



# 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 19, 2023

**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 NOVEMBER 21, 2023**

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

**E. ITEMS CONTINUED FROM NOVEMBER 21, 2023 MEETING (ITEM 1):**

**1. Case: [FLD2023-08018](#) – 2080 Palmetto Street *Level Two Application***

**Owner(s):** FULTONBSH CWFL I LLC

**Applicant:** Krikor Kassarjian

**Representative:** Krikor Kassarjian, Gulf Coast Consulting, Inc.; 13825 ICOT Blvd., Ste. 605, Clearwater, FL, 33760; phone: (727) 475-0001; email: [krikor@gulfcoastconsultinginc.com](mailto:krikor@gulfcoastconsultinginc.com)

**Location:** 1.052-acres located at the northeast corner of Palmetto Street and Kapp Drive

**Request:** Flexible Development approval to add vehicle sales/display to the existing self-storage use located at 2080 Palmetto Street as a Comprehensive Infill Redevelopment Project in the Industrial, Research and Technology (IRT) District. Flexibility is requested to reduce the required buffer along Palmetto Street from 15 feet to 10 feet through a comprehensive landscape program. No changes are proposed to the existing building. (Community Development Code Section 2-1304.D, and 3-1202.D and G.)

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

**Assigned Planner:** Gina Clayton, Planning and Development Director; email: [Gina.Clayton@MyClearwater.com](mailto:Gina.Clayton@MyClearwater.com); phone: 727-444-8701

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

**1. Case: [FLD2023-10021](#) – 635 Mandalay Avenue *Level Two Application***

**Owner(s):** Clearwater JV V, LLC

**Representative:** John Hutchens, CASTO Vacation Properties; 1507 Laurel St., Sarasota, FL, 34236; phone: (941) 737-0041; email: [jhutchens@castoinfo.com](mailto:jhutchens@castoinfo.com)

**Location:** 0.280-acres located at the northeast corner of Mandalay Avenue and Royal Way

**Request:** Flexible Development approval to construct a two-unit resort attached dwelling located at 635 Mandalay Avenue in the Tourist (T) District and Old Florida Character District of Beach by Design. The project will not exceed 50 feet in height and exceeds parking requirements. Flexibility is requested from certain setback requirements consistent with the Design Standards of the Old Florida District of Beach by Design. (Community Development Code Section 2-803.L, and Beach by Design Section II.A.4)

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

**Assigned Planner:** Gina Clayton, Planning and Development Director; email: [Gina.Clayton@MyClearwater.com](mailto:Gina.Clayton@MyClearwater.com); phone: 727-444-8701

2. **Case:** [FLD2023-08016](#) – 1176 Mandalay Point Road

*Level Two Application*

**Owner(s):** Arnold F. Bellini, III and Lauren Bellini

**Representative:** Jeff Smith; Davis Bews Design Group; 150 State Street East, Oldsmar, FL, 34677; phone: (727) 639-3788; email: [jeffs@davisbews.com](mailto:jeffs@davisbews.com)

**Location:** 0.835-acres located primarily on the west and a small portion on the east side of Mandalay Point Road approximately 1,200 feet north of Eldorado Avenue

**Request:** Flexible Development approval to construct a detached dwelling located at 1176 Mandalay Point Road as a Residential Infill Project in the Low Density Residential (LDR) District (0.742 acres of the parcel). Portions of the dwelling, as well as a pool, pool deck and raised boardwalk for beach access, is proposed to be located seaward of the Coastal Construction Control Line. The remainder of the parcel, located in the Open Space/Recreation (OS/R) District (0.093 acres), is outside of the project area. The project will not exceed 30 feet in height, meets required front and side setbacks, and exceeds parking requirements. (Community Development Code Sections 2-104.D and 3-905).

