



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

SPECIAL AGENDA

COMMUNITY DEVELOPMENT BOARD

Date: Tuesday, October 3, 2023

Time: 1:00 p.m.

Place: 333 Chestnut Street,
Clearwater, Florida, 33756
(Pinellas County, The Palm Room)

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

C. APPROVAL OF MINUTES FROM THE PRIOR MEETING JULY 18, 2023

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

E. LEVEL TWO APPLICATIONS (ITEMS 1-5):

1. Case: [FLD2023-04008](#) – 50 North Osceola Avenue *Level Two Application*

Owner(s): City of Clearwater

Applicant: Denuzio Group, LLC

Representative: Angela Rauber; Hill Ward Henderson (101 E Kennedy Blvd, Tampa, FL, 33602; phone:813-222-8504; email: angela.rauber@hwlaw.com).

Location: 1.348-acres located west side of North Osceola Avenue approximately 85 feet north of Cleveland Street.

Request: The Community Development Board (CDB) is reviewing a proposed 158-unit overnight accommodations use and approximately 21,000 square feet commercial use in the Downtown (D) District and the Downtown Core Character District for the property located at 50 North Osceola Avenue. The proposal includes a building height up to 157 feet for the hotel component and up to 53 feet for any other component, a minimum of 169 off-street parking spaces (119 spaces for the hotel and 50 for the public), requests allowable flexibility from setbacks, building spacing, façade design and articulation standards; requests an allocation of 43 hotel units from the Public Amenities Incentive Pool. (Clearwater Downtown Redevelopment Plan, Community Development Code (CDC) Appendix C Sections 803.C.1, and 5; 803.L; and 301.A.2).

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

Assigned Planner: Gina L. Clayton, Planning & Development Director; email: Isabel.Winget@myclearwater.com; phone: 727-444-8704

2. Case: [FLD2023-06013](#) – 25 Causeway Boulevard *Level Two Application*

Owner(s): City of Clearwater

Applicant: Nicole Shaw, Moffatt & Nichol; 501 Knights Run Ave, Unit 131, Tampa, FL, 33602; phone: 305-393-1939; email: npaul@hoffattnichol.com

Location: 13.53-acres of upland located at the southeast corner of South Gulfview Boulevard and Coronado Drive.

Request: The Community Development Board (CDB) is reviewing the redevelopment of the existing Clearwater Beach Marina facility as an 165-slip marina and marina facility/commercial dock with a proposed dock area of no more than 64,000 square feet in the Institutional (I) District and Pier 60 character district of *Beach by Design* for the property generally located at 25 Causeway Boulevard. The project includes marina facility buildings (for ticketing, fueling, offices) with a height of 30 feet or less, a minimum of 321 off-street parking spaces, and requests allowable flexibility from landscape requirements, for dock area, length, width and setbacks as a Comprehensive Infill Redevelopment project (Community Development Code Sections 2-1204.A, 3-601.C.3, 3-603, and 3-1202.G.).

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

Assigned Planner: Mark Parry, AICP, Senior Planner; email: Mark.Parry@myclearwater.com; phone: 727-444-8768

