

# 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, October 18, 2022

**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, Flanery, 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, SEPTEMBER 20, 2022**

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

**E. LEVEL TWO APPLICATIONS (ITEMS 1-3):**

**1. Case: [FLD2022-07020](#) – 1185 Court Street**

*Level Two Application*

**Owner(s):** In Your Face Skin Care, LLC.

**Representative:** Sean Cashen; Gulf Coast Consulting, Inc.; 13825 ICOT Boulevard, Suite 605, Clearwater, FL 33760; phone: (727) 524-1818; email: [krikor@gulfcoastconsultinginc.com](mailto:krikor@gulfcoastconsultinginc.com).

**Location:** 0.753 acres consisting of one parcel on the south side of Court Street approximately 165 feet west of South Missouri Avenue.

**Request:** The Community Development Board is reviewing a proposed approximately 6,000 square foot (0.17 FAR) light assembly use in the Commercial (C) District for the property located at 1185 Court Street. The proposed project will be approximately 15 feet in height (from grade) and requests allowable flexibility regarding landscaping, use, setbacks, provision of a loading zone space and parking (Community Development Code Sections 2-704.H, 3-1202.G and 3-1406.A.3).

**Neighborhood Association:** East Gateway Business and Neighbors Association, Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board.

**Assigned Planner:** Mark Parry, AICP, Senior Planner, [mark.parry@Myclearwater.com](mailto:mark.parry@Myclearwater.com)

**2. Case: [FLD2022-05016/ PLT2022-05006](#) – 1951 North Belcher Road**

**Owner(s):** AL-ADWAN LLC.

*Level Two Application*

**Representative:** Ely Payne; LevelUp Consulting, LLC.; Gulf Coast Consulting, Inc; 505 E Jackson Street Suite 200, Tampa, FL 33602; phone: (727) 524-1818; email: krikor@gulfcoastconsultinginc.com.

**Location:** 2.369 acres consisting of one parcel on the west side of North Belcher Road and bound by North Belcher Road on the west and Old Coachman Road on the north and east (to be platted into two separate parcels with Parcel 1 to be 1.227 acres and Parcel 2 to be 1.143 acres).

**Request:** The Community Development Board is reviewing a two-lot preliminary plat to construct an approximately 4,350 square foot vehicle service, limited use (car wash) consisting of one building 25 feet in height and a minimum of 22 parking spaces (five spaces per 1,000 square feet gross floor area) on proposed Parcel 1 and to construct an approximately 6,750 square foot retail plaza consisting of one building up to 25 feet in height and a minimum of 27 parking spaces (four spaces per 1,000 square feet of gross floor area) on proposed Parcel 2, both in the Commercial (C) District for the property located at 1951 North Belcher Road. The project requests allowable flexibility regarding use and building orientation related to the vehicle service, limited use as a comprehensive infill redevelopment project (Community Development Code Section 3-704.F., Article 4, Division 7, Subdivisions/Plats).

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

**Assigned Planner:** Mark Parry, AICP, Senior Planner, [mark.parry@Myclearwater.com](mailto:mark.parry@Myclearwater.com)

3. Case: [FLD2022-02009/PLT2022-01001](#) - 1524/1532 South Highland Avenue, and an abutting unaddressed parcel (PIN 23-29-15-79254-002-0010) *Level Two Application*

**Owner:** Highlands West Coast, LLC

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

**Location:** 1.693 acres consisting of three parcels located on the west side of South Highland Avenue, approximately 517 feet north of the intersection with Belleair Road.

**Request:** The Community Development Board is reviewing a 23-lot preliminary plat to construct a 22-unit attached dwelling use in the Medium Density Residential (MDR) District for the property located at 1524/1532 South Highland Avenue and an abutting unaddressed parcel (PIN 23-29-15-79254-002-0010). The project will be 30 feet in height, provides two off-street parking spaces per unit and requests allowable flexibility from setback requirements (Community Development Code Section 2-304.G and Article 4, Division 7, Subdivisions/Plats).

