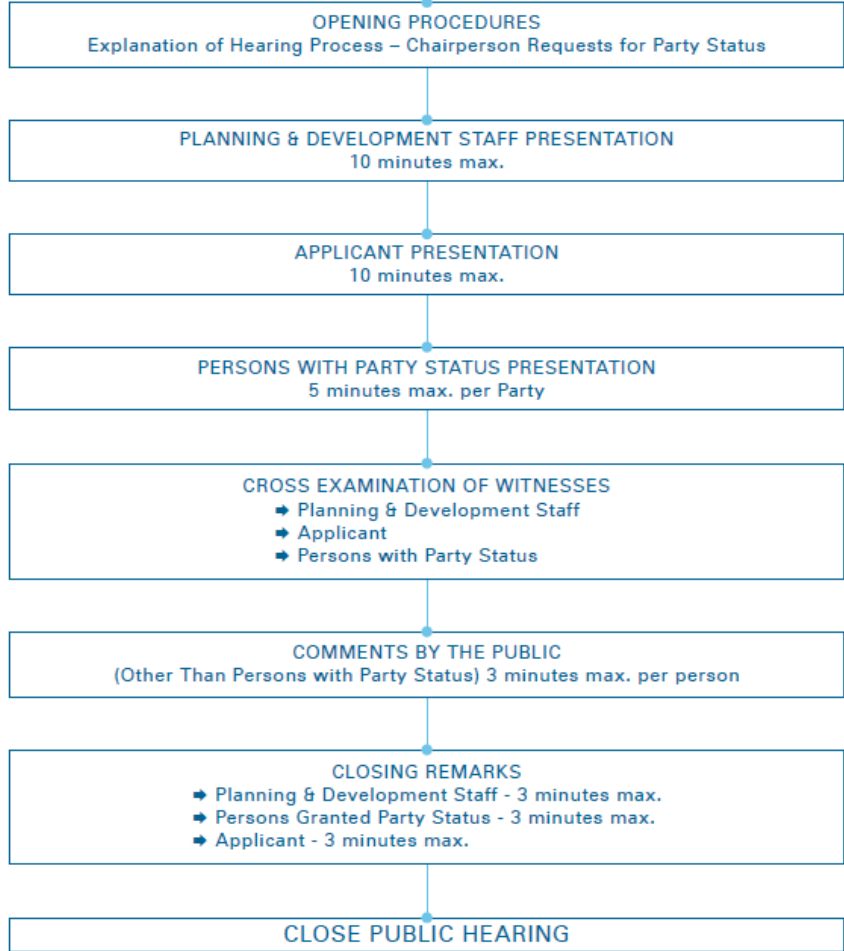
## H. ADJOURNMENT

## ORDER OF MEETING

Meetings are conducted in the following order:

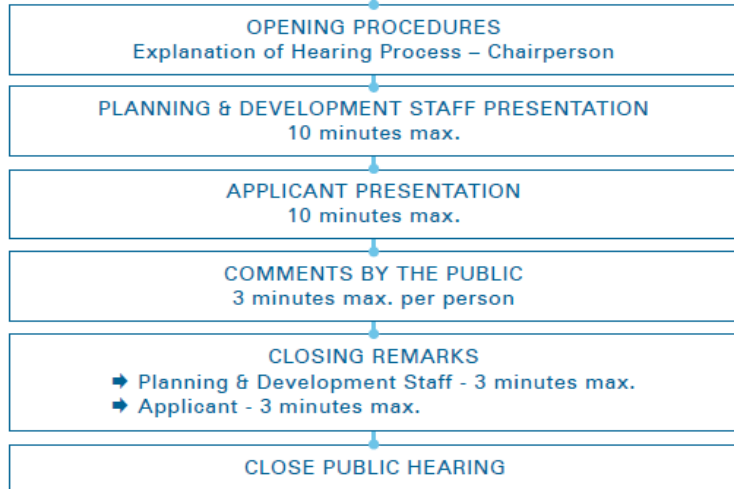


**QUASI-JUDICIAL HEARING (LEVEL TWO CASES)**



**DISCUSSION & VOTE BY BOARD**

**LEGISLATIVE HEARING  
(LEVEL THREE CASES)**



**DISCUSSION & VOTE BY BOARD**