



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

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

AGENDA

COMMUNITY DEVELOPMENT BOARD

Date: Tuesday, August 16, 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 witness 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: [FLD2016-03007](#)

Address: 1861 N Highland

Owner(s):

Applicant: Stephen Fowler

1421 Court St

Clearwater, FL 33756

PHONE: (727) 449-2021, Fax: (727) 447-5339, Email: Fowlerarch@aol.Com

Location: 8.7 acres located at the southeast corner of North Highland Avenue with Sunset Point Road.

Request: The Community Development Board (CDB) is reviewing a Comprehensive Infill Redevelopment Project in the Commercial (C) District for property located at 1861 N. Highland Avenue. The project is 32 feet in height, includes 408 parking spaces and requests allowable flexibility from setbacks and landscaping requirements (Section 2-704.F and 3-1202.G)

Neighborhood

Associations: Clearwater Neighborhood Coalition

Presenter: Melissa Hauck-Baker, Senior Planner

2. Case Number: [FLD2016-05014](#)

Address: 860 ELDORADO AVE

Owner(s): SAND CASTLE I LLC

Applicant: Jeff Knight

150 Commerce Dr N

Largo, FL 33770

PHONE: (727) 458-7065, Fax: (727) 584-5756, Email: Jk@curtisools.Com

Location: 0.15 acres located on the west side of Eldorado Avenue approximately 140 feet north of Gardenia Street.

Request: The Community Development Board is reviewing accessory structures (pool, spa and deck) for an existing detached dwelling in the Low Medium Density Residential (LMDR) District for the property located at 860 Eldorado Avenue. The project requests allowable flexibility from Coastal Construction Control Line setback requirements (2-204.E and 3-905.C.3).

Neighborhood

Associations: Clearwater Beach Association
Clearwater Neighborhood Coalition

Presenter: Matthew Jackson, Senior Planner

3. Case Number: [FLD2016-05015](#)
- Address: 45 CAUSEWAY BLVD
 Owner(s): CITY OF CLEARWATER
 Applicant: Gordon
 25 Causeway Blvd
 Clearwater, FL 33767
 PHONE: (727) 462-6954, Fax: No fax, Email:
 Gordon.Wills@myclearwater.Com
- Location: 14 acres at the Clearwater Beach Marina directly east of the intersection where South Gulfview Boulevard meets Coronado Drive.
- Request: The Community Development Board (CDB) is reviewing a proposed deck, pier and boatlift addition to the existing commercial dock in the Institutional (I), Open Space Recreation (OSR) and the Preservation (P) Districts of the Pier 60 character district of Beach by Design for property located at 45 Causeway Boulevard. The addition will feature 395 square feet of deck, pier and boatlift to existing slip one with flexibility to setback and dock width consistent with the dock/marina standards. (Section 3-601)
- Neighborhood Associations: Clearwater Beach Association
 Clearwater Neighborhood Coalition
- Presenter: Melissa Hauck-Baker, Senior Planner
4. Case Number: [FLD2016-06016](#)
- Address: 704 ELDORADO AVE
 Owner(s): LAWRENCE A SEIGEL
 Applicant: Sean Hubner
 425 Cypress Creek Cir
 Oldsmar, FL 34677
 PHONE: No phone, Fax: No fax, Email: Seanhubner@gmail.Com
- Location: 0.17 acre-property is located on the west side of Eldorado Avenue, approximately 79 feet south of Acacia Street.
- Request: The Community Development Board (CDB) is reviewing a paver patio for a detached dwelling in the Low Medium Density Residential (LMDR) District for the property located at 704 Eldorado Avenue. The application requests allowable flexibility from setbacks (Sections 2-204 and 3-905.C).
- Neighborhood Associations: Clearwater Beach Association
 Clearwater Neighborhood Coalition
- Presenter: Kevin Nurnberger, Senior Planner

5. Case Number: [FLD2016-07023](#)
Address: 61 PAPAYA ST ROW
Owner(s): CITY OF CLEARWATER, ATTN: CASH & INVESTMENTS MGR
Applicant: Felicia Donnelly
100 South Myrtle Avenue
Clearwater, FL 33756-4748
PHONE: (727) 562-4852, Fax: No fax, Email:
Felicia.Donnelly@myclearwater.Com
Location: 61 Papaya Street; eastern terminus of the Papaya Street right-of-way
Request: The Community Development Board (CDB) is reviewing a proposed City-owned/operated pier/boardwalk in the Tourist (T) District of the Marina character district of Beach by Design within the eastern end of the Papaya Street public right-of-way. The project will consist of a 15-foot deep boardwalk running the breadth of the right-of-way, as well as a pier that extends from the boardwalk 75 feet and is between 15 and 25 feet wide (Section 3-601.C.3).
Neighborhood Associations: Clearwater Beach Association
Clearwater Neighborhood Coalition
Presenter: Mark Parry, Senior Planner

