



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

AGENDA

COMMUNITY DEVELOPMENT BOARD

Date: Tuesday, June 21, 2022

Time: 1:00 p.m.

Place: 100 N Osceola Ave
Clearwater, Florida, 33756
(City Hall Main Library)

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 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.

<https://www.MyClearwater.com/government/city-departments/planning-development>

A. CALL TO ORDER, PLEDGE OF ALLEGIANCE

B. ROLL CALL: Community Development Board Members, City Attorney, Board Attorney, and 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: [FLD2020-05012A](#)

Address: 405 EAST SHORE DR

Owner(s): 411 E S

Applicant: 411 E S

2753 State Road 580 Ste 110

Clearwater, FL 33761-3351

PHONE: (727) 444-1403, Fax: No fax, Email: Bja@macfar.Com

Location: The 1.115-acre site is located on the east and west sides of East Shore Drive approximately 250 feet north of the Memorial Causeway.

Request: The Community Development Board is reviewing a proposed amendment to an approved Level II Flexible Development application (FLD2020-05012) and transfers of development rights (TDR2020-07002A, TDR2022-01001) in the Tourist (T) District and the Marina District of Beach by Design for the properties located at 400/405/408/409/411 East Shore Drive. Changes include an increase in density from 74 hotel units to 91 units (including the previously approved allocation of eight overnight accommodation units from the Hotel Density Reserve created pursuant to Beach by Design and through Transfer of Development rights for 17 additional overnight accommodation units for a total of 28 units); an increase in height from 65 to 80 feet in height (from Design Flood Elevation) of the hotel building; the inclusion of a 50-slip Marina Facility/Commercial Dock; and includes a minimum of 113 parking spaces and requests allowable flexibility from setbacks, height, dock length and a two-year Development Order (Community Development Code Sections 2-803.G and K; 3-601.C.3; 3-603; 4-407; 4-1403 and Beach by Design).

Neighborhood

Associations: Board of County Commissioners
Clearwater Neighborhood Coalition

Presenter: Mark Parry, Senior Planner

2. Case Number: [FLD2021-09018](#)

Address: 117 N McMullen Booth RD
Owner(s): DABIRI, MASSOUD TRE
Applicant: Farhod Nikjeh
4114 Woodlands Parkway; Suite 401
Palm Harbor, FL 34685
PHONE: (727) 460-3500, Fax: No fax, Email: Farhod.Nikjeh@gmail.Com
Location: 117 North McMullen Booth Road; consisting of one parcel on the on the east side of McMullen Booth Road bound by Drew Street (north) and Bay Lane (south).
Request: The Community Development Board is reviewing a proposed 11,628 square foot office in the Office (O) District for the property located at 117 North McMullen Booth Road. The project will consist of one building 35 feet in height from grade, includes a minimum of 35 parking spaces and, requests allowable flexibility regarding setbacks, height, the provision of a loading space, and landscaping (Community Development Code Sections 2-1004.A and 3-1406.A.3, and 3-1202.G.)
Neighborhood Associations: Board of County Commissioners
Clearwater Neighborhood Coalition
Presenter: Mark Parry, Senior Planner

3. Case Number: [FLD2022-03011](#)

Address: 1000 ELDORADO AVE
Owner(s): ELDORADO BEACH LLC
Applicant: Nick Friedman
1000 Eldorado Avenue
Clearwater, FL 33767
PHONE: (813) 523-9003, Fax: No fax, Email: Nick.Friedman@chhj.Com
Location: west side of Eldorado Avenue at the western terminus of Island Drive
Request: The Community Development Board is reviewing a proposed non-opaque four-foot fence seaward of the Coastal Construction Control Line (CCCL) in the Low Medium Density Residential (LMDR) Districts for the property located at 1000 Eldorado Avenue. The project requests flexibility for construction seaward of the CCCL (Community Development Code Section 3-905).
Neighborhood Associations: Board of County Commissioners
Clearwater Neighborhood Coalition
Presenter: Mark Parry, Senior Planner

