



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, December 17, 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, Alternate Hinrichs, Hupp, Park, Mastruserio, Assistant City Attorney Matthew Mytych, Attorney Jay Daigneault and City Staff

C. APPROVAL OF MINUTES FROM THE PRIOR MEETING NOVEMBER 19, 2024

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

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

1. Case: [FLD2024-09021](#) – 693 & 699 Bay Esplanade *Level Two Application*

Owner(s): R & R Getaway LLC and TSETSE LLC

Applicant: Housh Ghovae, Northside Engineering, Inc., 300 S. Belcher Road, Clearwater, FL, 33765; phone: (727) 822-4151; email: housh@northsideengineering.net

Location: Northeast corner of Bay Esplanade with Somerset Street. (0.301 acres)

Request: Flexible Development approval to construct a six-unit Resort Attached Dwelling use in the Tourist (T) zoning district, Old Florida Character District of *Beach by Design* for the properties located at 693 and 699 Bay Esplanade. The building will not exceed 35 feet and 9 parking spaces are required. Requested is flexibility for setbacks. (Community Development Code Section 2-803.L. and *Beach by Design*)

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

Assigned Planner: Melissa Hauck-Baker, AICP, Planner III; email: Melissa.Hauckbaker@MyClearwater.com; phone: 727-444-8769

2. Case: [FLD2024-09020](#) – 1107 & 1115 N. Martin Luther King Jr. Avenue

Level Two Application

Owner: Killarney 6 Investments Group Inc.

Applicant: Sean Cashen, Gulf Coast Construction, 13825 ICOT Blvd., Suite 605, Clearwater, FL 33760; phone: (727) 524-6090; email: krikor@gulfcoastconsultinginc.com

Location: South side of N. Martin Luther King Jr. Avenue at the intersection of Lasalle Street. (0.17 acres)

Request: Flexible Development approval to renovate a retail plaza for a mix of uses in the Commercial (C) District as a Comprehensive Infill Redevelopment Project for the property located at 1107 and 1115 N. Martin Luther King Jr. Avenue. The retail plaza will not exceed 30 feet in height. Requested is flexibility for parking and reduced landscape buffers along the property lines and interior landscaping through a comprehensive landscape program. (Community Development Code Section 2-704.F and Sections 3-1202.D. and G.)

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

Assigned Planner: Ryan Green, Planner II; email: Ryan.Green@MyClearwater.com; phone: 727-444-7791

F. ITEMS CONTINUED FROM THE NOVEMBER 19, 2024 MEETING (ITEMS 1-1):

1. Case: [FLD2024-07017](#) – 691 Harbor Island

Level Two Application

Owner/Applicant: Brooke Enterprises, LLC

Representative: Brian J. Aungst, Jr., Macfarlane Ferguson & McMullen, 625 Court Street, Clearwater, FL, 33756; phone: (727) 444-1403; email: bj@macfar.com

Location: East side of Harbor Island approximately 650 feet north of Harbor Passage. (0.257 acres)

Request: Flexible Development approval to construct a 548 square foot dock, 95-feet in length with two covered boatlifts as accessory to the detached dwelling use located in the Low Medium Density Residential/Island Estates Neighborhood Conservation Overlay (LMDR/IENCOD) District for the property located at 691 Harbor Island. The requested flexibility is for a deviation of maximum dock length and setback to boatlift (Community Development Code Section 3-601.C.1.g)

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

Assigned Planner: Melissa Hauck-Baker, AICP, Planner III; email: Melissa.Hauckbaker@MyClearwater.com; phone: 727-444-8769

