



April 15, 2016

CONSENT 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 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

A. CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE

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

C. WELCOME NEW BOARD MEMBER: Mike Flanery

D. APPROVAL OF MINUTES OF PREVIOUS MEETINGS: March 15, 2016

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

F. 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 (Items 1-4):

1. Case: FLD2016-01001 – 1173 Turner Street

Level Two Application

Owner: ELMODA, LLC

Applicant: John Fernandez, Belle Terre Construction (1324 Seven Springs Blvd., Suite 332, Trinity, FL 34655; phone: 727-376-5640; email: john@belleterreconstruction.com)

Location: 0.518 acres 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 Neighborhoods Coalition

Presenter: Melissa Hauck-Baker, AICP, Senior Planner

2. Case: Amendments to the *Clearwater Downtown Redevelopment Plan*

Level Three Application

Applicant: City of Clearwater, Planning and Development Department

Request: The Community Development Board (CDB) is reviewing amendments to the *Clearwater Downtown Redevelopment Plan* which add the capability for hotel development in the district vision, encourage retail and restaurant uses west of North Osceola Avenue and along the Pinellas Trail increase Floor Area Ratio (FAR) for property fronting North Fort Harrison Avenue and westward, establish density for overnight accommodations and add a new policy supporting the development patterns and uses within the North Marina Area Master Plan, and making a recommendation to the City Council.

Neighborhood Associations: Country Club Addition Neighbors; Old Clearwater Bay; Pierce 100 Condominium Association; North Greenwood Community Coalition; Clearwater Downtown Partnership; Clearwater Downtown Neighborhoods Association and Clearwater Neighborhoods Coalition.

Presenter: Mark T. Parry, AICP, Senior Planner

3. **Case:** LUP2016-02001– 1325 Springdale Street (Related to REZ2016-02001) *Level Three Application*
Owner: Bethany Christian Methodist Episcopal Church
Applicant: Bethany Christian Methodist Episcopal Church (1325 Springdale Street, Clearwater, FL 33755; phone: 727-441-4689; email: lroberts1873@gmail.com)
Location: 0.535 acres located on the southwest corner of Springdale Street and Rollen Road
Request: The Community Development Board (CDB) is reviewing a request to amend the Future Land Use Map designation from the Residential Low (RL) (Pinellas County) category to the Institutional (I) (City of Clearwater) category, and making a recommendation to the City Council.
Type of Amendment: Small Scale
Neighborhood Associations: Clearwater Neighborhoods Coalition
Presenter: Katie See, Senior Planner

4. **Case:** REZ2016-02001 – 1325 Springdale Street (Related to LUP2016-02001) *Level Three Application*
Owner: Bethany Christian Methodist Episcopal Church
Applicant: Bethany Christian Methodist Episcopal Church (1325 Springdale Street, Clearwater, FL 33755; phone: 727-441-4689; email: lroberts1873@gmail.com)
Location: 0.535 acres located on the southwest corner of Springdale Street and Rollen Road
Request: The Community Development Board (CDB) is reviewing a request to amend the Zoning Atlas from the Single Family Residential (R-3) (Pinellas County) District to the Institutional (I) (City of Clearwater) District, and making a recommendation to the City Council.
Neighborhood Associations: Clearwater Neighborhoods Coalition
Presenter: Katie See, Senior Planner

G. LEVEL THREE APPLICATIONS (Items 1-3):

1. **Case:** DVA2010-06001– 3400 Gulf to Bay Boulevard (Related to LUP2016-03003 and REZ2016-03003) *Level Three Application*
Owner: Clearwater Christian College Private School, Inc.
Applicant: City of Clearwater (100 S. Myrtle Avenue, Clearwater, FL 33756; phone: 727-562-4567; email: lauren.matzke@myclearwater.com)
Location: 131.05 acres located on the north side of Gulf-to-Bay Boulevard approximately 900 feet east of Bayshore Boulevard
Request: The Community Development Board (CDB) is reviewing the mutual, conditional termination of a Development Agreement between Clearwater Christian College Private School, Inc., a Florida Non-Profit Corporation, and its successors, and the City of Clearwater, and making a recommendation to the City Council.
Neighborhood Associations: Clearwater Neighborhoods Coalition
Presenter: Lauren Matzke, AICP, Long Range Planning Manager

2. **Case:** LUP2016-03003 – 3400 Gulf to Bay Boulevard (Related to DVA2010-06001 and REZ2016-03003) *Level Three Application*
Owner: Clearwater Christian College Private School, Inc.
Applicant: City of Clearwater Initiated Amendment (Planning & Development Department), per mutual, conditional termination of DVA2010-06001 (100 S. Myrtle Avenue, Clearwater, FL 33756; phone: 727-562-4567; email: lauren.matzke@myclearwater.com)
Location: 131.05 acres located on the north side of Gulf-to-Bay Boulevard approximately 900 feet east of Bayshore Boulevard
Request: The Community Development Board (CDB) is reviewing a request to amend the Future Land Use Map designations from Institutional (I), Preservation (P), Recreation/Open Space (R/OS), and Water/Drainage Feature categories to the Institutional (I), Commercial General (CG), Preservation (P), Recreation/Open Space (R/OS), Residential Low (RL), and Water/Drainage Feature categories, and making a recommendation to the City Council.
Type of Amendment: Large Scale
Neighborhood Associations: Clearwater Neighborhoods Coalition
Presenter: Lauren Matzke, AICP, Long Range Planning Manager
3. **Case:** REZ2016-03003 – 3400 Gulf to Bay Boulevard (Related to DVA2010-06001 and LUP2016-03003) *Level Three Application*
Owner: Clearwater Christian College Private School, Inc.
Applicant: City of Clearwater Initiated Amendment (Planning & Development Department), per mutual, conditional termination of DVA2010-06001 (100 S. Myrtle Avenue, Clearwater, FL 33756; phone: 727-562-4567; email: lauren.matzke@myclearwater.com)
Location: 131.05 acres located on the north side of Gulf-to-Bay Boulevard approximately 900 feet east of Bayshore Boulevard
Request: The Community Development Board (CDB) is reviewing a request to amend the Zoning Atlas from the Institutional (I), Preservation (P), and Open Space/Recreation (OS/R) Districts to the Institutional (I), Commercial (C), Preservation (P), Low Density Residential (LDR), and Open Space/Recreation (OS/R) Districts, and making a recommendation to the City Council.
Neighborhood Associations: Clearwater Neighborhoods Coalition
Presenter: Lauren Matzke, AICP, Long Range Planning Manager

H. DIRECTOR'S ITEMS (ITEMS 1)

1. **Community Development Board – Rules of procedure, Article III, Section 2. Officers; Article IV, Section 1, Meetings; Article IV, Section 3, Conflicts of Interest; Article IV, Section 4, Order of Meeting; Article IV, Section 5, Visual Electronic Presentations; Article V, Section 1, Legislative Hearings; Article V, Section 3, Appeals; Article V Section 4, Continuances; Article VI, Section 1 Board Decision; Article VI, Section 2, Time Limits on Approval; Article VI, Section 3, Reconsideration or Rehearing.**

I. ADJOURNMENT