



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

CONSENT AGENDA

COMMUNITY DEVELOPMENT BOARD

Date: Tuesday, May 16, 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: Chair Quattrochi, 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 MEETING, APRIL 18, 2023

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

E. CONSENT AGENDA: The following cases are not contested by the applicant, staff, neighboring property owners, etc. and will be approved by a single vote at the beginning of the meeting (ITEMS 1)

1. Case: [FLD2023-02004](#) – 279 Windward Passage *Level Two Application*
Owner(s): Clearwater Marine Aquarium (uplands) City of Clearwater (submerged lands)
Representative: Terri Skapik; Woods Consulting Inc., Dunedin FL, 34698; phone: 727-919-0848; email: terriskapik@woodsconsulting.org
Location: The subject 4.526-acre property is located on the south side of Windward Passage approximately 250 feet west of Island Way.
Request: The Community Development Board is reviewing a proposed 1,150 square foot expansion to an existing commercial dock for the property located at 279 Windward Passage. The project is 35 feet in length and 960 feet in width, and requests allowable flexibility for square footage and dock width of a commercial dock/pier greater than 500 square feet in deck area (Community Development Code Sections 2-704.E, 3-601.C.3 and 3-603).
Associations: Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board, Clearwater Beach Association, Village on Island Estates Condo Association
Assigned Planner: Mark T. Parry, AICP, Senior Planner

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

1. Case: [FLD2009-02002A](#) / [PLT2023-03002](#) – 2680 Landmark Drive *Level Two Application*
Owner(s): Heritage United Methodist Church Countryside Inc.
Representative: Krikor Kassarian and Robert Pergolizzi, Gulf Coast Consulting, Inc., 13825 ICOT Blvd., Suite 605, Clearwater, FL, 33760; phone: (727) 524-1818; email: krikor@gulfcoastconsultinginc.com
Location: 8.630-acres consisting of one parcel located the southwest corner of Landmark Drive and State Road 580 (to be platted into two separate parcels with Parcel 1, to the north, will be 3.95-acres and Parcel 2, to the south, will be 4.68-acres).
Request: The Community Development Board is reviewing a two-lot preliminary plat and amendment to a previously approved site plan (FLD2009-02002) to retain the existing place of worship use on proposed Parcel 1 and convert the existing school use to a medical clinic use on proposed Parcel 2 in the Institutional (I) District for the property located at 2680 Landmark Drive. The project is less than 50 feet in height, provides a minimum of 140 off-street parking spaces and requests allowable flexibility from setbacks, off-street parking, and landscaping requirements (Community Development Code Section 2-1204.A, Section 3-1202.G and Article 4, Division 7, Subdivisions/Plats).
Associations: Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board, Northwood West Homeowners Association
Assigned Planner: Melissa Hauck-Baker, AICP, Senior Planner

2. Case: [FLD2022-12030](#) – 869 Bruce Avenue *Level Two Application*
Owner(s): Robert Ingle
Representative: Brian Aungst, Jr., Esq.; Macfarlane Ferguson & McMullen, P.A., 625 Court Street, Clearwater, FL, 33756; phone:727-442-8470; email: bj@macfar.com
Location: The 0.176-acre property is located on the east side of Bruce Avenue approximately 250 feet south of the Kipling Plaza and Bruce Avenue intersection.
Request: The Community Development Board (CDB) is reviewing an application for two detached dwellings and a termination of status as a nonconformity for density for two detached dwelling units where the maximum permitted density is one detached dwelling units in the Medium Density Residential (MDR) District for the property located at 869 Bruce Avenue. The project includes four off-street parking spaces and requests allowable flexibility from termination of status as a nonconformity for density and allowable reduction to setback requirements (Community Development Code Sections 2-203.B, and 6-109.C).
Associations: Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board, Clearwater Beach Association
Assigned Planner: Mark T. Parry, AICP, Senior Planner

