



# 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, March 21, 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 Quattrochi Members: Achinelli, Caudell, Haudricourt, Park, Rector, Alternate Hutkin, Assistant City Attorney Matthew Mytych, Attorney Jay Daigneault and City Staff

**C. WELCOME NEW BOARD MEMBERS:** Diane Achinelli

**D. APPROVAL OF MINUTES FROM THE PRIOR MEETING, FEBRUARY 21, 2023**

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

**F. REQUEST TO CONTINUE TO THE MEETING OF APRIL 18, 2023 (ITEMS 1-2):**

**1. Case: Amendments to the *Clearwater Downtown Redevelopment Plan***

*Level Three Application*

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

**Request:** The Community Development Board is reviewing a request to amend the *Clearwater Downtown Redevelopment Plan* to revise the Public Amenities Incentive Pool eligible amenities and pool allocation process and is making a recommendation to the City Council.

**Neighborhood Associations:** Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board, Water's Edge Condominium Association Of Clearwater, Inc., Little Garden Trail Neighborhood Association, Old Clearwater Bay Neighborhood Association, Downtown Gateway / East Gateway Business And Neighbors Association, Mima (Milton Park / Magnolia Heights) Neighborhood Association, Plaza Park Neighborhood Association, Bayview Heights, Country Club Addition Neighborhood, Country Club Addition Neighbors, Hillcrest Hibiscus Neighborhood Association, Skycrest Neighbors, Glen Oaks Park/Glenwood Neighbors

**Assigned Planner:** Lauren Matzke, AICP, Planning & Development Assistant Director, [Lauren.Matzke@myclearwater.com](mailto:Lauren.Matzke@myclearwater.com)

**2. Case: TA2023-01001 – 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 amend the Community Development Code Appendix C. Downtown District and Development Standards to revise the Public Amenities Incentive Pool allocation process and is making a recommendation to City Council.

**Neighborhood Associations:** Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board, Water's Edge Condominium Association Of Clearwater, Inc., Little Garden Trail Neighborhood Association, Old Clearwater Bay Neighborhood Association, Downtown Gateway / East Gateway Business And Neighbors Association, Mima (Milton Park / Magnolia Heights) Neighborhood Association, Plaza Park Neighborhood Association, Bayview Heights, Country Club Addition Neighborhood, Country Club Addition Neighbors, Hillcrest Hibiscus Neighborhood Association, Skycrest Neighbors, Glen Oaks Park/Glenwood Neighbors

**Assigned Planner:** Lauren Matzke, AICP, Planning & Development Assistant Director, [Lauren.Matzke@myclearwater.com](mailto:Lauren.Matzke@myclearwater.com)

**G. CONTINUED FROM THE MEETING OF FEBRUARY 21, 2023 (ITEMS 1-2):**

**1. Case: CPA2022-10002 – Amendments to the Comprehensive Plan related to the Parks and Recreation Impact Fee** *Level Three Application*

**Applicant:** City of Clearwater, Parks & Recreation Department

**Request:** The Community Development Board is reviewing a request to amend the City of Clearwater's Comprehensive Plan to address the creation of a new Parks and Recreation impact fee system and is making a recommendation to the City Council.

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

**Presenter:** Art Kader, Parks and Recreation Assistant Director, [Art.Kader@myclearwater.com](mailto:Art.Kader@myclearwater.com)

**2. Case: TA2022-10002 – Amendments to the Community Development Code related to the Parks and Recreation Impact Fee** *Level Three Application*

**Applicant:** City of Clearwater, Parks & Recreation Department

**Request:** The Community Development Board is reviewing a request to amend the City of Clearwater's Community Development Code to replace Chapter 54 in its entirety with a revised Chapter 54, creating a new Parks and Recreation impact fee system, and is making a recommendation to the City Council.

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

**Presenter:** Art Kader, Parks & Recreation Assistant Director, [Art.Kader@myclearwater.com](mailto:Art.Kader@myclearwater.com)

**H. LEVEL TWO APPLICATIONS (ITEM 1):**

**1. Case: [FLD2015-09036B](#) – 400 Coronado Drive** *Level Two Application*

**Owner(s):** City of Clearwater (South Gulfview Boulevard right-of-way); Triprop Clearwater, LLC.

**Representative:** Katherine E. Cole; Hill, Ward and Henderson P.A. (600 Cleveland St., Suite 800, Clearwater, FL, 33755; phone: (727) 724-3900; email: [Katie.Cole@hwlaw.com](mailto:Katie.Cole@hwlaw.com))

**Location:** 2.5997-acres bound by South Gulfview Boulevard (west), Coronado Drive (east), and Fifth Street (north); South Gulfview Boulevard right-of-way between Hamden Drive and 5th Street.

