



# City of Clearwater

Clearwater Planning & Development, Post Office Box 4748, Clearwater, Florida 33758-4748  
100 South Myrtle Avenue, Clearwater, Florida 33756  
Telephone (727) 562-4567 Fax (727) 562-4865

## AGENDA

### COMMUNITY DEVELOPMENT BOARD

**Date:** Tuesday, April 16, 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, Assistant City Attorney Matthew Mytych, Attorney Jay Daigneault and City Staff

**C. APPROVAL OF MINUTES FROM THE PRIOR MEETING MARCH 21, 2024**

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

**E. REQUESTS FOR CONTINUANCES (ITEMS 1-1):**

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

**Owner(s):** Azure Development Group LP

**Applicant:** Terri Skapik; Woods Consulting, Inc.; 1714 Country Road 1, Ste. 22, Dunedin, FL, 34698; phone: (727) 919-0848; email: [terriskapik@woodsconsulting.org](mailto:terriskapik@woodsconsulting.org)

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

**Request:** Amend a previously approved Flexible Development application (FLD2015-11046) to construct a 2,729 square foot multi-use dock as accessory to a 46-unit attached dwelling project 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 amended project proposes an 87 square foot addition and is requesting a deviation for a side setback (north) of 2 feet to access a space with existing tie poles, and exceeds dock width. (Community Development Code Section 3-601.C.2-3).

**Associations:** Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board, Island Estates Civic Association, Clipper Cove Condominium Association

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

[Melissa.Hauckbaker@MyClearwater.com](mailto:Melissa.Hauckbaker@MyClearwater.com); phone: 727-444-8769

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

**1. Case: [FLD2024-01001](#) – 1091 Eldorado Avenue *Level Two Application***

**Owner(s):** Carlouel Yacht Club

**Applicant:** Tina Underwood and Albert Carrier, TranSystems; 565 S. Hercules Avenue, Clearwater, FL, 33764; phone: (727) 822-4151; email: [tunderwood@transystems.com](mailto:tunderwood@transystems.com)

**Location:** 0.984-acre parcel located on east side of Eldorado Avenue, where Bay Esplanade intersects with Eldorado Avenue

**Request:** Amend a previously approved Flexible Development application (FLD2002-10033, as amended by FLD2005-09094) to construct a commercial dock as accessory to the Carlouel Yacht Club in the Institutional (I) District for the property located at 1091 Eldorado Avenue. The amended project proposes to remove existing fixed docks and replace with a main walkout and floating docks for a total mooring capacity of 16 boats, replace the existing kayak launch, and construct a boardwalk. The project is requesting a deviation for side setbacks of 5 feet (north) (no change from constructed dock) and 176.2' (south) to reconstructed kayak launch. (Community Development Code Section 3-601.C.2-3).

**Associations:** Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board, Carlouel HOA

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

[Melissa.Hauckbaker@MyClearwater.com](mailto:Melissa.Hauckbaker@MyClearwater.com); phone: 727-444-8769

2. Case: [FLD2024-01003](#) – 375 Turner Street

*Level Two Application*

**Owner(s):** First United Methodist Church of Clearwater Inc

**Applicant:** Krikor Kassarian, Gulf Coast Consulting; 13825 ICOT Boulevard, Ste. 605, Clearwater, FL, 33760; phone: (727) 475-0001; email: [krikor@gulfcoastconsultinginc.com](mailto:krikor@gulfcoastconsultinginc.com)

**Location:** 0.257 acres located on the south side of Turner Street approximately 334 feet west of S Ft Harrison Ave

**Request:** Flexible Development approval to construct a medical clinic in the Institutional (I) District for the property located at 375 Turner Street as a Comprehensive Infill Redevelopment Project. The project proposes to utilize an existing building (interior changes only), and requests flexibility for parking and landscaping. (Community Development Code Sections 2-1204.A and Section 3-1202.G)

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

**Assigned Planner:** James Baker, AICP, Planner II; email: [James.Baker@MyClearwater.com](mailto:James.Baker@MyClearwater.com); phone: 727-444-8767

3. Case: [FLD2021-12023](#) – 605 Palm Bluff St (originally noticed as 1001/1003/1005 North Garden Avenue; 606 Cedar Street; 1138 Grove Street; 1001 North Martin Luther King, Jr. Avenue; 1006/1008/1010/1012/1020/1026/1032 Blanche B. Littlejohn Trail; 1012 Railroad Avenue; and 605/607/611/615/623/631 Palm Bluff Street)

*Level Two Application*

**Owner(s):** Palm Bluff Development Group LLC

**Applicant:** Norm Novitsky, Managing Member Palm Bluff LLC; 2695; email: [norm@blunilefilms.com](mailto:norm@blunilefilms.com)

**Location:** 2.162 acres (0.951 acres Downtown District and 1.212 acres Commercial District) bound by Palm Bluff Street (north), Blanch B. Littlejohn Trail (east), Cedar Street (south) and North Garden Avenue (west).

