



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: Thursday, March 21, 2024

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. APPROVAL OF MINUTES FROM THE PRIOR MEETING FEBRUARY 20, 2023

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

E. LEVEL TWO APPLICATIONS (ITEMS 1-2):

1. Case: [FLD2022-02008A](#) – 1510 Barry Road

Level Two Application

Owner(s): Glozal Village LLC, Rebus Salus LLC

Applicant: Krikor Kassarian, TranSystems; Gulf Coast Consulting, Inc.; 13825 ICOT Blvd., Ste. 605, Clearwater, FL, 33760; phone: (727) 475-0001; email: krikor@gulfcoastconsultinginc.com

Location: 2.137 acres (Office District: 1.899 acres; Low Medium Density Residential District: 0.238 acres), consisting of one parcel on the north side of Barry Road approximately 330 feet east of Highland Avenue.

Request: Amend a previously approved Flexible Development application to construct a 43-unit attached dwelling project including 11 affordable units in the Office (O) District portion of the property located at 1510 Barry Road as a Comprehensive Infill Redevelopment Project, pursuant to Community Development Code Section 4-406.B. The amended project proposes to construct a new building adjacent to Barry Road 30 feet in height and increases off-street parking to a minimum of 79 parking spaces. An outdoor recreational area is proposed on the portion of the property located in the Low Medium Density Residential (LMDR) District. Flexibility is requested for setbacks and landscaping. (Community Development Code Sections 2-1004.A, 3-920 and 3-1202.G.)

Associations: Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board, Edgewater Drive Homeowners Association

Assigned Planner: Melissa Hauck-Baker, AICP, Planner III; email:

Melissa.Hauckbaker@MyClearwater.com; phone: 727-444-8769

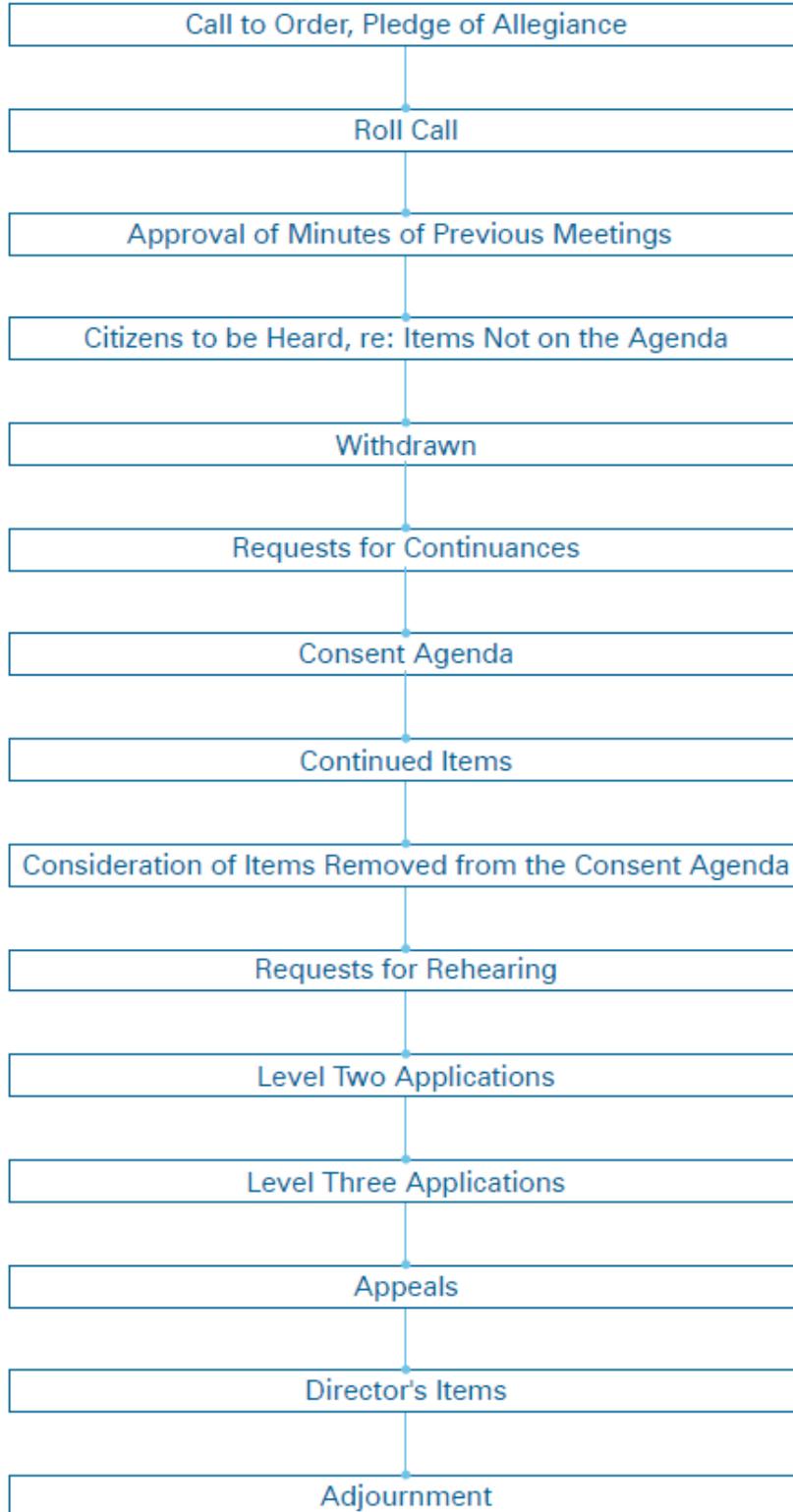
F. DIRECTOR'S ITEMS (ITEMS 1-2)