1. Case Number: [LUP2016-06004](#)
Address: 25749 US HIGHWAY 19
Owner(s):
Applicant: 100 S. Myrtle Ave
Clearwater, FL 33756
PHONE: No phone, Fax: No fax, Email: No email
Location: Those properties within the City of Clearwater along US 19: generally located within the city limits of Clearwater including properties east and west of U.S. Highway 19 North, south of S.R. 580, and north of Dimmitt Drive; and generally located within the city limits of Clearwater including properties east and west of U.S. Highway 19 North, south of a line 1900 feet more or less north of Drew Street, and north of a line 1300 feet more or less south of Druid Road; including properties to the East, on the north and south side of Gulf-to-Bay Boulevard to McMullen Booth Road (C.R. 611), and also south of Drew Street to Bayview Avenue.
Request: This case involves a City of Clearwater Initiated Amendment (per Section 4-603.B.1., CDC) to the City's Future Land Use Map from Residential Urban (RU), Residential Low Medium (RLM), Residential Medium (RM), Residential High (RH), Resort Facilities High (RFH), Residential/Office Limited (R/OL), Residential/Office General (R/OG), Residential/Office/Retail (R/O/R), Commercial General (CG), Industrial Limited (IL), Institutional (I), Transportation/Utility (T/U), Preservation (P) and Water/Drainage Feature categories to US 19 Regional Center and Preservation (P). (Associated with LUP2016-06005 and LUP2016-06006)
Neighborhood Associations:
Presenter: Lauren Matzke, Long Range Planning Manager

2. Case Number: [LUP2016-06005](#)

Address: 24275 US HIGHWAY 19 19
Owner(s): MERCER CLEARWATER LLC
Applicant:

100 S. Myrtle Ave
Clearwater, FL 33756
PHONE: No phone, Fax: No fax, Email: Lauren.Matzke@myclearwater.Com

Location: Those properties within the City of Clearwater along US 19: generally located within the city limits of Clearwater including properties east and west of U.S. Highway 19 North, south of a line 250 feet more or less north of Blackburn Street, and north of a line 900 feet more or less north of the C.S.X. Rail Road; and generally located within the city limits of Clearwater including properties east and west of U.S. Highway 19 North, south of Nursery Road, to the Largo Inlet/Allen's Creek.

Request: This case involves a City of Clearwater Initiated Amendment (per Section 4-603.B.1., CDC) to the City's Future Land Use Map from Residential Urban (RU), Residential Low Medium (RLM), Residential Medium (RM), Residential High (RH), Resort Facilities High (RFH), Residential/Office Limited (R/OL), Residential/Office General (R/OG), Residential/Office/Retail (R/O/R), Commercial Limited (CL), Commercial General (CG), Recreation/Open Space (R/OS), Preservation (P), and Water/Drainage Feature categories to US 19 Neighborhood Center and Preservation (P). (Associated with LUP2016-06004 and LUP2016-06006)

Neighborhood
Associations:

Presenter: Lauren Matzke, Long Range Planning Manager

3. Case Number: [LUP2016-06006](#)

Address: 24639 US HIGHWAY 19
Owner(s): PLATINUM R E HOLDINGS LLC
Applicant:

100 S. Myrtle Ave
Clearwater, FL 33756
PHONE: No phone, Fax: No fax, Email: Lauren.Matzke@myclearwater.Com

Location: Those properties within the City of Clearwater along US 19: generally located within the city limits of Clearwater including properties east of U.S. Highway 19 North, 350 feet more or less north of Northside Drive, and 920 feet more or less south of Northside Drive; and generally located within the city limits of Clearwater including properties east and west of U.S. Highway 19 North, south of Dimmitt Drive, and north of a line 250 feet more or less north of Blackburn Street; and generally located within the city limits of Clearwater including properties east and west of U.S. Highway 19 North, south of Gulf-to-Bay Boulevard and north of Nursery Road.

Request: This case involves a City of Clearwater Initiated Amendment (per Section 4-603.B.1., CDC) to the City's Future Land Use Map from Residential Low (RL), Residential Low Medium (RLM), Residential Medium (RM), Residential High (RH), Residential/Office General (R/OG), Residential/Office/Retail (R/O/R), Commercial Limited (CL), Commercial General (CG), Preservation (P), and Water/Drainage Feature categories to US 19 Corridor and Preservation (P). (Associated with LUP2016-06004 and LUP2016-06005)

Neighborhood
Associations:

Presenter: Lauren Matzke, Long Range Planning Manager

F. ADJOURNMENT