

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, September 20, 2022

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 Lau, Members: Caudell, Flanery, Haudricourt, Park, Quattrocki, Rector, Alternate Hutkin, Assistant City Attorney Matthew Mytych, Attorney Jay Daigneault and City Staff

C. APPROVAL OF MINUTES FROM THE PRIOR MEETING, August 16, 2022

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

E. LEVEL TWO APPLICATIONS (ITEMS 1-3):

1. Case: FLD2022-06018 – 1569 South Fort Harrison Avenue *Level Two Application*

Owner(s): Fairwoods Property Inc.

Representative: Brian J. Aungst, Jr., Esq.; Macfarlane Ferguson & McMullen, P.A.; phone: (727) 444-1403; email: bj@macfar.com.

Location: 1.759 acres consisting of one parcel on the east side of South Fort Harrison Avenue approximately 700 feet north of Belleair Road.

Request: The Community Development Board is reviewing the addition of detoxification services/capabilities to an existing 36-bed residential treatment facility as a Comprehensive Infill Redevelopment Project in the Commercial (C) District for the property located at 1569 South Fort Harrison Avenue. No changes to the site, building or intensity of use are proposed. The project requests allowable flexibility for use (Community Development Code Section 2-704.F).

Neighborhood Association: Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board.

Assigned Planner: Mark Parry, AICP, Senior Planner, mark.parry@Myclearwater.com

2. Case: FLD2022-05017 – 1310 South Washington Avenue *Level Two Application*

Owner/Representative: Viktoriya Kakhovskaya, 1310 South Washington Avenue, Clearwater, FL, 33756; phone: (619) 446-9639; email: vitalee2010@yahoo.com

Location: 0.118 acres located on the west side of South Washington Avenue approximately 95 feet south of the intersection with Lakeview Road.

Request: The Community Development Board is reviewing a covered porch addition to an existing detached dwelling use in the Medium Density Residential (MDR) District for property located at 1013 South Washington Avenue. The project includes a height of 15 feet, provides a minimum of two off-street parking spaces and requests allowable flexibility from setback requirements (Community Development Code Section 2-304.G).

Neighborhood Association: Lake Bellevue Neighborhood Association, Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board.

Assigned Planner: Melissa Hauck-Baker, AICP, Senior Planner, melissa.hauckbaker@Myclearwater.com

