



# 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, June 20, 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:** Vice-Chair Quattrochi, Members: Achinelli, Caudell, Haudricourt, Hupp, Park, Rector, Alternate Hutkin, Assistant City Attorney Matthew Mytych, Attorney Jay Daigneault and City Staff

**C. APPROVAL OF MINUTES FROM THE PRIOR MEETINGS, MAY 10, 2023 AND MAY 16, 2023**

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

**E. CONTINUED FROM THE MEETING OF APRIL 18, 2023 (ITEMS 1-2):**

- 1. Case:** [FLD2022-11028](#) – 776 Eldorado Avenue *Level Two Application*  
**Owner(s):** Jason Mickool and Allyson Massengill  
**Representative:** Katherine E. Cole; Hill Ward Henderson (600 Cleveland Street, Suite 800, Clearwater, FL, 33755; phone:727-724-3900; email: [Katie.Cole@hwhlaw.com](mailto:Katie.Cole@hwhlaw.com))  
**Location:** 0.227-acres located on the west side of Eldorado Avenue, approximately 60 feet south from the intersection of Eldorado Avenue and Mango Street  
**Request:** The Community Development Board (CDB) is reviewing a proposed pool and four-foot non-opaque fence, as accessory to a detached dwelling under construction and approved under FLS2021-09032, to be located seaward of the Coastal Construction Control Line (CCCL) in the Low Medium Density Residential (LMDR) District for the property located at 776 Eldorado Avenue. The project requests flexibility for construction seaward of the CCCL (Community Development Code Section 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
  
- 2. Case:** [FLD2023-01002](#) – 780 Eldorado Avenue *Level Two Application*  
**Owner(s):** Mickool Properties, LLC  
**Representative:** Katherine E. Cole; Hill Ward Henderson (600 Cleveland Street, Suite 800, Clearwater, FL, 33755; phone:727-724-3900; email: [Katie.Cole@hwhlaw.com](mailto:Katie.Cole@hwhlaw.com))  
**Location:** 0.152-acres located at the southwest corner of the intersection of Eldorado Avenue and Mango Street.  
**Request:** The Community Development Board (CDB) is reviewing a proposed pool and four-foot non-opaque fence, as accessory to an existing detached dwelling, to be located seaward of the Coastal Construction Control Line (CCCL) in the Low Medium Density Residential (LMDR) District for the property located at 780 Eldorado Avenue. The project requests flexibility for construction seaward of the CCCL (Community Development Code Section 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

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

**1. Case: [FLD2022-03010](#) – 490 Mandalay Avenue**

*Level Two Application*

**Owner(s):** Mary G. Realty, Inc

**Representative:** Sandra Bradbury; Northside Engineering, Inc. (300 South Belcher Road, Clearwater, FL, 33765; phone:727-443-2869; email: [sandy@northsideengineering.net](mailto:sandy@northsideengineering.net)

**Location:** 0.400-acres located at the southwest corner of Mandalay Avenue and Baymont Street

**Request:** The Community Development Board is reviewing a proposed approximately 965 square foot deck to serve an existing retail plaza in the Tourist (T) Zoning District and Destination Resort District of Beach by Design for the property located at 490 Mandalay Avenue. The project includes 14 off-street parking spaces and requests allowed flexibility to parking (Community Development Code Section 2-803. D).