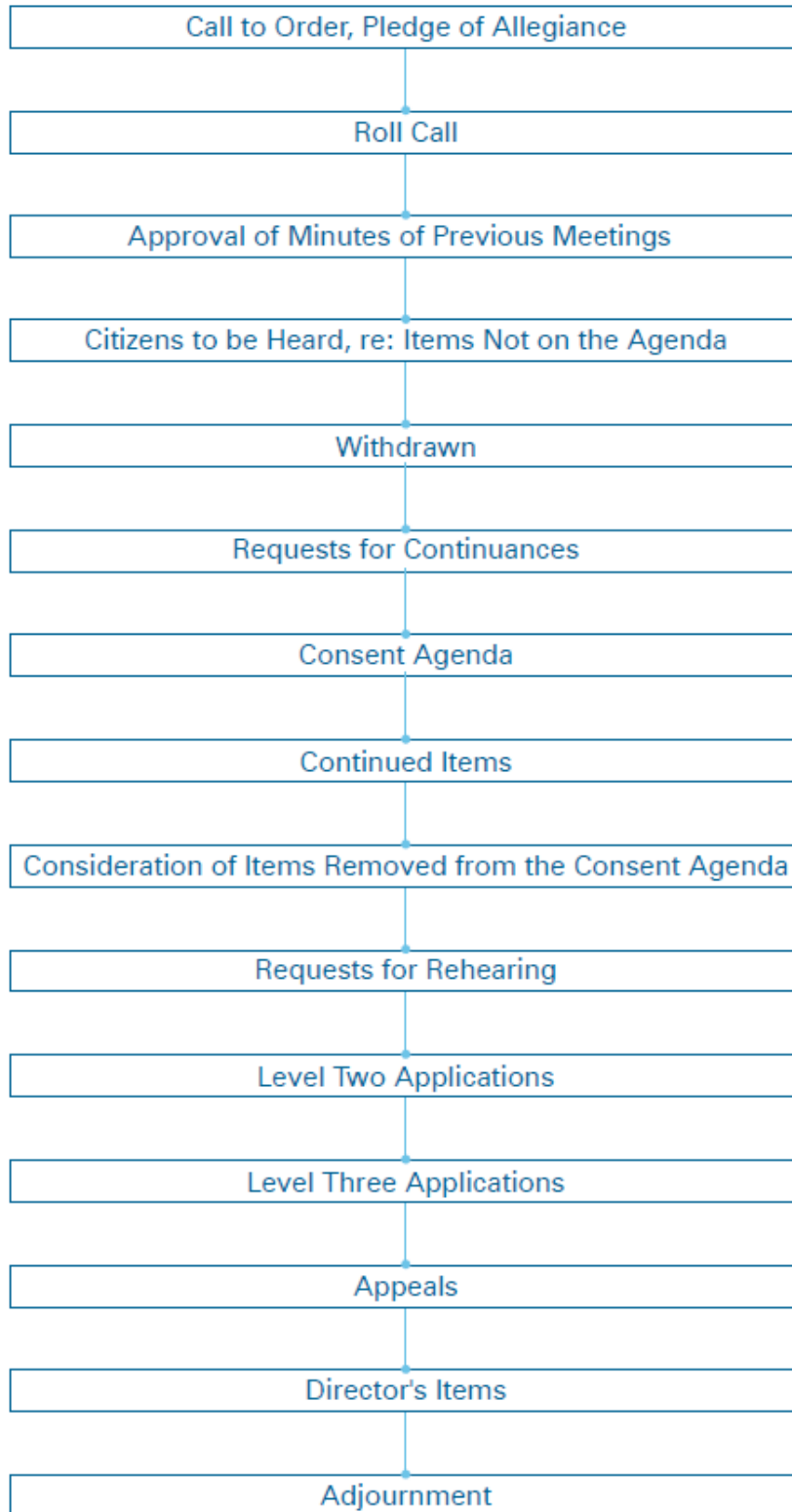
G. DIRECTOR'S ITEMS

1. Provide an update and seek input on the city's new Comprehensive Plan: Clearwater 2045 Parks & Public Spaces, Conservation & Coastal Management, and Support Services Chapters