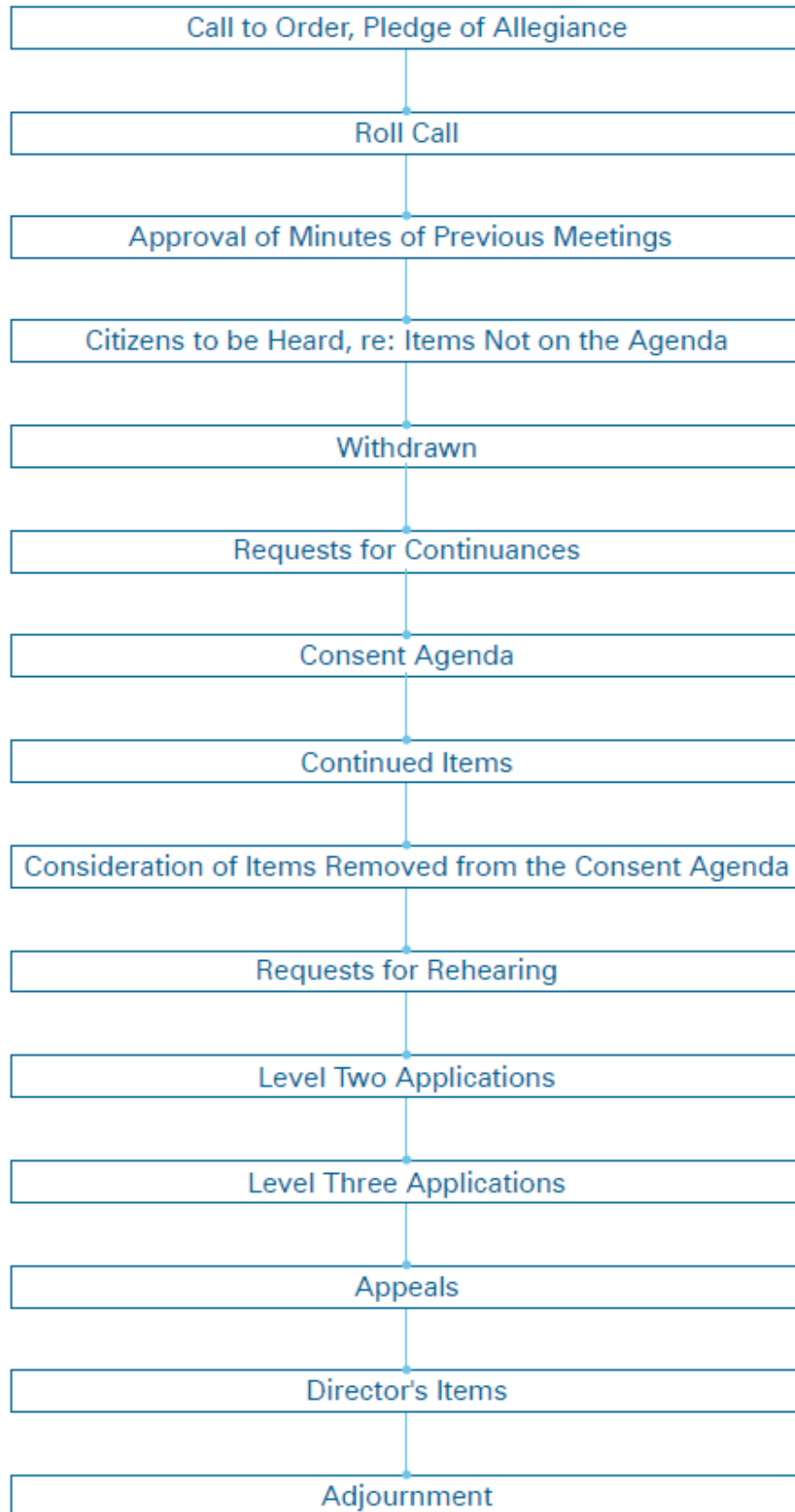
3. **Case:** [FLD2014-11028A](#) – 521 South Gulfview Boulevard *Level Two Application*
Owner(s): Decade Gulfcoast Hotel Ptnrs and J K Gulfview
Representative: Terri Skapik, Woods Consulting, Inc., 1714 County Rd 1 Ste 22, Dunedin FL 34698; phone: (727) 638-2931; email: terriskapik@woodsconsulting.org.
Location: 4.87 acres (3.908 acres Tourist District; 0.962 acres Open Space/Recreation District) located on the south side of South Gulfview Boulevard, between Hamden Drive and Bayway Boulevard.
Request: The Community Development Board is reviewing an amendment to an approved Flexible Development application for a proposed approximately 6,450 square feet expansion of commercial dock area accessory to an existing overnight accommodations use in the Tourist (T) and Open Space/Recreation (OS/R) Districts and the Clearwater Pass District of *Beach by Design* for the property located at 521 South Gulfview Boulevard. The proposal consists of two new separate docks and an addition to an existing dock and requests allowable flexibility for a commercial dock. (Community Development Code Section 3-601.C.3).
Neighborhood Association: Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board, Clearwater Beach Association.
Assigned Planner: Mark Parry, AICP, Senior Planner, mark.parry@Myclearwater.com

