



# 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 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: Quattrocki Members: Achinelli, Boutzoukas, Haudricourt, Hinrichs, Hupp, Park, Rector, Assistant City Attorney Matthew Mytych, Attorney Jay Daigneault and City Staff

**C. WELCOME NEW BOARD MEMBERS:** Hinrichs and Boutzoukas

**D. APPROVAL OF MINUTES FROM THE PRIOR MEETING OCTOBER 3, 2023**

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

**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:** 1.056-acres located at the northeast corner of Palmetto Street and Kapp Drive.

**Request:** The Community Development Board is reviewing the establishment of a proposed Vehicle Sales/Display use in conjunction with an existing Self-Storage use in the Industrial (IRT) District for the property located at 2080 Palmetto Street. No changes to the existing building are proposed. Site changes are limited to six new parking spaces and new landscaping. The project requests allowable flexibility for the lot area and setbacks. (CDC Section 2-1304.D).

**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

**2. Case: [FLD2015-11046A](#) – 405-415 Island Way *Level Two Application***

**Owner(s):** Azure Condo. Association Clearwater, Inc.

**Representative:** Terri Skapik; Woods Consulting 1714 County Rd. 1, Suite 22, Dunedin, FL, 34698; phone: 727-786-5747; email: [terriskapik@woodsconsulting.org](mailto:terriskapik@woodsconsulting.org)

**Location:** 1.345-acres located on the east side of Island Way approximately 100 feet south of the intersection of Island Way with Skiff Point.

**Request:** The Community Development Board (CDB) is reviewing an amendment to an existing multi-family dock in the Medium High Density Residential (MHDR) District of the Island Estates Neighborhood Conservation Overlay (IENCOD) District for the property located at 405-415 Island Way. The dock exceeds 500 square feet and is requesting allowable flexibility consistent within the dock requirements (Community Development Code Section 3-601.C.).

**Associations:** Clearwater Neighborhoods Coalition, Board of County Commissioners, 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.

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

**Case: TA2023-10003 – 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 revise Section 6-109 Termination as a Status of Nonconformity to add criteria for nonconforming structures due to setbacks and Appendix C. Downtown District and Development Standards to revise the Tier 1 Public Amenities Incentive Pool Criteria and add governmental uses to the General Flexibility Provisions and is 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., Little Garden Trail Neighborhood Association, Old Clearwater Bay Neighborhood Association, Downtown Gateway / East Gateway Business And Neighbors Association, Mima (Milton Park / Magnolia Heights) Neighborhood Association, Plaza Park Neighborhood Association, Bayview Heights, Country Club Addition Neighborhood, Country Club Addition Neighbors, Hillcrest Hibiscus Neighborhood Association, Skycrest Neighbors, Glen Oaks Park/Glenwood Neighbors, Pierce 100 Condominium Association

