



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, July 18, 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 Quattrocki, 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 JUNE 20, 2023 MEETING (ITEMS 1-3):

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)

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: Kevin Nurnberger, Senior Planner; email:

Kevin.Nurnberger@Myclearwater.com; phone: 727-562-4567 x 2502.

2. 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@hwlaw.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; email: [Melissa.Hauck-](mailto:Melissa.Hauck-Baker@myclearwater.com)

[Baker@myclearwater.com](mailto:Melissa.Hauck-Baker@myclearwater.com); phone: 727-562-4567 x 2855

3. 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

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; email: Melissa.Hauck-Baker@myclearwater.com; phone: 727-562-4567 x 2855

F. LEVEL TWO APPLICATIONS (ITEMS 1-4):

1. Case: [FLD2023-01003](#) – 708 North Osceola Avenue

Level Two Application

Owner(s): RSRACAD 2201, LLC

Representative: Brian Aungst Jr. Esq.; Macfarlane Ferguson & McMullen; 625 Court Street, Clearwater FL, 33756; phone:727-441-8966; email:bj@macfar.com

Location: 0.918-acres located on the west side of North Osceola Avenue approximately 115 feet south of the Seminole Street.

Request: The Community Development Board (CDB) is reviewing a proposed 64-unit attached dwelling development in the Downtown (D) District and Old Bay Character District for the property located at 708 North Osceola Avenue. The project is 66 feet in height, includes a minimum of one off-street parking space per dwelling unit, an amendment of the Street Type from E to D; an allocation of 33 dwelling units from the Public Amenities Incentive Pool and allowable flexibility for fencing, building façade articulation, spacing and a two-year Development Order (Clearwater Downtown Redevelopment Plan, Community Development Code Sections C-301.A.2, C-803.C, C-803.H, C-903.A, and 4-407).

Associations: Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board, Old Clearwater Bay Neighborhood Association

Assigned Planner: Ellen Crandall, Development Review Manager; email: Kevin.Nurnberger@myclearwater.com; phone: 727-562-4567 x 2502.

2. Case: [FLD2022-09025](#) – 805 South Gulfview Avenue

Level Two Application

Owner(s): Fishermans Wharf of Clearwater Inc.

Applicant: Sandra Bradbury, Northside Engineering (300 South Belcher Road, Clearwater, FL, 33765; phone:727-449-2869; email: sandy@northsideengineering.net

Location: 3.0328 acres (2.867 acres - Tourist; 0.166 acres - Open Space/Recreation) located at the southeast corner of Gulf Boulevard and South Gulfview Boulevard.

Request: The Community Development Board is reviewing a proposed 86-unit resort attached dwellings in the Tourist (T) District and Clearwater Pass Character District of Beach by Design for the property located at 805 South Gulfview (Previously addressed as 551 Gulf Boulevard). The project is 100 feet in height, includes a minimum of 129 off-street parking spaces and requests allowable

flexibility from height requirements (Community Development Code Section 2-803.L); the Design Guidelines of Beach by Design (Beach by Design Design Guidelines Section VII.C.2 and E.3).

Associations: Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board, Clearwater Point Condo, Clearwater Point Condo 8, Clearwater Point Condo 5, Clearwater Beach Association

Assigned Planner: Melissa Hauck-Baker, AICP, Senior Planner; email: Melissa.Hauck-Baker@myclearwater.com; phone: 727-562-4567 x 2855

3. Case: [FLD2023-02005](#) – 1467 South Martin Luther King, Jr. Avenue
Application

Level Two

Owner(s): 1467 LLC

Representative: Krikor Greg Kassarjian; Gulf Coast Consulting (13825 ICOT Blvd., Suite 605, Clearwater, FL, 33760; phone:727-524-6090; email: krikor@gulfcoastconsultinginc.com

Location: 1.183-acres located on the east side of South Martin Luther King, Jr. Avenue approximately 320 feet north of Woodlawn Street.

Request: The Community Development Board is reviewing a 40-unit attached dwelling use including a minimum of 10 affordable units in the Commercial (C) District for the property located at 1467 South Martin Luther King, Jr. Avenue. The project is approximately 40 feet in height to roof deck, includes a minimum of 40 off-street parking spaces, and requests allowable flexibility regarding use, density, height, and parking as a comprehensive infill redevelopment project (Community Development Code Sections 2-704.F and 3-920).

Associations: Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board, Lake Bellevue Homeowner Association.

Assigned Planner: Kevin Nurnberger, Senior Planner; email: Kevin.Nurnberger@Myclearwater.com; phone: 727-562-4567 x 2502.

4. Case: [FLD2023-04008](#) – 50 North Osceola Avenue

Level Two Application

Owner(s): City of Clearwater

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.