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

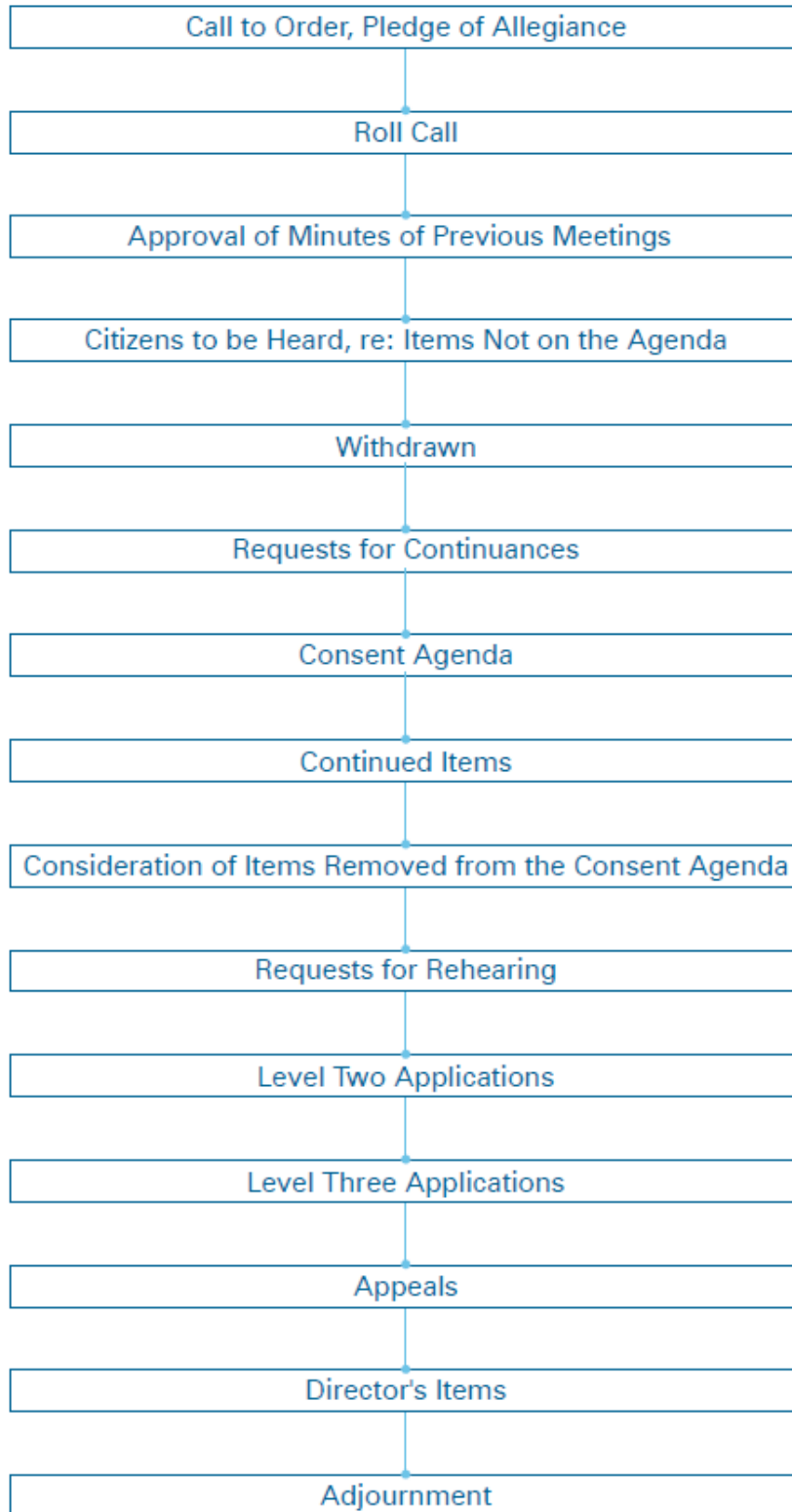
**Assigned Planner:** Mark Parry, AICP, Senior Planner

**G. DIRECTOR'S ITEMS**

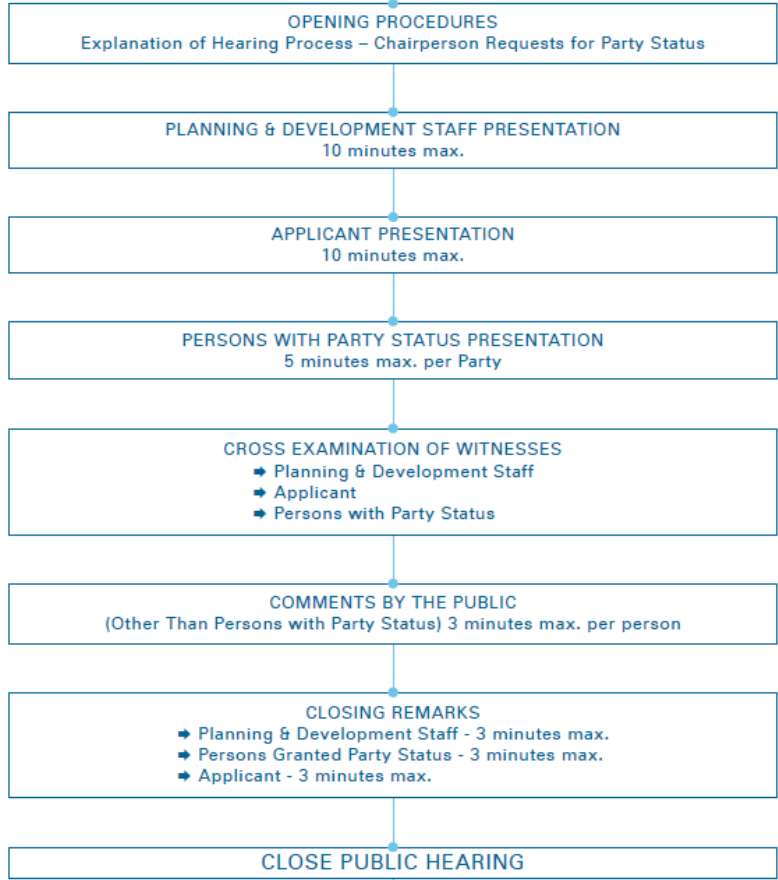
**H. ADJOURNMENT**

## 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**