**Request:** One-year development order time extension for 84 attached dwelling units and 5000 square feet of nonresidential development in the Downtown and Commercial zoning districts originally approved by the Community Development Board on May 17, 2022. (Community Development Code Section 4-407)

**Assigned Planner:** Gina Clayton, Planning & Development Director; email: [Gina.Clayton@Myclearwater.com](mailto:Gina.Clayton@Myclearwater.com); phone: 727-444-8701

## G. LEVEL THREE APPLICATIONS (ITEMS 1-2):

### 1. Case: [DVA2022-06001A](#) – 50 North Osceola and 112 South Osceola Avenue

*Level Three Application*

**Owner(s):** City of Clearwater

**Applicant(s):** Gotham Property Acquisitions and The DeNunzio Group

**Representative:** Katherine E. Cole, Hill Ward Henderson, 600 Cleveland Street Suite 800, Clearwater, FL 33755; phone: (727) 259-6791; email: [Katie.Cole@hwlaw.com](mailto:Katie.Cole@hwlaw.com)

**Location:** A 2.6-acre portion of a parcel located on the northwest corner of South Osceola Avenue and Pierce Street and a 1.348-acre portion of a parcel located on the west side of North Osceola Avenue approximately 370 feet north of Cleveland Street

**Request:** First Amendment to the Development Agreement between the City of Clearwater and Gotham Property Acquisitions, LLC and The DeNunzio Group originally approved on August 4, 2022 (Resolution No. 22-15). This amendment proposes a reduction in the number of dwelling units and commercial floor area proposed on the southerly development parcel (former City Hall site, 112 Osceola Avenue), as well as other revisions related to the Fourth Amendment to the Purchase and Sales Agreement for the property. No changes are proposed to the development approved for the northerly development parcel (former Harborview site) (Community Development Code Section 4-606).

**Neighborhood Associations:** Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board, Old Clearwater Bay Neighborhood Association, Pierce 100 Condominium Association, East Gateway Business and Neighbors Association, Creekside Manor 1 & 2, Little Garden Trail Neighborhood Association, Water's Edge Condominium Association of Clearwater, Inc., Milton Park/Magnolia Heights Neighborhood Association

**Assigned Planner:** Gina Clayton, Planning & Development Director, [Gina.Clayton@Myclearwater.com](mailto:Gina.Clayton@Myclearwater.com); phone: 727-444-8701

### 2. Case: TA2024-03001 – Amendments to the Community Development Code

*Level Three Application*

**Applicant:** City of Clearwater, Planning and Development Department

**Request:** Amendments to the Community Development Code to provide for accessory dwelling units in certain residential zoning districts, to provide additional standards for carwashes, to establish standards for solar energy systems and density bonuses for the use of gray water systems, to update mechanical screening requirements, to remove outdated requirements related to concurrency, to update standards for traffic impact studies, to require a notice of application for Level II cases prior to the Development Review Committee meeting, and various other formatting and editorial clarifications.