3. **Case:** [FLD2021-12022A](#) – 193 Brightwater *Level Two Application*
Owner(s): LaBella Vista Ventures, LLC
Representative: Terri Skapik; Woods Consulting (1714 County Rd. 1, Suite 22, Dunedin, FL, 34698; phone:727-786-5747; email: terriskapik@woodsconsulting.org
Location: 0.513-acres located on the south side of Brightwater Drive, approximately 1,500 feet east of Hamden Drive.
Request: The Community Development Board is reviewing a proposed amendment to an approved Level Two Flexible Development application (FLD2021-12022). Changes are limited to exact placement, and a reduction in area, of the previously approved eight-slip, accessory use dock. (Community Development Code Sections 3-601.C.2 and 3.).
Associations: Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board.
Assigned Planner: Mark Parry, AICP, Senior Planner; email: Mark.Parry@Myclearwater.com; phone: 727-444-8768.
4. **Case:** [FLD2023-06012](#)– 1390 South Missouri Avenue *Level Two Application*
Owner(s): Community Dental Clinic Inc.
Representative: Katherine E. Cole; Hill Ward Henderson,600 Cleveland Street, Suite 800, Clearwater, FL, 33755; phone:727- 259-6791; email: Katie.Cole@hwhlaw.com
Location: 0.92-acres located on the northwest corner of South Missouri Avenue and Kingsley Street.
Request: The Community Development Board (CDB) is reviewing an application for a termination of status as a nonconformity for existing building in the Commercial (C) District and existing off-street parking lot in the Low Medium Density Residential (LMDR) District for a proposed medical clinic for the property located at 1390 South Missouri Avenue. The project includes a minimum of 35 off-street parking spaces, a building height of 20 feet, and requests allowable flexibility for structure setbacks, location, and landscaping (Community Development Code Sections 6-109 and 3-1202.G).
Associations: Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board, Lake Belleview Neighborhood Association,
Assigned Planner: Melissa HauckBaker, AICP, Senior Planner; email: Melissa.HauckBaker@Myclearwater.com; phone: 727-444-8769.
5. **Case:** [FLD2023-04007](#)– 629 Mandalay Avenue *Level Two Application*
Owner(s): Clearwater JV V, LLC
Representative: Jason Sheridan, P.E., Pennoni Associates Inc., 5755 Rio Vista Drive, Clearwater FL, 33760; phone:727-325-1257; email: JSheridan@Pennoni.com
Location: The south 0.405-acres of a 0.685 acre property located at the northeast and southeast corners of Mandalay Avenue and Royal Way.
Request: The Community Development Board (CDB) is reviewing an application for a proposed three-unit resort attached dwelling use in the Tourist (T) District and Old Florida Character District of Beach by Design for the property located at 629 Mandalay Avenue (a portion of the property previously addressed as 619/629/631/635 Mandalay Avenue). The project is 48 feet in height, includes a minimum of five parking spaces and requests allowable flexibility from setbacks and height requirements and the Design Standards of the Old Florida District of Beach by Design (Community Development Code Section 2-803.L, Beach by Design Section II.A.4).
Associations: Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board, Clearwater Beach Association.
Assigned Planner: Mark Parry, AICP, Senior Planner; email: Mark.Parry@myclearwater.com; phone: 727-444-8768.

F. LEVEL THREE APPLICATIONS (ITEM 1-4):

1. Case: TA2023-07002– 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 rescind certain amendments that were adopted previously through Ordinance No. 9463-23 determined to be null and void ab initio pursuant to Senate Bill 250 (2023).

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; Phone: 727-444-8702

2. Case: [LUP2023-06002](#)– 210 and an Unaddressed Parcel on Meadow Lark Lane

Level Three Application

Owner: First Baptist Church of Clearwater, Inc.

Representative: Brian J. Aungst, Jr. Esq.; Macfarlane Ferguson & McMullen; 625 Court Street, Suite 200, Clearwater, FL 33756

Location: 0.540-acres located on the west side of Meadow Lark Lane approximately 820 feet north of Gulf to Bay Boulevard.

Request: The Community Development Board (CDB) is reviewing a request to amend the Future Land Use Map designation from Residential Urban (RU) to Institutional (I) and is making a recommendation to City Council.

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

Assigned Planner: Dylan Prins, Planner, Dylan.Prins@myclearwater.com, Phone: 727-444-8777

3. Case: [REZ2023-06001](#)– 210 and an Unaddressed Parcel on Meadow Lark Lane

Level Three Application

Owner: First Baptist Church of Clearwater, Inc.

Representative: Brian J. Aungst, Jr. Esq.; Macfarlane Ferguson & McMullen; 625 Court Street, Suite 200, Clearwater, FL 33756

Location: 0.540-acres located on the west side of Meadow Lark Lane approximately 820 feet north of Gulf to Bay Boulevard.