4. Case Number: [TDR2020-07002A](#)

Address: 410 HAMDEN DR
Owner(s): A P BEACH PROPERTIES LLC
Applicant: Brian Aungst, Jr., Esq.
Clearwater, FL
PHONE: No phone, Fax: No fax, Email: No email
Location: The subject properties are located on the west side of Hamden Drive at the Hamden Drive and Bayside Drive intersection.
Request: Transfer of Development Rights of 7 dwelling units from 410 Hamden and 420 Hamden Drive to a proposed overnight accommodation development located at 411 Mandalay Avenue located in the Tourist (T) District.
Neighborhood Associations:
Presenter: Mark Parry, Senior Planner

5. Case Number: [TDR2022-01001](#)

Address: 188 BRIGHTWATER DR 1
Owner(s): BRIGHTWATER BLUE RESORT LLC
Applicant: Brightwater Blue Resort L
2551 Drew St Ste 301
Clearwater, FL 33765-2852
PHONE: (727) 444-1403, Fax: No fax, Email: Bja@macfar.Com
Location: The subject property is located on the north side of Brightwater Drive approximately 1,100 feet from the Hamden Drive and Brightwater Drive intersection.
Request: Transfer of Development Rights of 10 dwelling units from 170 Brightwater Drive to a proposed overnight accommodation development located at 411 Mandalay Avenue located in the Tourist (T) District.
Neighborhood Associations: Board of County Commissioners
Clearwater Neighborhood Coalition
Pinellas County School Board
Presenter: Mark Parry, Senior Planner

LEVEL THREE APPLICATIONS

6. Case Number: [LUP2022-03003](#)

Address: 905 S HIGHLAND AVE
Owner(s): YMCA OF THE SUNCOAST INC
Applicant: Brian Aungst
625 Court Street
Suite 200
Clearwater, FL 33756
PHONE: (727) 444-1403, Fax: No fax, Email: Bja@macfar.Com
Location: 1.86 acres located on the east side of S Highland Avenue approximately 450 feet south of Druid Road.
Request: This case involves a request to amend the Future Land Use Map from Residential/Office General (R/OG) to Institutional (I).
Neighborhood Associations: Board of County Commissioners
Clearwater Neighborhood Coalition
Presenter: Dylan Prins, Long Range Planner

7. Case Number: [LUP2022-04004](#)

Address: 1885 COUNTY ROAD 193
Owner(s): FATHER MINA GHALY
Applicant: Todd Pressman
200 2nd Ave South
Unit 451
St.Petersburg, FL 33701
PHONE: No phone, Fax: No fax, Email: Todd@pressmaninc.Com
Location: 2.61 acres located on the east side of CR 193 approximately 500 feet south of Sunset Point Road.
Request: This case involves a request to amend the Future Land Use Map designation from Residential Low (RL) to Institutional (I).
Neighborhood Associations: Board of County Commissioners
Clearwater Neighborhood Coalition
Presenter: Kyle Brotherton, Senior Planner

8. Case Number: [REZ2022-03003](#)

Address: 905 S HIGHLAND AVE
Owner(s): YMCA OF THE SUNCOAST INC
Applicant: Brian Aungst
625 Court Street
Suite 200
Clearwater, FL 33756
PHONE: (727) 444-1403, Fax: No fax, Email: Bja@macfar.Com
Location: 1.86 acres located on the east side of S Highland Ave approximately 450 feet south of Druid Road.
Request: This case involves a request to amend the Zoning Atlas from the Office (O) District to the Institutional (I) District.
Neighborhood Associations: Board of County Commissioners
Clearwater Neighborhood Coalition
Presenter: Dylan Prins, Long Range Planner

9. Case Number: [REZ2022-04004](#)

Address: 1885 COUNTY ROAD 193
Owner(s): FATHER MINA GHALY
Applicant: Todd Pressman
200 2nd Ave South
Unit 451
St.Petersburg, FL 33701
PHONE: (727) 804-1760, Fax: No fax, Email: Todd@pressmaninc.Com
Location: 2.61 acres located on the east side of CR 193 approximately 500 feet south of Sunset Point Road.
Request: This case proposes to amend the zoning atlas designation from Low Medium Density Residential (LMDR) to Institutional (I).
Neighborhood Associations: Board of County Commissioners
Clearwater Neighborhood Coalition
Presenter: Kyle Brotherton, Senior Planner

F. DIRECTOR'S ITEMS:

G. ADJOURNMENT