



TELEPHONE (727) 562-4567

CLEARWATER, FLORIDA 33756

August 12, 2016

## CONSENT AGENDA

### COMMUNITY DEVELOPMENT BOARD

**Date:** Tuesday, August 16, 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: July 19, 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 (Items 1-6):

- 1. Case:** FLD2014-06016 – 19321 US Highway 19 N *Level Two Application*  
**Owner:** Golden Shoreline Ltd., Partnership  
**Agent:** Robert Pergolizzi, Gulf Coast Consulting, Inc. (13825 ICOT Boulevard, Suite 605, Clearwater, FL 33760; phone: (727) 524-1818; email: [pergo@gulfcoastconsulting.com](mailto:pergo@gulfcoastconsulting.com))  
**Location:** 22.52 acres located on the east side of US Highway 19 N, approximately 200 feet north of Harn Boulevard  
**Atlas Page:** 310A  
**Zoning:** Office (O) District  
**Request:** Flexible Development application to convert 15.77 acres (686,941 square feet) of existing office area of the Arbor Shoreline Office Park into 236 attached dwellings within the Office (O) District with a side (west) setbacks of zero feet (to pavement) and 50 feet (to building), side (south) setbacks of zero feet (to pavement) and 20 feet (to building), side (north) setbacks of 25 feet (to pavement) and 15 feet (to building), and a rear (east) setbacks of 118 feet (to pavement) and 125 feet (to building), a building height of 52 feet, and 694 off-street parking spaces as a Comprehensive Infill Redevelopment Project pursuant to Section 2-1004.A., Community Development Code (CDC), along with a reduction in the required foundation and buffer plantings as part of a Comprehensive Landscape Program pursuant to Section 3-1202.G., CDC.  
**Proposed Use:** Residential Apartments  
**Neighborhood Associations:** Clearwater Neighborhoods Coalition  
**Presenter:** Melissa Hauck-Baker, AICP, Planner II
- 2. Case:** FLD2016-07023– 61 Papaya Street (right-of-way) *Level Two Application*  
**Owner:** City of Clearwater.  
**Applicant:** Felicia Donnelly, City of Clearwater Parks and Recreation Department (100 S. Myrtle Avenue, Clearwater, FL 33756; phone: 727-562-4852; email: [felicia.donnelly@myclearwater.com](mailto:felicia.donnelly@myclearwater.com))  
**Location:** 0.20 acres at the 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 Neighborhoods Coalition, Clearwater Beach Association  
**Presenter:** Mark T. Parry, AICP, Senior Planner

3. **Case:** FLD2016-05015 – 45 Causeway Boulevard *Level Two Application*  
**Owner:** City of Clearwater  
**Applicant:** Terri Skapik, Woods Consulting, Inc. (1714 County Road 1, Suite 22, Dunedin, FL 34698; phone: 727-786-5747, email: [terriskapik@woodsconsulting.org](mailto:terriskapik@woodsconsulting.org))  
**Location:** 18 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) District, Open Space Recreation District (OSR) and the Preservation (P) District 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 a side (south) setback of six feet and is being reviewed consistent with the dock/marina standards. (Section 3-601)  
**Neighborhood Associations:** Clearwater Neighborhoods Coalition and Clearwater Beach Association  
**Presenter:** Melissa Hauck-Baker, AICP, Senior Planner
4. **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](mailto: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
5. **Case:** CPA2016-04001 – Amendments to the Clearwater Comprehensive Plan *Level Three Application*  
**Applicant:** City of Clearwater  
**Request:** Review and recommendation to the City Council of an amendment to the *Clearwater Comprehensive Plan* to support the implementation of the US 19 Corridor Redevelopment Plan and new US 19 future land use categories, establish criteria for plan amendments in the Coastal Storm Area, and update various terms and references.  
**Neighborhood Associations:** Clearwater Neighborhoods Coalition,  
**Presenter:** Lauren Matzke, AICP, Long Range Planning Manager

6. **Case:** LUP2016-06004, LUP2016-06005, and LUP2016-06006 – Properties within the City of Clearwater within the US 19 Corridor study area *Level Three Application*  
**Owner:** Not Applicable; City of Clearwater Initiated Amendment (per Section 4-603.B.1., Community Development Code)  
**Applicant:** City of Clearwater (100 S. Myrtle Avenue, Clearwater, FL 33756; phone: 727-562-4547; email: [lauren.matzke@myclearwater.com](mailto:lauren.matzke@myclearwater.com))  
**Location:** 1,641.35 acres generally located along US Highway 19 between Belleair Road and Curlew Road, including properties east and west of US 19 along cross streets  
**Request:** The Community Development Board (CDB) is reviewing a request to amend the Future Land Use Map designations from 17 different future land use categories corridor-wide to the US 19 Regional Center (US 19-RC), US 19 Neighborhood Center (US 19-NC), US 19 Corridor (US 19-C), Preservation (P) and Water/Drainage Feature categories, and making a recommendation to the City Council.  
**Type of Amendment:** Large Scale  
**Neighborhood Associations:** Clearwater Neighborhoods Coalition, Coachman Ridge Homeowners Association, Morningside Meadows Homeowners Association, Sunny Grove Neighborhood Association, Tropic Hills Homeowners Association, Glen Ellen MHP Association, KB Townhomes Sunset Pointe, Misty Springs Condominium Association, Island in the Sun, Riviera Estates MHP, Village on the Green Condo I, II & III.  
**Presenter:** Lauren Matzke, AICP, Long Range Planning Manager

#### F. LEVEL TWO APPLICATIONS (Item 1):

1. **Case:** FLD2016-05014 – 860 Eldorado Avenue *Level Two Application*  
**Owner:** Sand Castle I LLC  
**Applicant:** Jeff Knight, Curtis Pools (150 Commerce Drive North, Largo, FL 33770; phone: 727-559-7946; email: [jk@curtisools.com](mailto: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 Neighborhoods Coalition, Clearwater Beach Association  
**Presenter:** Matt Jackson, Senior Planner

#### G. ADJOURNMENT