



TELEPHONE (727) 562-4567

CLEARWATER, FLORIDA 33756

September 19, 2016

## CONSENT AGENDA

### COMMUNITY DEVELOPMENT BOARD

**Date:** Tuesday, September 20, 2016

**Time:** 1:00 p.m.

**Place:** 112 South Osceola Street, 3<sup>rd</sup> Floor,  
Clearwater, Florida, 33756  
(City Hall Council Chambers)

Welcome 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 Statue 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](http://www.myclearwater.com/gov/depts/planning)

**A. CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE**

**B. ROLL CALL:** Chair Barker, Vice Chair Funk, Members Allbritton, Anuszkiewicz, Boutzoukas, Flanery, Lau, Alternate Member Quattrocker, City Staff

**C. APPROVAL OF MINUTES OF PREVIOUS MEETINGS: August 16, 2016**

**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 (Item 1-4):**

- 1. Case:** FLD2016-06018– 301 South Gulfview Boulevard *Level Two Application*  
**Owner:** BW CW Hospitality, LLC  
**Applicant:** Katherine E. Cole, Hill Ward Henderson (600 Cleveland Street, Clearwater, FL 33755; phone: 727-724-3900; email: Katie.Cole@hwlaw.com)  
**Location:** 1.56 acres bounded by 2nd street to the north, Coronado Drive to the east and South Gulfview Boulevard to the west.  
**Request:** The Community Development Board (CDB) is reviewing a proposed transfer of eight overnight accommodation units from 619 South Gulfview Boulevard and 29 overnight accommodation units from 483 Mandalay Avenue to the property located at 301 South Gulfview Boulevard under the provisions of CDC Sections 4-1402 and 4-1403.  
**Neighborhood Associations:** Clearwater Neighborhoods Coalition, Clearwater Beach Association  
**Presenter:** Matt Jackson, Senior Planner
- 2. Case:** FLD2016-03007 – 1861 N. Highland Avenue *Level Two Application*  
**Owner:** Loren M. Pollack and Sara H. Scher, TRE, c/o Kash N Karry #1785, PO Box 1000, Portland, ME, 04104-5005  
**Applicant:** Stephen Fowler, Fowler Associates Architects, Inc., (1421 Court Street, Clearwater, FL 33756; phone: 727-449-2021; [fowlerarch@aol.com](mailto:fowlerarch@aol.com))  
**Location:** 8.7 acres 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 Neighborhoods Coalition  
**Presenter:** Melissa Hauck-Baker, AICP, Senior Planner
- 3. Case:** FLD2016-06019 – 900 S. Ft. Harrison Avenue *Level Two Application*  
**Owner:** F. David Hemerick  
**Applicant:** Robert Pergolizzi, AICP/PTP; Gulf Coast Consulting, Inc. (13825 Icot Boulevard, Suite 605; Clearwater, FL 33760; phone: 727-524-1818; [pergo@gulfcoastconsultinginc.com](mailto:pergo@gulfcoastconsultinginc.com))  
**Location:** 0.40 acres at the southwest corner of South Fort Harrison Avenue and Jasmine Way.  
**Request:** The Community Development Board (CDB) is reviewing a Comprehensive Infill Redevelopment Project in the Office (O) District and a non-residential off-street parking area in the Low Medium Density Residential (LMDR) District for property located at 900 South Fort Harrison Avenue. The project is 27.75 feet in height, includes 13 parking spaces and requests allowable flexibility from setbacks and landscaping requirements (Sections 2-204.C, 2-1004.A and 3-1202.G)  
**Neighborhood Associations:** Clearwater Neighborhoods Coalition  
**Presenter:** Melissa Hauck-Baker, AICP, Senior Planner

4. **Case - FLD2013-08028 – 691 South Gulfview Boulevard** *Level Two Application*  
**Owner:** Enchantment, LLC  
**Applicant:** Ed Hooper (P.O. Box 4268, Clearwater, FL, 33756; phone: (727) 458-4571; email: [ehooper1@aol.com](mailto:ehooper1@aol.com))  
**Location:** 1.377 acres at the southwest corner of Parkway Drive and South Gulfview Boulevard  
**Request:** The Community Development Board (CDB) is reviewing a request to extend the validity of the Development Order for an additional one-year, until December 17, 2017.  
**Neighborhood Associations:** Clearwater Beach Association; Clearwater Neighborhoods Coalition  
**Presenter:** Kevin W. Nurnberger, Senior Planner

**F. ADJOURNMENT**