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

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

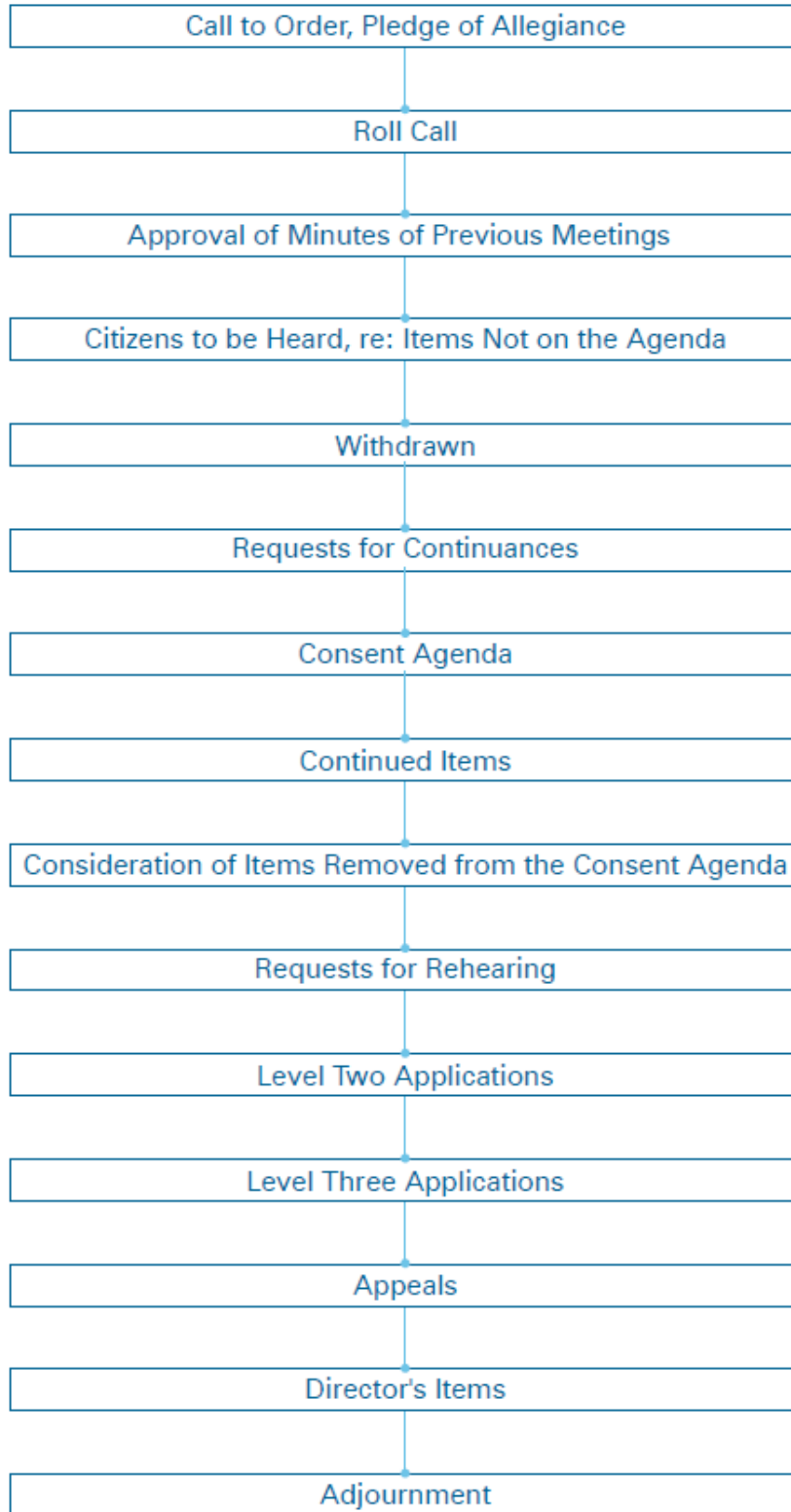
[Melissa.Hauckbaker@MyClearwater.com](mailto:Melissa.Hauckbaker@MyClearwater.com); phone: 727-444-8769

**G. DIRECTOR'S ITEMS**

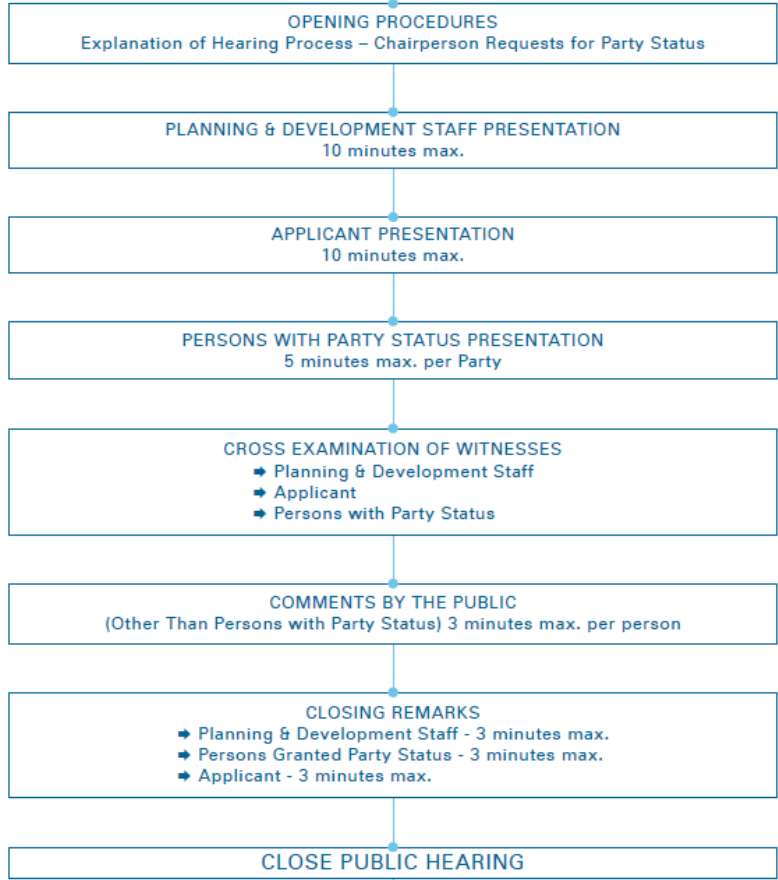
**H. ADJOURNMENT**

## 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**