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

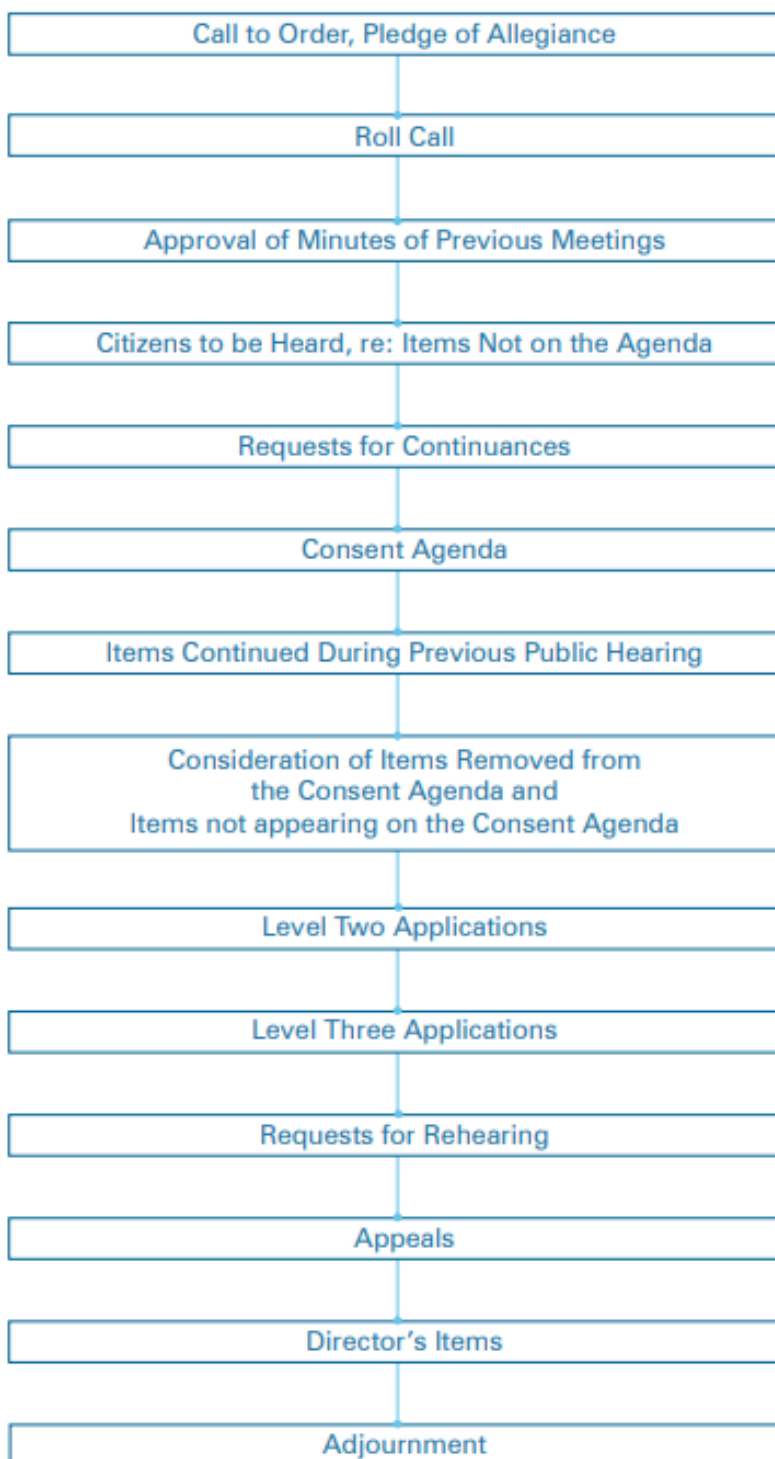
**Assigned Planner:** Kyle Brotherton, Planner II; email: [kyle.brotherton@myclearwater.com](mailto:kyle.brotherton@myclearwater.com); phone: 727-444-8778

## H. DIRECTOR'S ITEMS

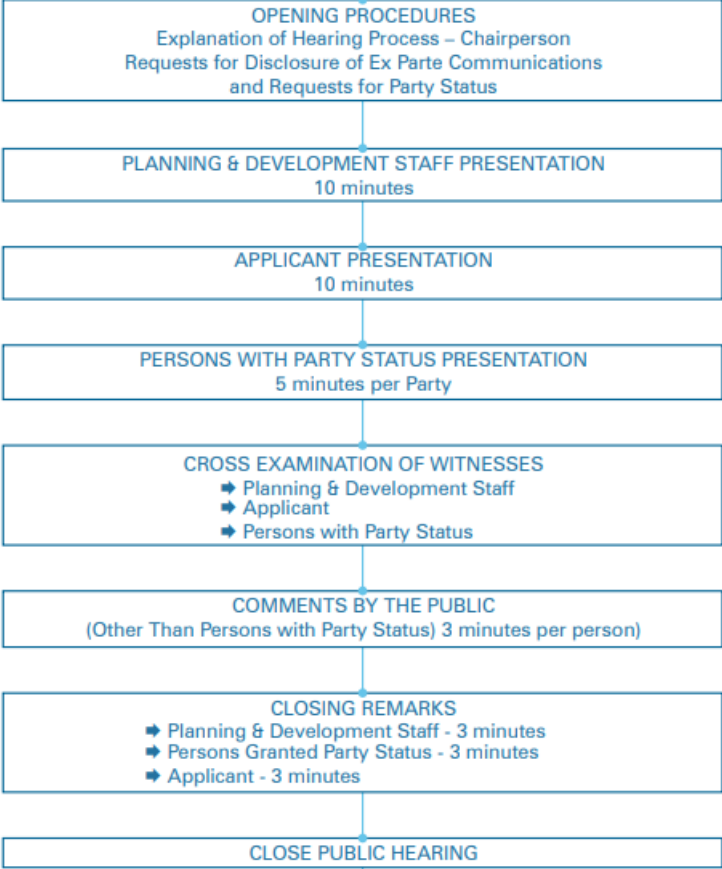
## I. ADJOURNMENT

## 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**