



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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TELEPHONE (727) 562-4567 FAX (727) 562-4865

AGENDA

COMMUNITY DEVELOPMENT BOARD

Date: Tuesday, April 19, 2016

Time: 1:00 p.m.

Place: 112 South Osceola Street, 3rd Floor,
Clearwater, Florida, 33756
(City Hall Chambers)

Welcome to the City of Clearwater Community Development Board (CDB) meeting. 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. Assisted listening devices are available. An oath will be administered swearing in all participants in public hearing cases. If you wish to speak please 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.

Kindly refrain from conducting private conversations, using beepers, cellular telephones, etc. as they are distracting during the meeting.

Florida Statute 286.0105 states: Any person appealing a decision of this Board must have a record of the proceedings to support such appeal. 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. Party status entitles parties to: personally testify, present evidence, argument and witnesses cross-examine witnesses, appeal the decision and speak on reconsideration requests.

If you have questions or concerns about a case, please contact the staff presenter from the Planning and Development Department listed at the end of each agenda item at 727-562-4567.

www.myclearwater.com/gov/depts/planning

A. CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE

B. ROLL CALL: Chair Barker, Vice Chair Albritton, Member Adelson, Anuszkiewicz, Boutzoukas, Funk, Lau, Alternate Member Quattrochi, City Staff

C. APPROVAL OF MINUTES OF PREVIOUS MEETING

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

E. PLANNING APPLICATIONS

LEVEL TWO APPLICATIONS

1. Case Number: [FLD2016-01001](#)

Address: 1173 Turner

Owner(s):

Applicant: Elias Kanaan
1173 Turner Street
Clearwater

PHONE: No phone, Fax: No fax, Email: Eliasdamas@hotmail.Com

Location: 1171-1173 Turner Street consists of 0.518 acre and is located on the south side of Turner Street approximately 200 feet west of Missouri Avenue.

Request: The Community Development Board (CDB) is reviewing a proposed medical clinic expansion in the Commercial (C) District for the property located at 1171-1173 Turner Street. The project is 25 feet in height, includes 23 parking spaces and requests flexibility from setback and landscape requirements (Section 2-704.F and 3-1202.G.).

Neighborhood Associations: Clearwater Neighborhood Coalition

Presenters:

Melissa Hauck-Baker, Senior Planner

1. Case Number: [LUP2016-02001](#)

Address: 1325 Springdale ST

Owner(s): BETHANY CHRISTIAN METHODIST EPISCOPAL CHURCH

Applicant: PHONE: No phone, Fax: No fax, Email: No email

Location: 0.535 acres located on the southwest corner of Springdale Street and Rollen Road.

Request: The City Council is considering a request to amend the Future Land Use Map designation from Residential Low (RL) to Institutional (I).

Neighborhood Associations: Clearwater Neighborhood Coalition

Presenters:

Katie See, Senior Planner

2. Case Number: [LUP2016-03003](#)

Address: 3400 GULF TO BAY BLVD

Owner(s): CLEARWATER CHRISTIAN COLLEGE PRIVATE SCHOOL INC

Applicant: 100 S Myrtle Avenue
Clearwater, FL
PHONE: No phone, Fax: No fax, Email: No email

Location: 131.05 acres located on the north side of Gulf to Bay Boulevard, approximately 900 feet east of Bayshore Boulevard

Request: The City Council is considering a request to amend the Future Land Use Map designation from Institutional (I), Preservation (P), Recreation/Open Space (R/OS) and Water/Drainage Feature to Institutional (I), Commercial General (CG), Preservation (P), Recreation/Open Space (R/OS), Residential Low (RL), and Water/Drainage Feature. The City and Clearwater Christian College Private School, Inc. (owner) are requesting a mutual, conditional cancellation of a Development Agreement (DVA2010-06001), conditioned upon the City's purchase of a portion of the College's land. The Development Agreement states that upon termination, the property shall return to its current [as of the time of execution of the DVA] future land use map and zoning designations.

Neighborhood Associations: Clearwater Neighborhood Coalition

Presenter: Lauren Matzke, Long Range Planning Manager

1. Case Number: [REZ2016-02001](#)

Address: 1325 Springdale ST
Owner(s): BETHANY CHRISTIAN METHODIST EPISCOPAL CHURCH
Applicant: PHONE: No phone, Fax: No fax, Email: No email

Location: 0.535 acres located on the southwest corner of Springdale Street and Rollen Road.

Request: The City Council is considering a request to amend the Zoning Atlas from the Single Family Residential (R-3) District (Pinellas County) to the Institutional (I) District upon annexation into the City (ANX2016-02008).

Neighborhood Associations: Clearwater Neighborhood Coalition

Presenter: Katie See, Senior Planner

2. Case Number: [REZ2016-03003](#)

Address: 3400 GULF TO BAY BLVD
Owner(s): CLEARWATER CHRISTIAN COLLEGE PRIVATE SCHOOL INC
Applicant: Clearwater Christian Coll
3400 Gulf To Bay Blvd
Clearwater, FL 33759-4514
PHONE: No phone, Fax: No fax, Email: No email

Location: 131.05 acres located on the north side of Gulf to Bay Boulevard, approximately 900 feet east of Bayshore Boulevard

Request: The City Council is considering a request to amend the Zoning Atlas from the Institutional (I), Preservation (P), and Open Space/Recreation (O/SR) Districts to the Institutional (I), Commercial (C), Preservation (P), Low Density Residential (LDR), and Open Space/Recreation (O/SR) Districts, consistent with the requirements in DVA2010-06001 which states that upon termination, the property shall return to its current [as of the time of execution of the DVA] future land use map and zoning designations. The City and College are requesting a mutual, conditional termination of the Development Agreement (DVA), conditioned upon the City's purchase of a portion of the College's land.

Neighborhood Associations: Clearwater Neighborhood Coalition

Presenter: Lauren Matzke, Long Range Planning Manager

F. ADJOURNMENT