



# CITY OF CLEARWATER

CLEARWATER PLANNING & DEVELOPMENT, POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
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TELEPHONE (727) 562-4567

## CONSENT AGENDA

### COMMUNITY DEVELOPMENT BOARD

**Date:** Tuesday, February 21, 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 Lau, Members: Caudell, 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, JANUARY 17, 2023**

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

**E. CONTINUE ITEMS TO MARCH 21, 2023 MEETING (ITEMS 1-4):**

**1. Case: Amendments to the *Clearwater Downtown Redevelopment Plan***

*Level Three Application*

**Applicant:** City of Clearwater, Planning and Development Department

**Request:** The Community Development Board is reviewing a request to amend the *Clearwater Downtown Redevelopment Plan* to permit the Community Development Coordinator the ability to allocate units from the Public Amenities Incentive Pool in the Downtown Core Character District 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)

**2. Case: TA2023-01001 – Amendments to the Community Development Code**

*Level Three Application*

**Applicant:** City of Clearwater, Planning and Development Department

**Request:** The Community Development Board is reviewing a request to amend the Community Development Code to create a new two-tier process for allocating units from the Public Amenities Incentive Pool in the Downtown Core Character District, and making a recommendation to City Council.

**Neighborhood Associations:** Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board, Water's Edge Condominium Association Of Clearwater, Inc., Pierce 100 Condominium Association, Little Garden Trail Neighborhood Association, Old Clearwater Bay Neighborhood Association, East Gateway Business And Neighbors Association, Mima (Milton Park / Magnolia Heights) Neighborhood Association, Plaza Park Neighborhood Association, Bayview Heights, Country Club Addition Neighbors, Hillcrest Hibiscus Neighborhood Association, Skycrest Neighborhood Association, Glen Oaks Park

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

**3. 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 and Recreation Assistant Director, [Art.Kader@myclearwater.com](mailto:Art.Kader@myclearwater.com)

**4. 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](mailto:Art.Kader@myclearwater.com)

**F. CONSENT AGENDA: The following cases are not contested by the applicant, staff, neighboring property owners, etc. and will be approved by a single vote at the beginning of the meeting (ITEMS 1-2)**

**1. Case: [LUP2023-01001](#) – 1849 Gulf to Bay Boulevard** *Level Three Application*

**Owner(s):** Jasmine Naik Development, LLC

**Representative:** Maleia Storum, Bowman and Pursuit Development, 5404 Cypress Center Drive, Suite 140, Tampa, FL 33609; phone: 813-642-4924; email: mstorum@bowman.com

**Location:** A 0.125-acre portion of a 1.135-acre parcel located on the south side of Gulf to Bay Boulevard approximately 540 feet east of Keene Road.

**Request:** The Community Development Board is reviewing a request to amend the Future Land Use Map category from Residential Urban (RU) to Commercial General (CG) and is making a recommendation to the City Council.

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

**Assigned Planner:** Kyle Brotherton, Senior Planner, [kyle.brotherton@myclearwater.com](mailto:kyle.brotherton@myclearwater.com)

**2. Case: [REZ2022-11007](#) – 1849 Gulf to Bay Boulevard** *Level Three Application*

**Owner(s):** Jasmine Naik Development, LLC

**Representative:** Maleia Storum, Bowman and Pursuit Development, 5404 Cypress Center Drive, Suite 140, Tampa, FL 33609; phone: 813-642-4924; email: mstorum@bowman.com

**Location:** A 0.125-acre portion of a 1.135-acre parcel located on the south side of Gulf to Bay Boulevard approximately 540 feet east of Keene Road.

**Request:** The Community Development Board is reviewing a request to amend the Zoning Atlas designation from the Low Medium Density Residential (LMDR) District to the Commercial (C) District and is making a recommendation to the City Council.

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

**Assigned Planner:** Kyle Brotherton, Senior Planner, [kyle.brotherton@myclearwater.com](mailto:kyle.brotherton@myclearwater.com)