**Request:** The Community Development Board (CDB) is reviewing a second amendment to an approved Level Two Flexible Development application (FLD2015-09036 and FLD2015-09036A) for the construction of a 248-unit hotel utilizing 127 existing hotel units and an additional 100 units allocated from the Hotel Density Reserve through Beach by Design as currently approved through HDA2014-06004 (as amended by HDA2015-06001, HDA2014-06004A and HDA2014-06004B) within the Tourist (T) District for the property located at 400 Coronado Drive, formerly addressed as 421 and 431 South Gulfview Boulevard. The project will be 150 feet in height, proposes a minimum of 298 off-street parking spaces available for the hotel with 230 additional off-street parking spaces available to the general public and continues to include a proposed pedestrian overpass bridge extending between the subject site and 430 South Gulfview Boulevard (Opal Sands Resort) spanning Beach Walk and the South Gulfview Boulevard right-of-way as previously approved. The project requests allowable flexibility from height, setback requirements and the Design Guidelines of Beach by Design and a two-year Development Order (Community Development Code Sections 2-803.D and 4-407).

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

**Assigned Planner:** Mark T. Parry, AICP, Senior Planner, [Mark.Parry@myclearwater.com](mailto:Mark.Parry@myclearwater.com)

**I. LEVEL THREE APPLICATIONS (ITEMS 1):**

**1. Case: [LUP2023-01001](#) – 1849 Gulf to Bay Boulevard** *Level Three Application*

**Owner(s):** Jasmine Naik Development, LLC

**Representative:** Maleia Storum, Bowman and Pursuit Development, 5404 Cypress Center Drive, Suite 140, Tampa, FL 33609; phone: 813-642-4924; email: mstorum@bowman.com

**Location:** A 0.125-acre portion of a 1.135-acre parcel located on the south side of Gulf to Bay Boulevard approximately 540 feet east of Keene Road.

**Request:** The Community Development Board is reviewing a request to amend the Future Land Use Map category from Residential Urban (RU) to Commercial General (CG) and is making a recommendation to the City Council.

