



# CITY OF CLEARWATER

CLEARWATER PLANNING & DEVELOPMENT, 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, April 19, 2022

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

**Place:** 100 North Osceola Avenue,  
Clearwater, Florida, 33755  
(City of Clearwater 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, 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 assigned planner from the Planning and Development Department listed at the end of each agenda item at 727-562-4567. The Clearwater Citizens Guide to Community Development Board Hearings, available online through the link below, offers a step-by-step look into the workings of the Community Development Board and its procedural hearings to assist affected parties and the public when participating in the process.

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

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

**B. ROLL CALL:** Chair Lau, Members, Caudell, Flanery, Hauhricourt, Park, Quattrochi, Rector, Alternate member Abdur-Rahim, Assistant City Attorney Matthew Mytych, Attorney Jay Daigneault and City Staff

**C. APPROVAL OF MINUTES FROM THE PRIOR MEETING, March 17, 2022**

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

**E. LEVEL TWO APPLICATIONS (ITEMS 1-3):**

- 1. Case: FLD2022-02006– 2185 Sunset Point Road** *Level Two Application*  
**Owner(s):** Sunset Car Wash, LLC.  
**Representative:** Brian J. Aungst, Jr., Esq.; Macfarlane Ferguson & McMullen, P.A., 625 Court Street, Suite 200, Clearwater, FL, 33755, phone: (727) 444-1403; email: [bja@macfar.com](mailto:bja@macfar.com)  
**Location:** 0.85 acres located on the south side of Sunset Point Road approximately 600 feet west of North Belcher Road.  
**Request:** The Community Development Board is reviewing the proposed redevelopment of an existing limited vehicle service use in the Commercial (C) District for the property located at 2185 Sunset Point Road. The project includes a height of 32 feet, provides a minimum of 16 off-street parking spaces and requests allowable flexibility for use, height, and setbacks (CDC Section 2-704.F).  
**Neighborhood Association:** Clearwater Neighborhood Association, Board of County Commissioners  
**Assigned Planner:** Ellen Crandall, Development Review Manager
- 2. Case: FLD2022-01001– 207 Vine Avenue** *Level Two Application*  
**Owner(s):** Christopher G and Jenifer Coleman  
**Applicant:** K.C. Coleman; 207 Vine Avenue, Clearwater FL, 33755; phone: (714) 318-1361; email: [tuesdaynightcompany@gmail.com](mailto:tuesdaynightcompany@gmail.com)  
**Location:** 0.166 acres located at the southeast corner of Vine Avenue and Jones Street.  
**Request:** The Community Development Board is reviewing a proposed addition to an existing detached dwelling in the Medium Density Residential (MDR) District for the property located at 207 Vine Avenue. The project will be approximately 13 feet in height, and requests allowable flexibility regarding setbacks (CDC Section 2-304.G).  
**Neighborhood Association:** Clearwater Neighborhood Association, Board of County Commissioners  
**Assigned Planner:** Mark Parry, AICP, Senior Planner
- 3. Case: FLD2021-11020– 19709 US Hwy 19 N** *Level Two Application*  
**Owner(s):** CPI Japanese Garden Owner LLC  
**Applicant:** David D’Onofrio; CPI Japanese Garden Owner LLC; 1001 Pennsylvania Ave NW ST 200, Washington D.C. 20004; email: [ddonofrio@rockcreekcos.com](mailto:ddonofrio@rockcreekcos.com)  
**Location:** 50.037 acres located on the west side of US Hwy 19 N approximately 2,600 feet south of Gulf to Bay Boulevard.  
**Request:** The Community Development Board (CDB) is reviewing a 1,376 square foot pier in the US 19 District for the property located at 19709 US Highway 19 North. The project is 130 feet in length, and requests allowable flexibility for square footage of a commercial dock/pier greater than 500 square feet in deck area (CDC Section 3-601.C.3).  
**Neighborhood Association:** Clearwater Neighborhood Association, Board of County Commissioners  
**Assigned Planner:** Mark Parry, AICP, Senior Planner