F. DIRECTOR'S ITEMS

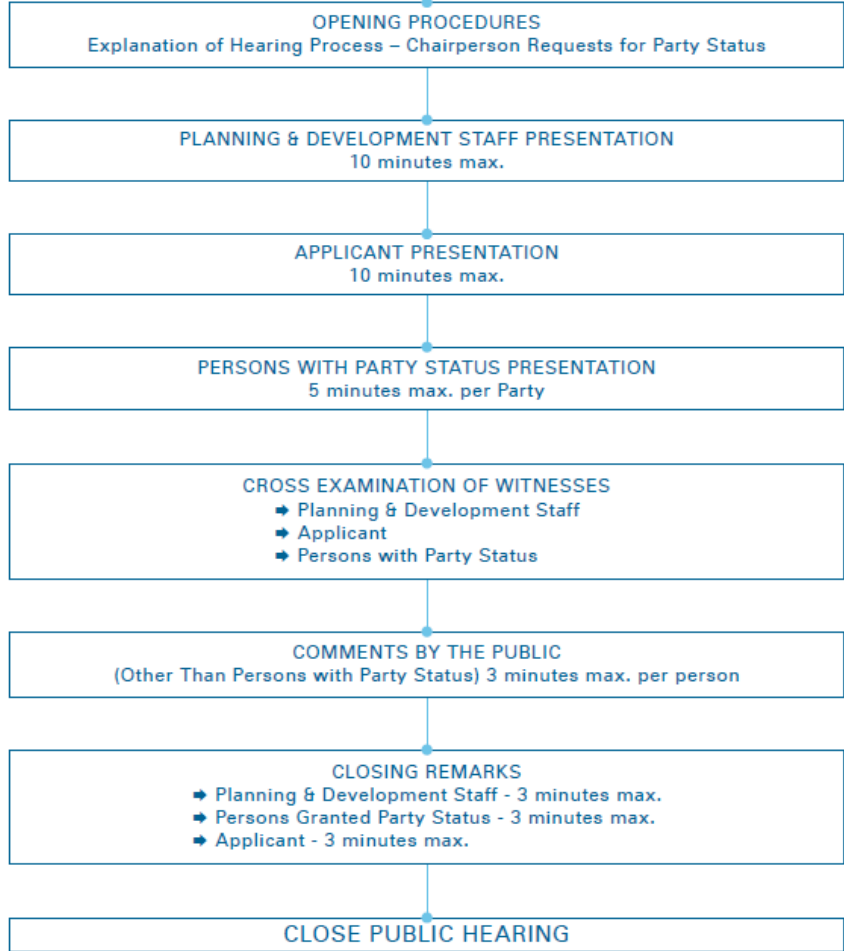
G. ADJOURNMENT

ORDER OF MEETING

Meetings are conducted in the following order:

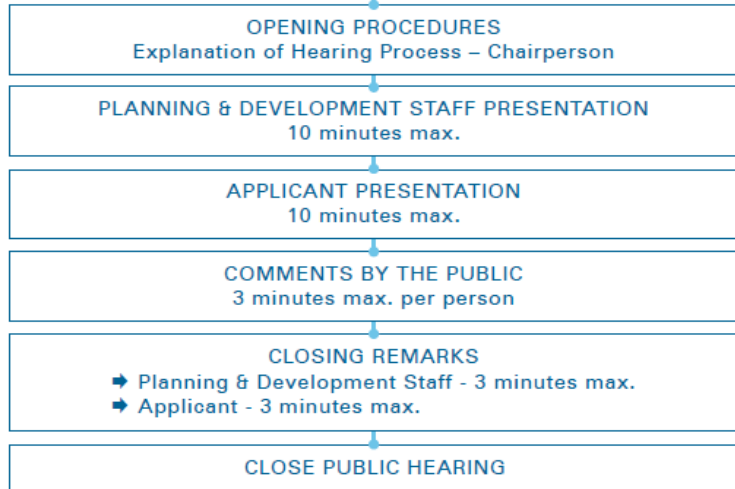


QUASI-JUDICIAL HEARING (LEVEL TWO CASES)



DISCUSSION & VOTE BY BOARD

**LEGISLATIVE HEARING
(LEVEL THREE CASES)**



DISCUSSION & VOTE BY BOARD