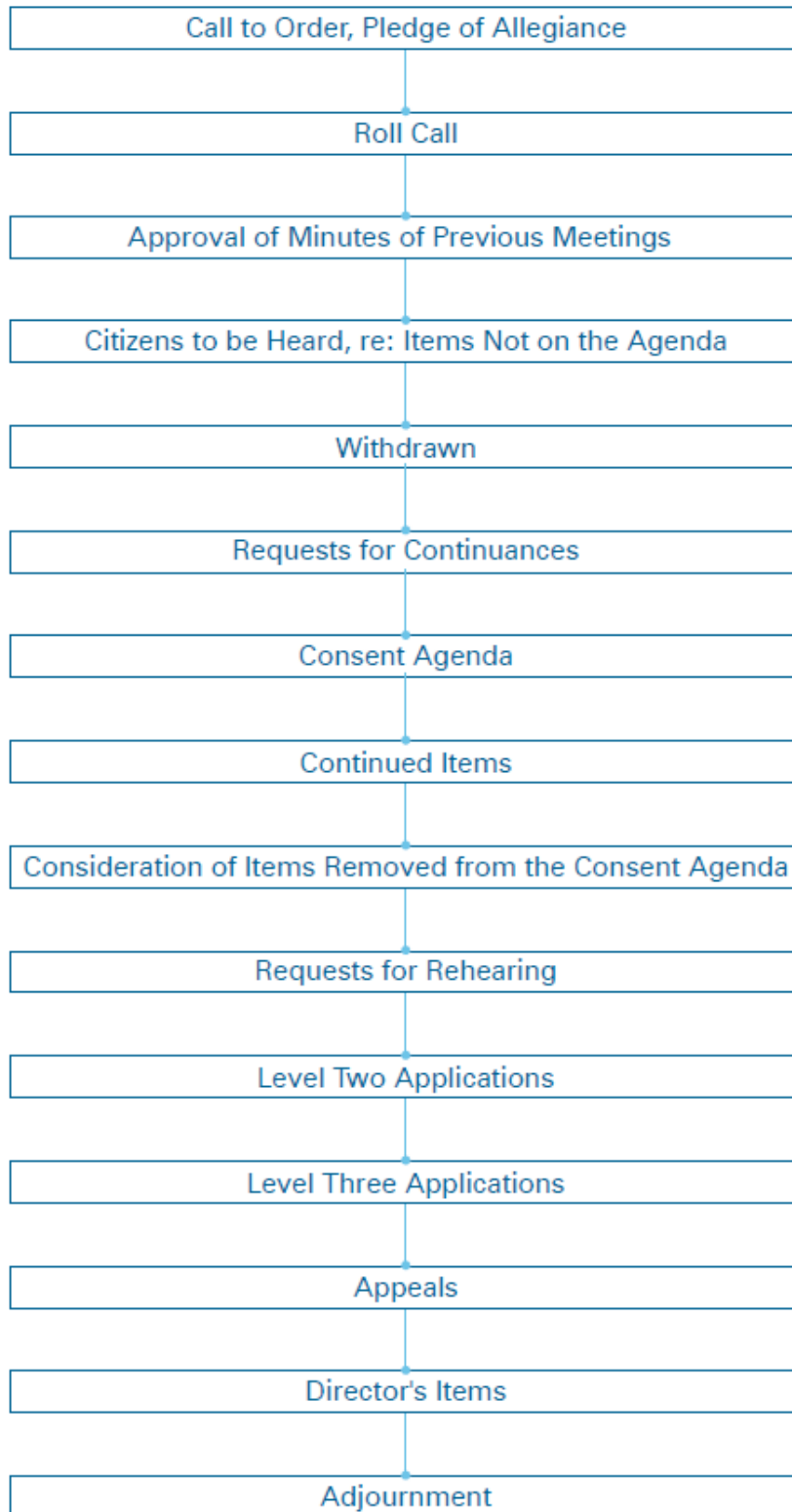
**G. DIRECTOR’S ITEMS (ITEMS 1)**

1. Request for Special Community Development Board Meeting on May 10, 2023

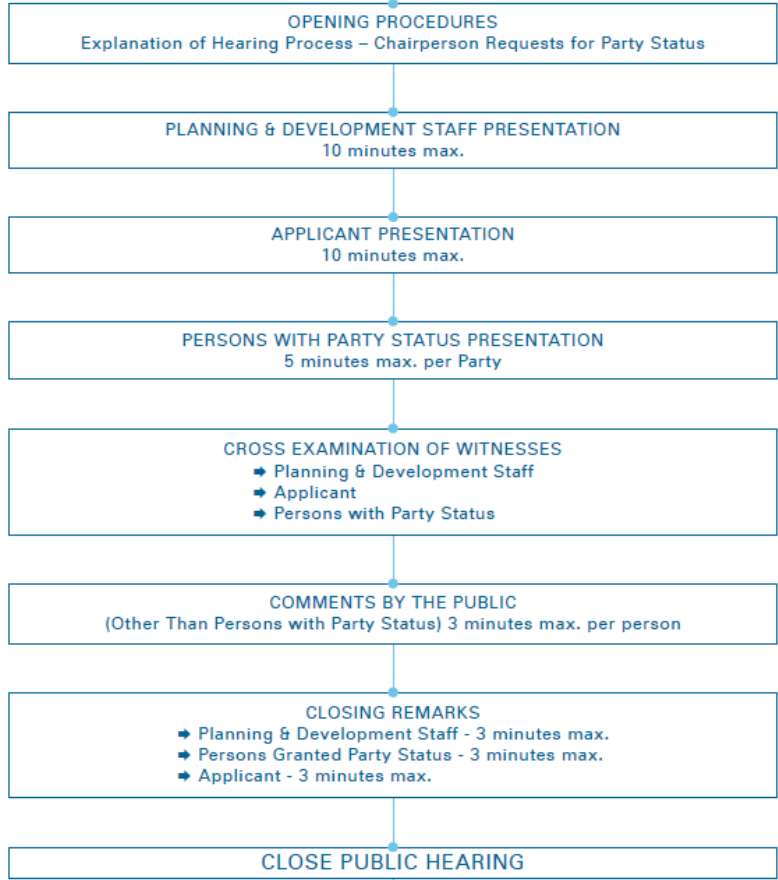
**H. ADJOURNMENT**

## 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**