- 1. Revision of Rules of Procedure**
- 2. Election of Officers**

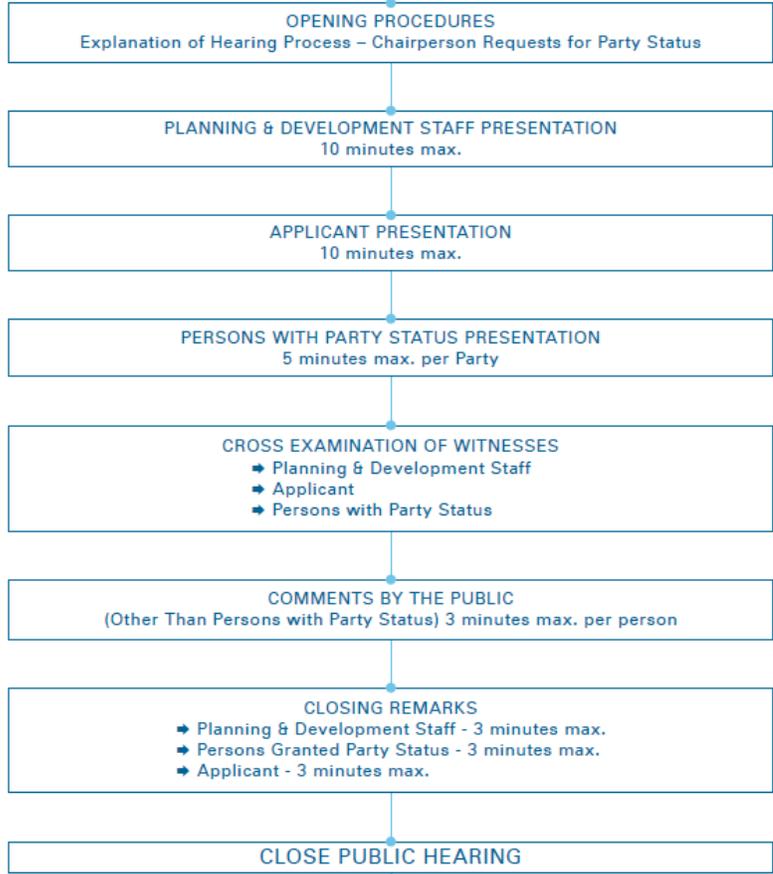
G. ADJOURNMENT

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