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

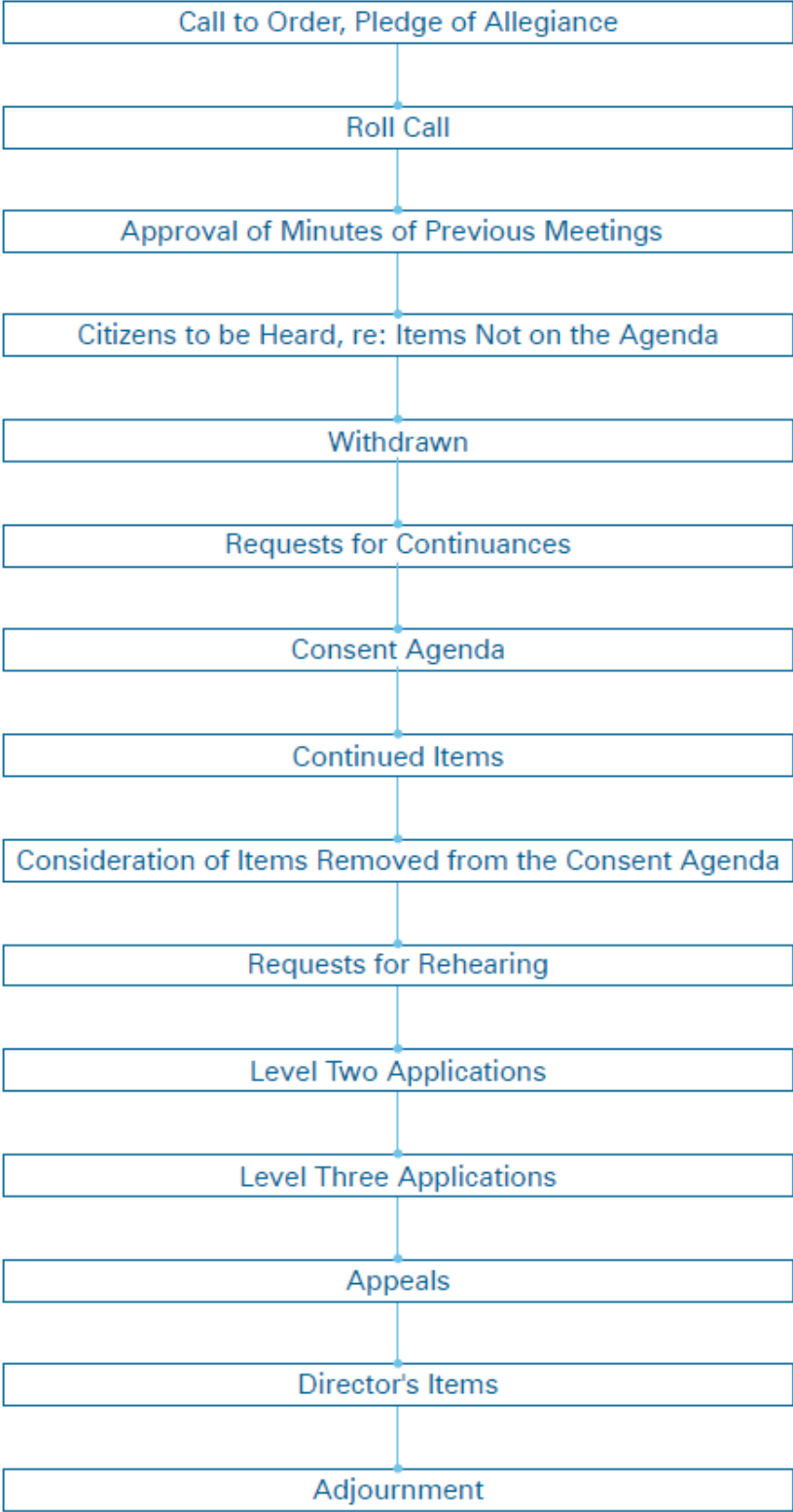
**Assigned Planner:** Kyle Brotherton, Senior Planner, [Kyle.Brotherton@myclearwater.com](mailto:Kyle.Brotherton@myclearwater.com)

## J. DIRECTOR'S ITEMS

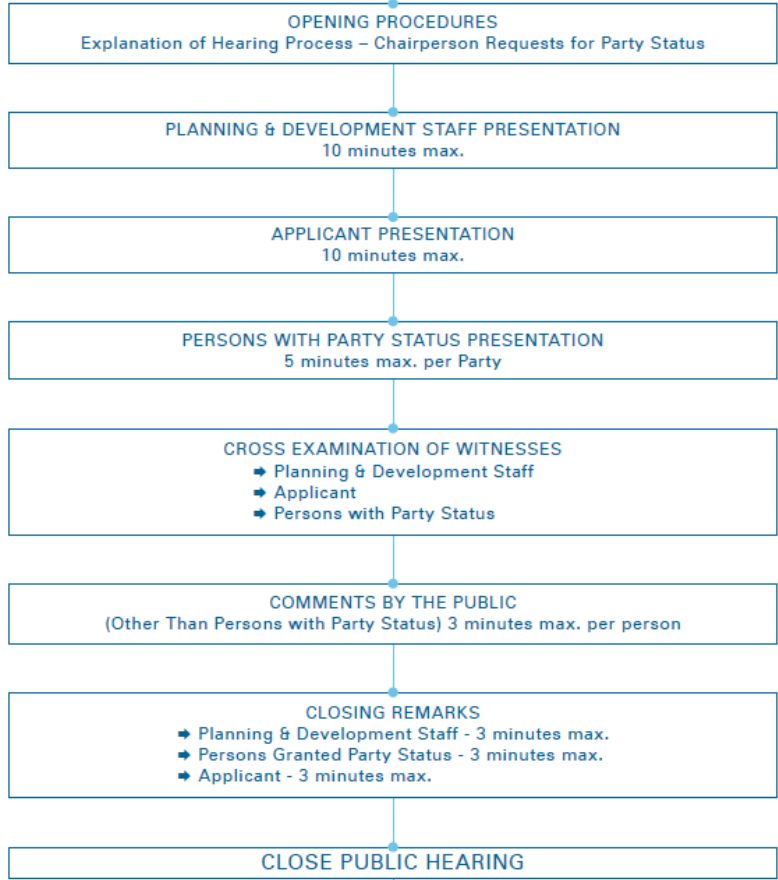
## K. ADJOURNMENT

## 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**