



TELEPHONE (727) 562-4567

CLEARWATER, FLORIDA 33756

July 18, 2016

CONSENT AGENDA

COMMUNITY DEVELOPMENT BOARD

Date: Tuesday, July 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, Anuskiewicz, Boutzoukas, Flanery, Lau, Alternate Member Quattrocker, City Staff

C. APPROVAL OF MINUTES OF PREVIOUS MEETINGS: June 21, 2016

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

E. CONTINUE TO THE MEETING OF AUGUST 16, 2016 (Item 1)

1. **Case:** FLD2016-05013 – 667 Bay Esplanade *Level Two Application*
Owner: Clearwater Bay Club, LLC.
Applicant: Robin Gage, Northside Engineering Inc. (300 S. Belcher Road Clearwater, FL 33765; phone: 727-531-8517; email: robin@northsideengineering.net)
Location: 1.93 acres on the east side of Bay Esplanade, approximately 385 east of Poinsettia Avenue.
Request: The Community Development Board is reviewing a proposed 14 unit overnight accommodation in the Tourist (T) District for the property located at 667 Bay Esplanade. The project is 58 feet in height (from BFE), includes 17 off-street parking spaces and requests allowable flexibility from lot width and setback requirements, the Design Guidelines of Beach by Design, and a two-year Development Order (Sections 2-803.D and 4-407).
Neighborhood Associations: Clearwater Neighborhoods Coalition, Clearwater Beach Association
Presenter: Kevin W. Nurnberger, Senior Planner

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 1-2):

1. **Case:** FLD2016-04011– 1810 North Belcher Road *Level Two Application*
Owner: BayWay Management, Incorporated
Applicant: Robert Pergolizzi, AICP/PTP; Gulf Coast Consulting, Inc. (13825 Icot Boulevard, Suite 605 Clearwater, FL 33760; phone: 727-524-1818; pergo@gulfcoastconsultinginc.com)
Location: 1.1 acres at southwest corner of North Belcher Road and Sunnydale Boulevard.
Request: The Community Development Board is reviewing a Comprehensive Infill Redevelopment Project in the Industrial/ Research and Technology (IRT) District for property located at 1810 North Belcher Road. The project would allow for an office or retail sales and services use, is 20 feet in height, includes 21 parking spaces, and requests allowable flexibility from setbacks and landscaping requirements (Section 2-1304.D and 3-1202.G).
Neighborhood Associations: Clearwater Neighborhoods Coalition
Presenter: Matt Jackson, Senior Planner
2. **Case:** TA2016-06001 – Amendments to the Clearwater Code of Ordinances and the Community Development Code *Level Three Application*
Applicant: City of Clearwater
Request: Review and recommendation to the City Council, of an amendment to the Code of Ordinances and the Community Development Code.
Neighborhood Associations: Clearwater Neighborhoods Coalition
Presenter: Robert G. Tefft, Development Review Manager

G. LEVEL TWO APPLICATIONS (Item 1):

- Case:** FLD2016-03008 – 440 South Gulfview Boulevard *Level Two Application*
Owner: Four Forty West Association, Incorporated
Applicant: Steven Stavrevski, Belleair Construction (2840 West Bay Drive, #287 Belleair Bluffs, FL 33770; phone: 727-687-4174; email: info@belleairconstruction.com)
Location: 4.9 acres at the northwest corner of South Gulfview Boulevard and Hamden Drive.
Request: The Community Development Board is reviewing a proposed outdoor grill area for an existing attached dwelling development in the Tourist (T) District for the property located at 440 South Gulfview Boulevard. The project requests allowable flexibility from setback requirements (Sections 2-803.D and 3-905.C.3).
Neighborhood Associations: Clearwater Neighborhoods Coalition, Clearwater Beach Association
Presenter: Matt Jackson, Senior Planner

H. ADJOURNMENT