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

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

Assigned Planner: Dylan Prins, Planner, Dylan.Prins@myclearwater.com, Phone: 727-444-8777

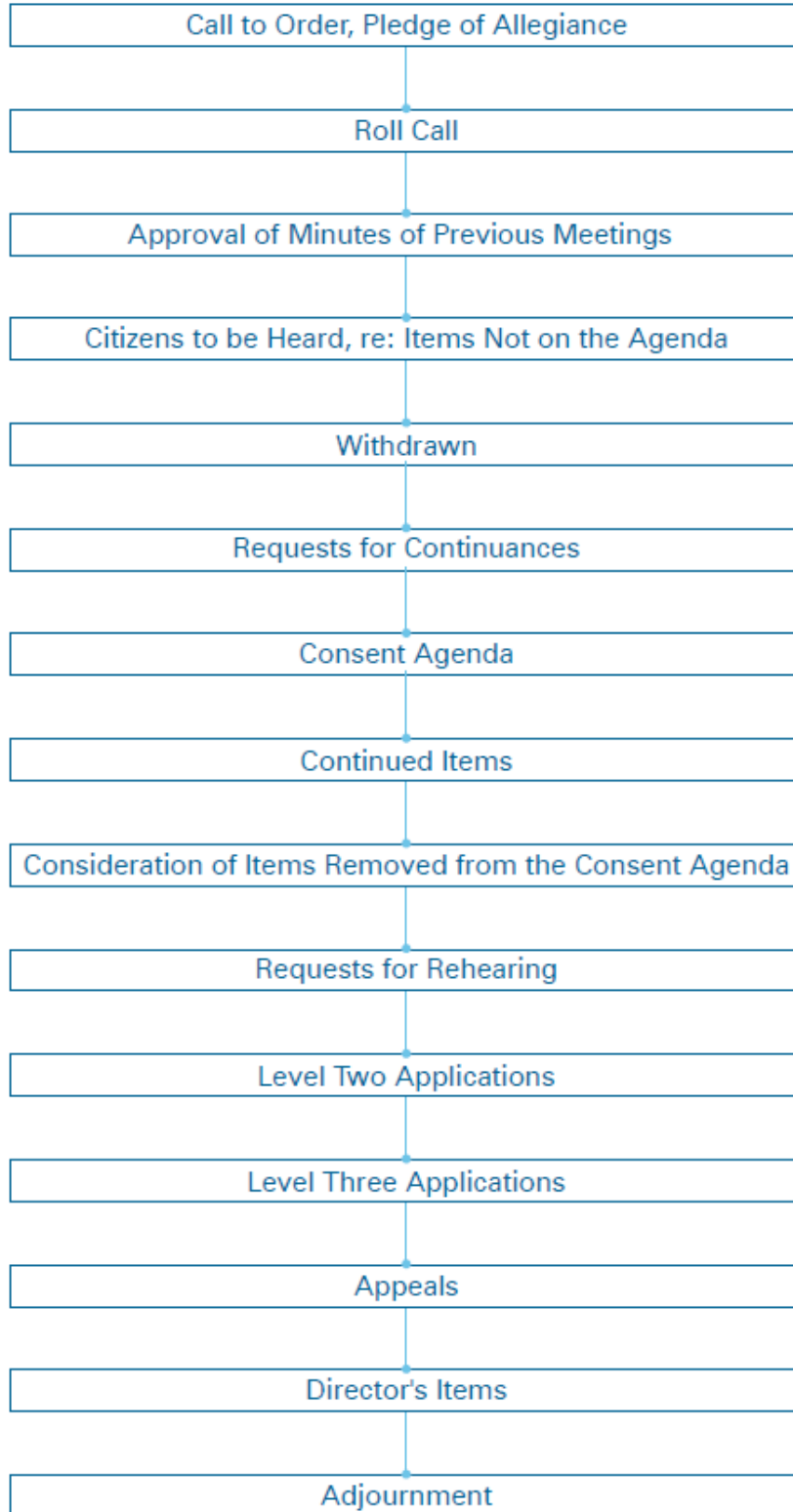
- 4. Case: CPA2023-06001 – Amendments to the Comprehensive Plan** *Level Three Application*
Applicant: City of Clearwater, Planning & Development Department
Request: The Community Development Board is reviewing a request to repeal the current *Clearwater Comprehensive Plan* and replace it with *Clearwater 2045* and making a recommendation to the City Council.
Associations: Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board
Assigned Planner: Jayme Lopko, AICP, Long Range Planning Manager; email: Jayme.Lopko@myclearwater.com; phone: 727-444-8776