## **F. LEVEL THREE APPLICATIONS (ITEMS 1-4):**

- 1. Case: LUP2022-01001 – 1640 Gulf to Bay Boulevard** *Level Three Application*  
**Owner(s):** MSCW-GTB, LLC (Attn: Mr. Neil Valk)  
**Representative:** Robert Pergolizzi, AICP/PTP, Gulf Coast Consulting, Inc., 13825 ICOT Boulevard, Suite 605, phone: (727) 524-1818; email: pergo@gulfcoastconsultinginc.com).  
**Location:** A 0.74-acre portion of a 2.26-acre property located on the northeast corner of Gulf to Bay Boulevard and South Keystone Avenue.  
**Request:** The Community Development Board (CDB) is reviewing a request to amend the Future Land Use Map designation from Residential/Office General (R/OG) to Commercial General (CG), and is making a recommendation to City Council.  
**Neighborhood Association:** Clearwater Neighborhood Association, Board of County Commissioners, Skycrest  
**Assigned Planner:** Kyle Brotherton, Senior Planner
- 2. Case: REZ2022-01001 – 1640 Gulf to Bay Boulevard** *Level Three Application*  
**Owner(s):** MSCW-GTB, LLC (Attn: Mr. Neil Valk)  
**Representative:** Robert Pergolizzi, AICP/PTP, Gulf Coast Consulting, Inc., 13825 ICOT Boulevard, Suite 605, phone: (727) 524-1818; email: pergo@gulfcoastconsultinginc.com).  
**Location:** A 0.74-acre portion of a 2.26-acre property located on the northeast corner of Gulf to Bay Boulevard and South Keystone Avenue.  
**Request:** The Community Development Board (CDB) is reviewing a request to amend the Zoning Atlas designation from the Office (O) District to the Commercial (C) District, and is making a recommendation to City Council.  
**Neighborhood Association:** Clearwater Neighborhood Association, Board of County Commissioners, Skycrest  
**Assigned Planner:** Kyle Brotherton, Senior Planner
- 3. Case: LUP2022-02002 – 609 Blanche B Littlejohn Trail** *Level Three Application*  
**Owner(s):** City of Clearwater  
**Applicant:** Jon Jennings, City Manager, 600 Cleveland St, Clearwater, FL 33755, phone: (727) 562-4040; email: Jon.Jennings@myclearwater.com.  
**Location:** A 0.275-acre property located on the east side of Blanche B Littlejohn Trail approximately 115 feet south of Eldridge Street  
**Request:** The Community Development Board (CDB) is reviewing a request to amend the Future Land Use Map designation from Institutional (I) to Residential Urban (RU) and is making a recommendation to City Council.  
**Neighborhood Association:** Clearwater Neighborhood Coalition, Board of County Commissioners  
**Assigned Planner:** Dylan Prins, Planner
- 4. Case: REZ2022-02002 – 609 Blanche B Littlejohn Trail** *Level Three Application*  
**Owner(s):** City of Clearwater  
**Applicant:** Jon Jennings, City Manager, 600 Cleveland St, Clearwater, FL 33755, phone: (727) 562-4040; email: Jon.Jennings@myclearwater.com.  
**Location:** A 0.275-acre property located on the east side of Blanche B Littlejohn Trail approximately 115 feet south of Eldridge Street  
**Request:** The Community Development Board (CDB) is reviewing a request to amend the Zoning Atlas designation from the Institutional (I) District to the Low Medium Density Residential (LMDR) District and is making a recommendation to City Council.  
**Neighborhood Association:** Clearwater Neighborhood Coalition, Board of County Commissioners, Little Garden Trail Neighborhood Association  
**Assigned Planner:** Dylan Prins, Planner

**G. DIRECTOR'S ITEMS (1)**

1. Digital / Hard copy packages of Community Development Board material

**H. ADJOURNMENT**