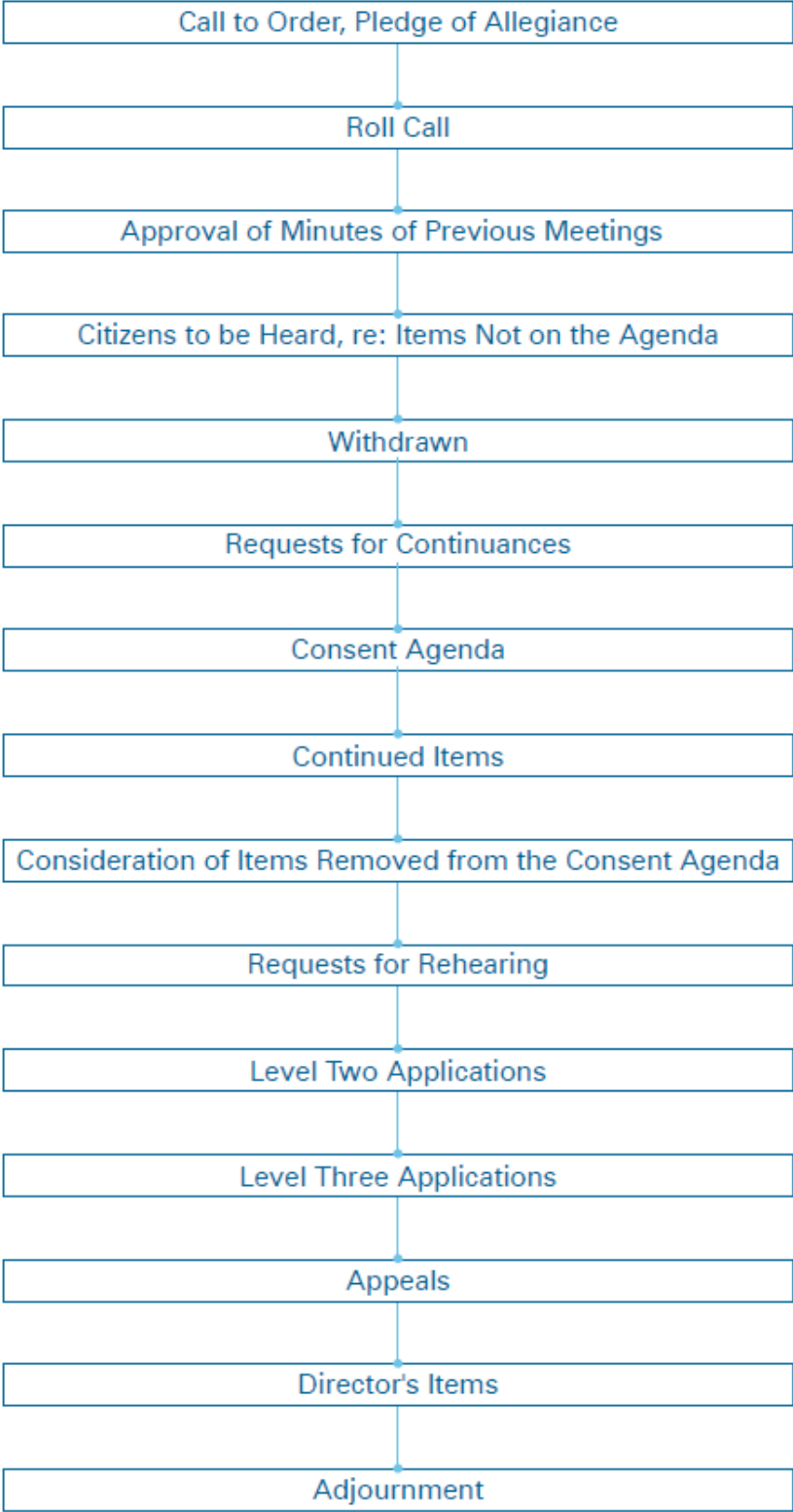
Assigned Planner: Gina L. Clayton, Planning & Development Director; email: Isabel.Winget@myclearwater.com; phone: 727-562-4567 x 2590

G. DIRECTOR'S ITEMS

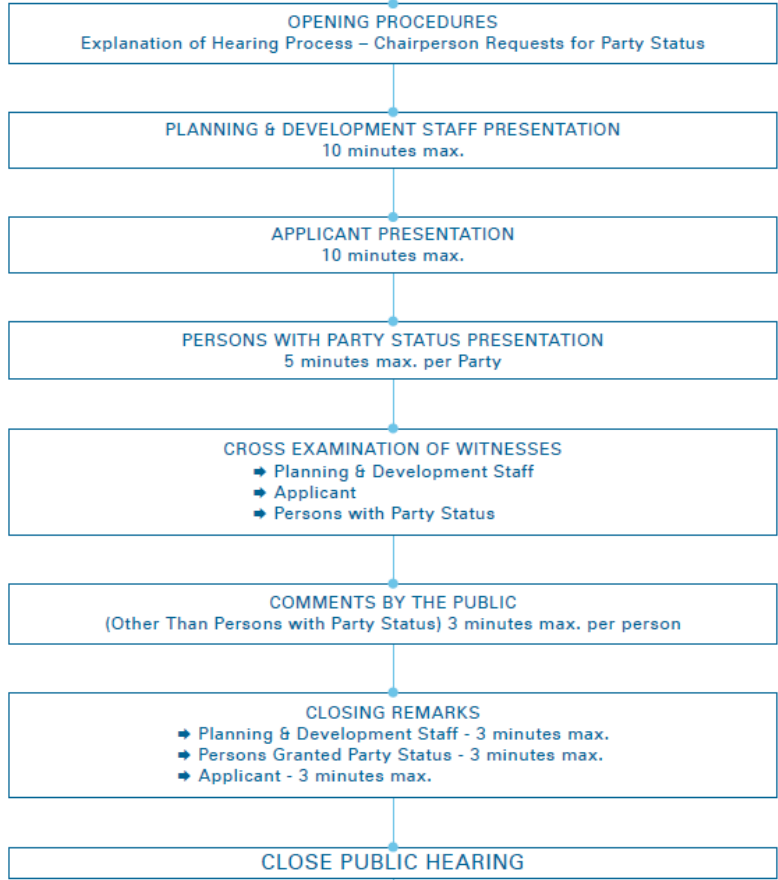
H. ADJOURNMENT

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