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

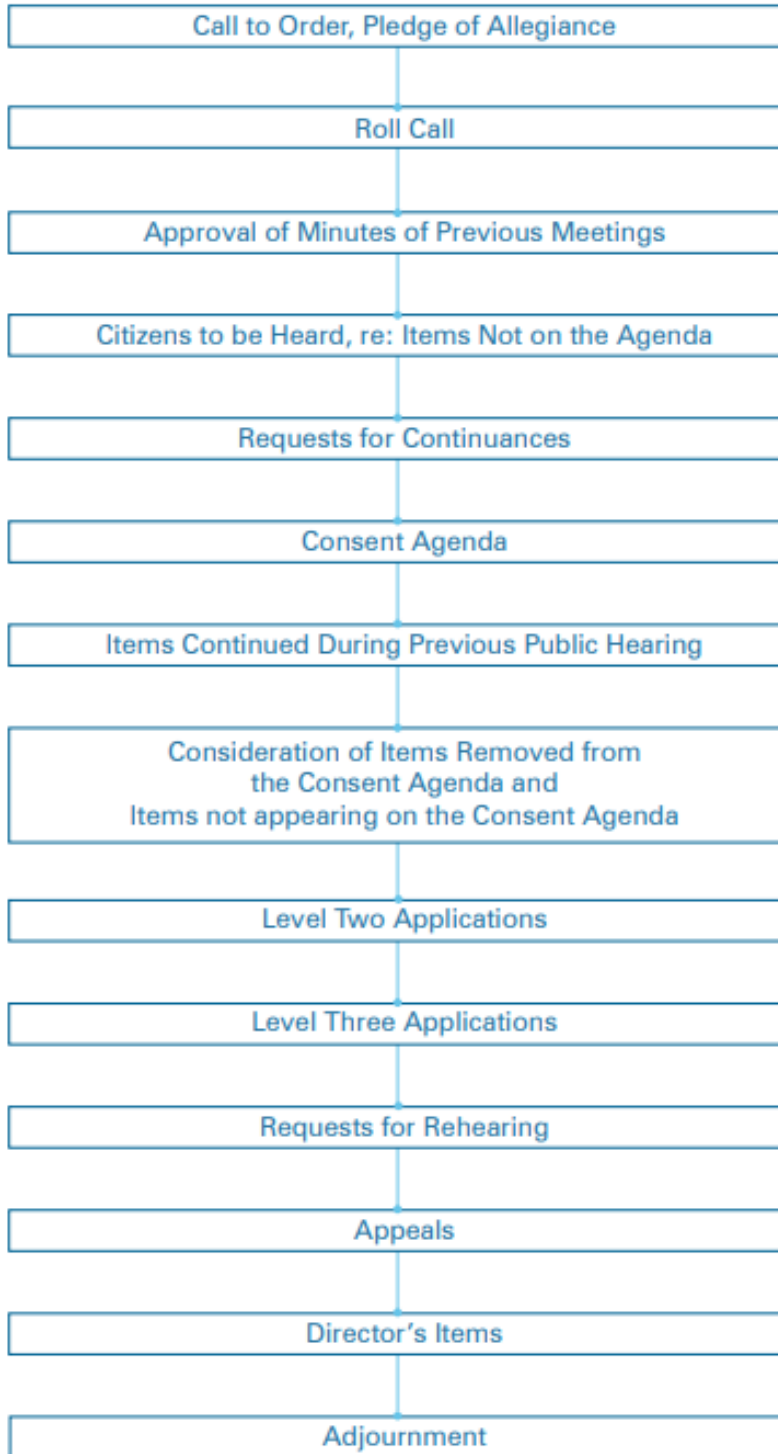
1. Discussion of Artificial Turf Ordinance

2. Training on Electronic CDB Agenda for January 2025

A. ADJOURNMENT

ORDER OF MEETING

Meetings are conducted in the following order:



QUASI-JUDICIAL HEARING (LEVEL TWO CASES)

OPENING PROCEDURES
Explanation of Hearing Process – Chairperson
Requests for Disclosure of Ex Parte Communications
and Requests for Party Status

PLANNING & DEVELOPMENT STAFF PRESENTATION
10 minutes

APPLICANT PRESENTATION
10 minutes

PERSONS WITH PARTY STATUS PRESENTATION
5 minutes per Party

CROSS EXAMINATION OF WITNESSES
➤ Planning & Development Staff
➤ Applicant
➤ Persons with Party Status

COMMENTS BY THE PUBLIC
(Other Than Persons with Party Status) 3 minutes per person

CLOSING REMARKS
➤ Planning & Development Staff - 3 minutes
➤ Persons Granted Party Status - 3 minutes
➤ Applicant - 3 minutes

CLOSE PUBLIC HEARING

DISCUSSION & VOTE BY BOARD

LEGISLATIVE HEARING (LEVEL THREE CASES)

OPENING PROCEDURES
Explanation of Hearing Process – Chairperson

PLANNING & DEVELOPMENT STAFF PRESENTATION
10 minutes

APPLICANT PRESENTATION
10 minutes

COMMENTS BY THE PUBLIC
3 minutes per person

CLOSING REMARKS
➤ Planning & Development Staff - 3 minutes
➤ Applicant - 3 minutes

CLOSE PUBLIC HEARING

DISCUSSION & VOTE BY BOARD