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

**Assigned Planner:** Melissa Hauck-Baker, AICP, Senior Planner, [melissa.hauckbaker@Myclearwater.com](mailto:melissa.hauckbaker@Myclearwater.com)

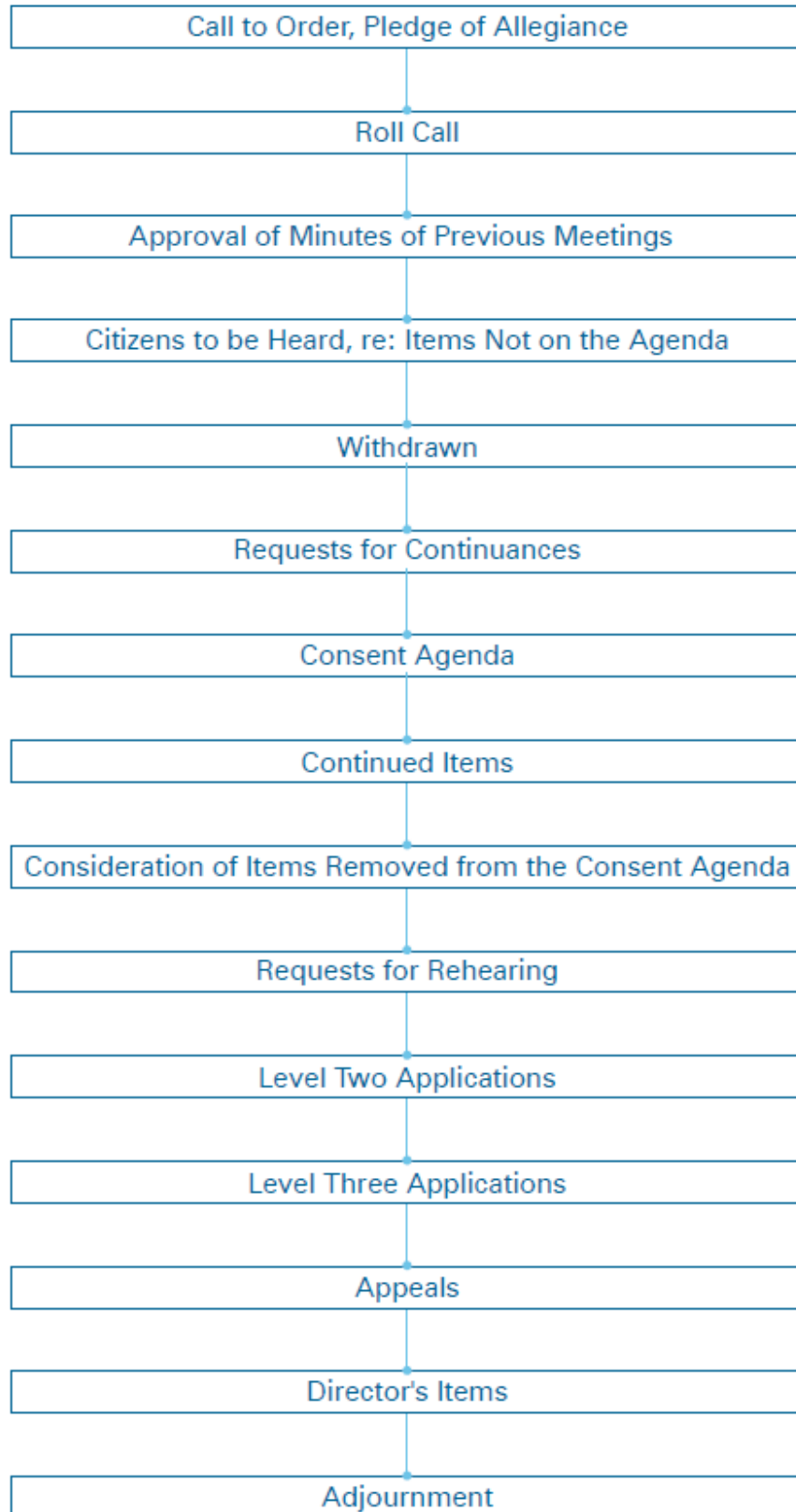
## F. DIRECTOR'S ITEMS (ITEMS 1-1)