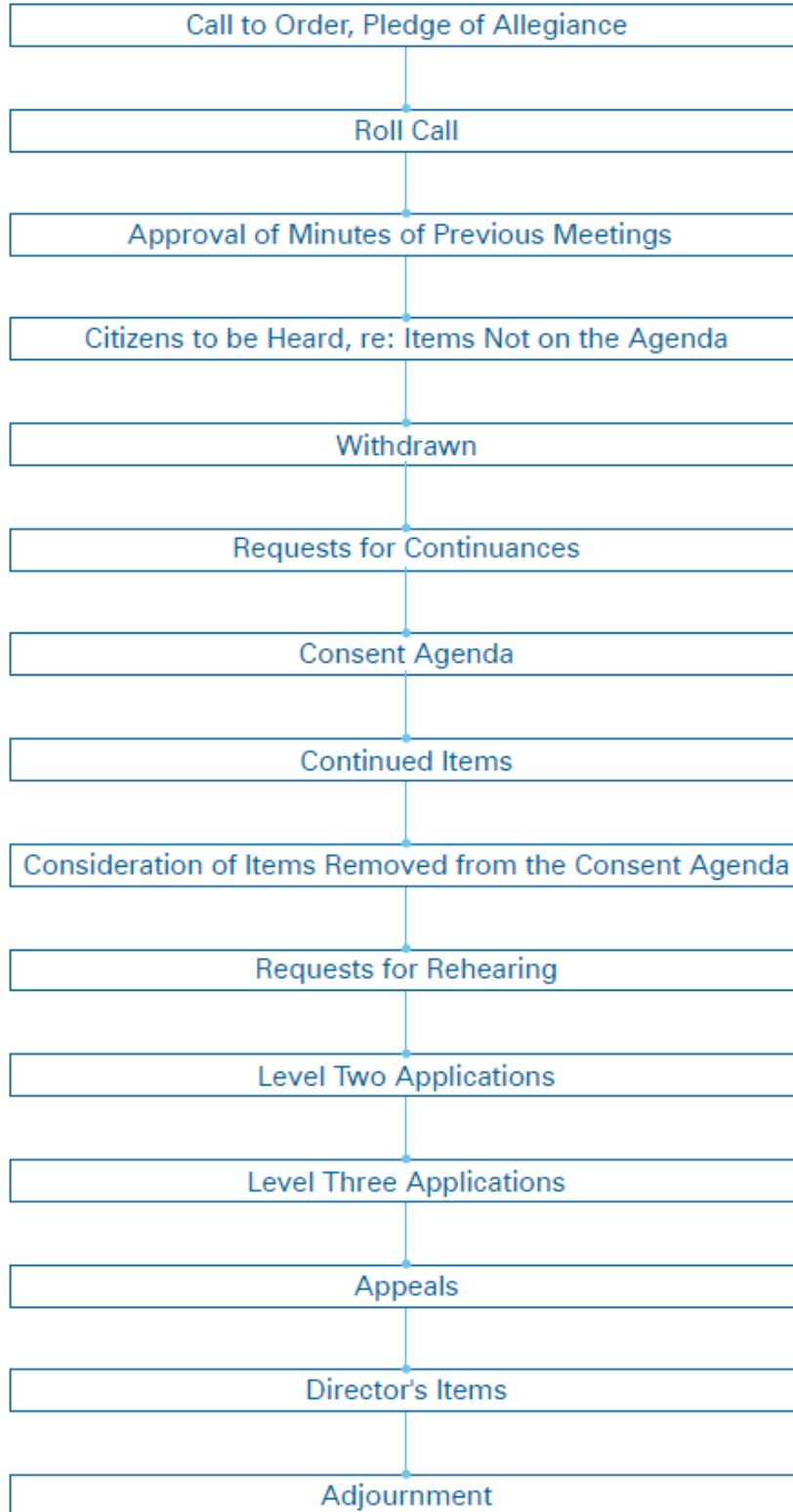
**Assigned Planner:** Jayme Lopko, AICP, Long Range Planning Manager; email: [jayme.lopko@myclearwater.com](mailto:jayme.lopko@myclearwater.com); phone: 727-444-8776

**G. DIRECTOR'S ITEMS**

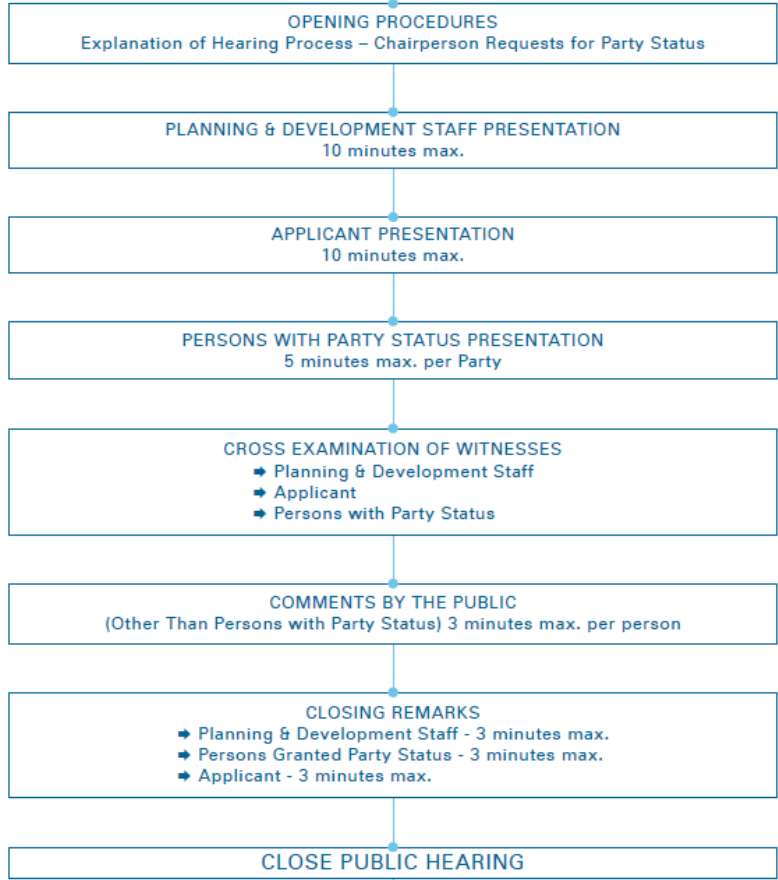
**H. ADJOURNMENT**

## 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**