



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, October 19, 2021

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: Chair Boutzoukas, Members Baker, Behar, Flanery, Lau, Park, Quattrochi, Alternate member Kusta, Assistant City Attorney Mike Fuino, Attorney Jay Daigneault 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: [FLD2009-02009](#)

Address: 443 EAST SHORE DR

Owner(s): N E S C LLC

Applicant:

PHONE: No phone, Fax: No fax, Email: No email

Location: 0.98 acres located on the east side of East Shore Drive approximately 10 feet north of the intersection of Papaya Street and East Shore Drive

Request: Flexible Development approval in the Tourist (T) District to permit the construction of a 7,142 square foot 50-slip dock of which 32 slips will be used as a marina facility to be rented to the public and the remaining 18 slips will be used as commercial dock accessory to existing attached dwellings under the provisions of Community Development Code Sections 2-803.E, 3-601 and 3-603 - Approved in 2010. New Request 2021: Reconsideration of a Condition of Approval relating to the commercial use of the previously approved and constructed 7,142 square foot 50-slip dock in the Tourist District and Marina Character District of Beach by Design for the property located at 455 East Shore pursuant to Community Development Code Sections 4-406.A.6 and B.

Neighborhood Associations:

Board of County Commissioners
Clearwater Neighborhood Coalition
Clearwater Beach Association

Presenter: Kevin Nurnberger, Senior Planner

2. Case Number: [FLD2021-04010](#)

Address: 211 SKIFF POINT

Owner(s):

Applicant: John Bodziak
2325 Ulmerton Road Suite 21
Saint Petersburg, FL 33762
PHONE: (727) 543-3568, Fax: No fax, Email: Jacob@jabodziak.Com

Location: The 0.421 acre property is located on the south side of Skiff Point approximately 206 feet from the Larboard Way and Skiff Point intersection.

Request: The Community Development Board (CDB) is reviewing a request to construct 12 attached dwelling units in the Medium High Density Residential/Island Estates Neighborhood Conservation Overlay (MHDR/IENCOD) District for the property located 211 Skiff Point. The project is 50 feet in height, provides 25 off-street parking spaces, and requests allowable flexibility to lot width, building height, setbacks, and landscape requirements as well as a 952 square foot dock. The dock is 112 feet in width and approximately 80 feet in length, and requests allowable flexibility for square footage of a commercial dock greater than 500 square feet in deck area Community Development Code Sections 3-601.C.3, 3-1202.G, and Section 2-404.F.

Neighborhood Associations: Board of County Commissioners
Clearwater Neighborhood Coalition
Clearwater Beach Association

Presenter: Kevin Nurnberger, Senior Planner

3. Case Number: [FLD2021-07015](#)

Address: 619 MANDALAY AVE

Owner(s): BAYWAY FLORIDA HOTEL LLC

Applicant: Brian Aungst
625 Court Street, Suite 200
Clearwater, FL 33756
PHONE: (727) 444-1403, Fax: (727) 442-8470, Email: Bja@macfar.Com

Location: The 0.685-acre subject properties are located on the east side of Mandalay Avenue at the northeast corner and south east corner of the intersection at Royal Way and Mandalay Avenue.

Request: The Community Development Board is reviewing a proposed 24-unit resort attached dwelling use (through an increase of the permitted density through a Transfer of Development rights for four resort attached dwelling units) in the Tourist (T) District and the Old Florida District of Beach by Design for the properties located at 619 Mandalay Avenue, 629 Mandalay Avenue, 631 Mandalay Avenue, and 635 Mandalay Avenue. The project is 65 feet in height (from Base Flood Elevation), includes a minimum of 45 parking spaces and requests allowable flexibility from setbacks (Community Development Code Sections 2-803.L; 4-1403 and Beach by Design).

Neighborhood Associations: Board of County Commissioners
Clearwater Neighborhood Coalition
Clearwater Beach Association

Presenter: Kevin Nurnberger, Senior Planner

4. Case Number: [TDR2021-08004](#)

Address: 619 MANDALAY AVE
Owner(s): BAYWAY FLORIDA HOTEL LLC
Applicant: Bayway Florida Hotel Llc
333 Hamden Dr
Clearwater, FL 33767-2449
PHONE: (727) 444-1403, Fax: No fax, Email: Bja@macfar.Com
Location: 410/420 Hamden Drive; located on the west side of Hamden Drive at the
Bayside Drive and Hamden Drive intersection
Request: Transfer of Development Rights of 2 dwelling units from 410 Hamden and
420 Hamden Drive to a proposed resort attached dwelling development
located at 619 Mandalay Ave, 629 Mandalay Ave, 631 Mandalay Ave, and
635 Mandalay Ave located in the Tourist (T) District.
Neighborhood
Associations: clearwater beach association
Board County of Commissioners
Clearwater Neighborhood Coalition
Presenter: Kevin Nurnberger, Senior Planner

5. Case Number: [TDR2021-08005](#)

Address: 887 S GULFVIEW BLVD
Owner(s): MANNION BROTHERS LLC
Applicant: Mannion Brothers Llc
2604 Nutwood Trce
Duluth, GA 30097-7476
PHONE: (727) 444-1403, Fax: No fax, Email: Bja@macfar.Com
Location: Located on the south side of South Gulfview Boulevard approximately 900
feet east of Gulf Boulevard
Request: Transfer of development rights sending site) of two dwelling units for a
proposed resort attached dwelling use located at 619 Mandalay Avenue, 629
Mandalay Avenue, 631 Mandalay Avenue, and 635 Mandalay Avenue
(receiving site)
Neighborhood
Associations: clearwater beach association
Board County of Commissioners
Clearwater Neighborhood Coalition
Presenter: Kevin Nurnberger, Senior Planner

F. DIRECTOR'S ITEMS:

G. ADJOURNMENT