1. Presentation on Clearwater 2045 Comprehensive Plan Vision Statement & Preliminary Framework Report by Jayme Lopko

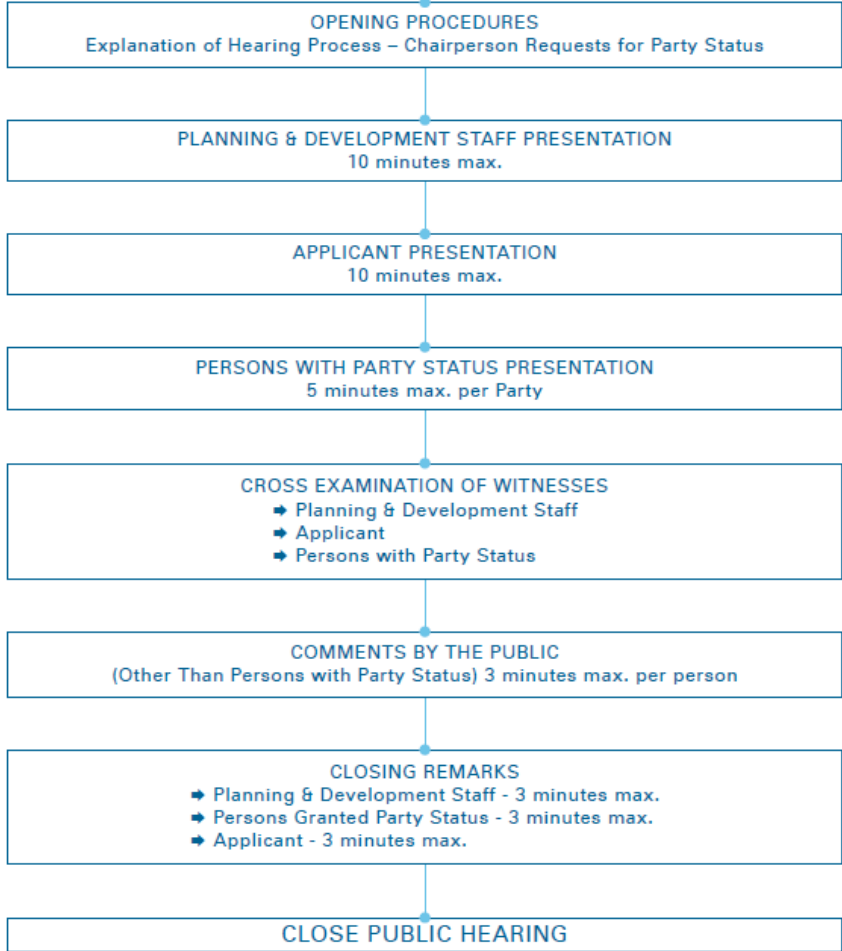
## G. ADJOURNMENT

## ORDER OF MEETING

Meetings are conducted in the following order:

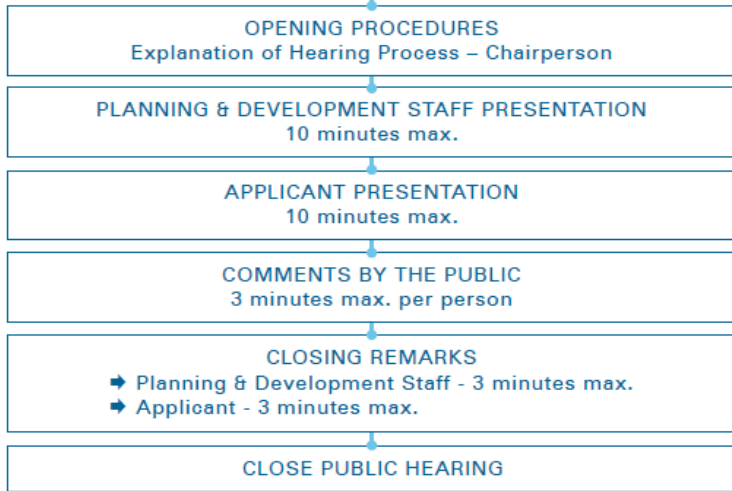


**QUASI-JUDICIAL HEARING (LEVEL TWO CASES)**



**DISCUSSION & VOTE BY BOARD**

**LEGISLATIVE HEARING  
(LEVEL THREE CASES)**



**DISCUSSION & VOTE BY BOARD**