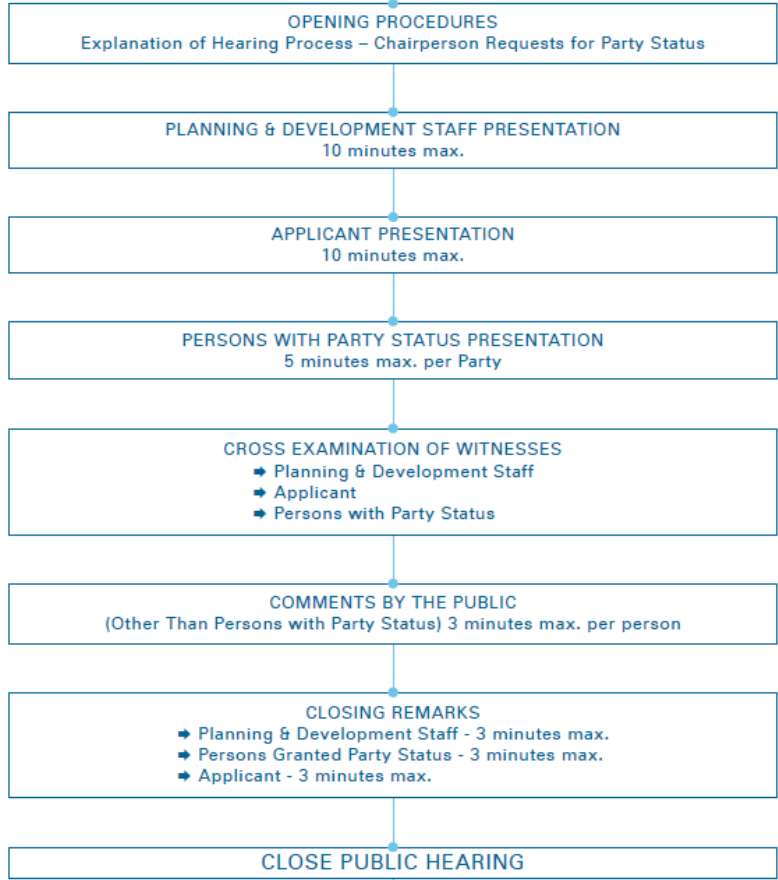
H. ADJOURNMENT

ORDER OF MEETING

Meetings are conducted in the following order:

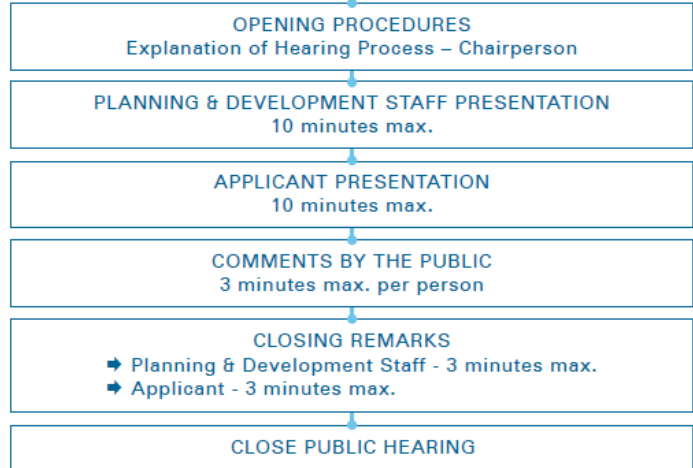


QUASI-JUDICIAL HEARING (LEVEL TWO CASES)



DISCUSSION & VOTE BY BOARD

**LEGISLATIVE HEARING
(LEVEL THREE CASES)**



DISCUSSION & VOTE BY BOARD