G. DIRECTOR’S ITEMS

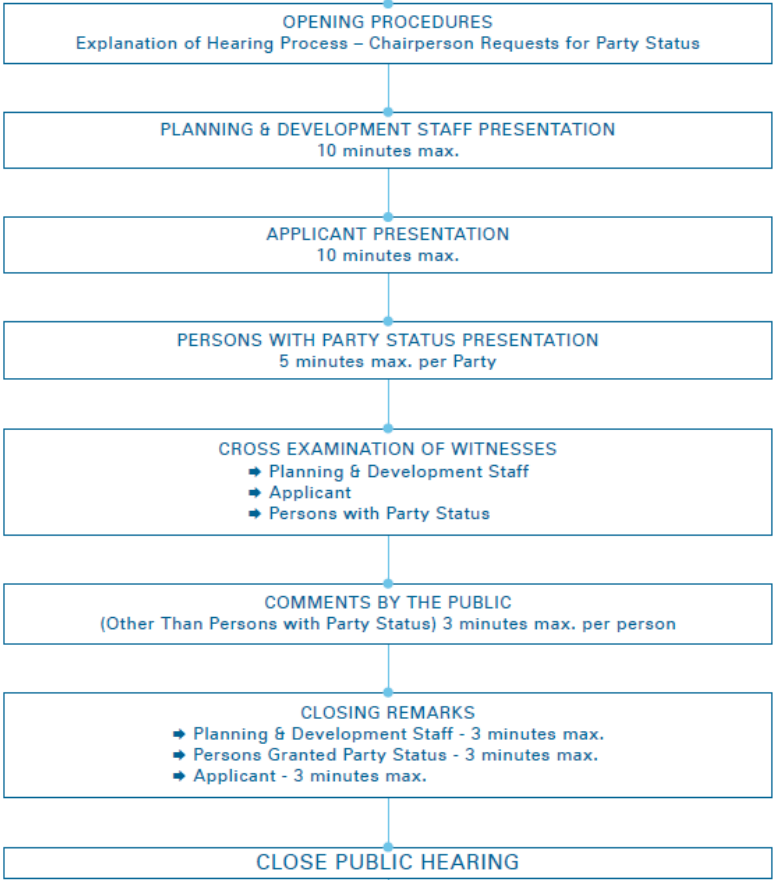
H. ADJOURNMENT

ORDER OF MEETING

Meetings are conducted in the following order:

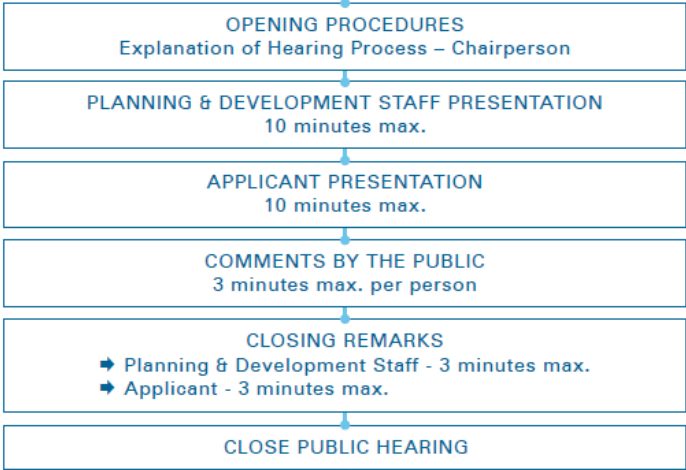


QUASI-JUDICIAL HEARING (LEVEL TWO CASES)



DISCUSSION & VOTE BY BOARD

LEGISLATIVE HEARING (LEVEL THREE CASES)



DISCUSSION & VOTE BY BOARD