



# CITY OF CLEARWATER

CLEARWATER PLANNING & DEVELOPMENT, POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
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## CONSENT AGENDA

### COMMUNITY DEVELOPMENT BOARD

**Date:** Tuesday, July 20, 2021  
**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>

## **CALL TO ORDER, PLEDGE OF ALLEGIANCE**

**A. ROLL CALL:** Chair Lau, Members Baker, Behar, Boutzoukas Flanery, Park, Quattrochi, Alternate member Abdur-Rahim, Assistant City Attorney Matthew Mytych, Attorney Jay Daigneault and City Staff

**B. APPROVAL OF MINUTES FROM THE PRIOR MEETING, June 15, 2021**

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

**D. REQUEST FOR CONTINUE TO THE September 21, 2021, MEETING (ITEMS 1):**

**1. Case: FLD2021-02001/TDR2021-03001 – 25856 US Highway 19 North (TDR Receiving Site and Development Site); 2515 Countryside Boulevard (TDR sending site) *Level Two Application***

**Owner(s):** Arthur Alimonos Trust, Clearwater, FL (TDR receiving site); 2515 Countryside Boulevard, LLC, Clearwater, FL (TDR sending site)

**Applicant/Representative:** Brian J. Aungst, Jr., Esq.; Macfarlane Ferguson & McMullen, P.A.; email: [bj@macfar.com](mailto:bj@macfar.com); phone: (727) 444-1403 (TDR sending site and TDR receiving site)

**Location:** 25856 US Highway 19 North; 0.85 acres located on the west side of US Highway 19 North approximately 900 feet south of Countryside Boulevard (TDR receiving site); 2515 Countryside Boulevard; located at the southwest corner of Countryside Boulevard and Enterprise Road (TDR sending site).

**Request:** The Community Development Board (CDB) is reviewing a request for a 95,486 square foot Self Storage use and 3,101 square feet of required non-storage use for the property located at 25856 US Highway 19 North (Community Development Code [CDC] Appendix B Section B-303) and the use of Transfer of Development Rights (TDR2021-03001) (7,000 square feet) (CDC Section 4-1403). The project will be 67 feet in height and will include 15 parking spaces.

**Associations:** Clearwater Neighborhoods Coalition and Board of County Commissioners

**Assigned Planner:** Vinod Kadu, LEED AP, Senior Planner

**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):**

**1. Case: FLD2021-04009– 1390 South Missouri Avenue**

*Level Two Application*

**Owner(s):** 54th Avenue East Realty Corp.

**Applicant/Representative:** Brian J. Aungst, Jr., Esq.; Macfarlane Ferguson & McMullen, P.A.; email: [bj@macfar.com](mailto:bj@macfar.com); phone: (727) 444-1403.

**Location:** Total: 1.473 acres (Proposed Lot 1 - 0.921 acres; Proposed Lot 2 – 0.551 acres) located at the northwest corner of South Missouri Avenue and Kingsley Street.

**Request:** The Community Development Board is reviewing a proposed off-street parking use in the Commercial (C) District for the property located at 1390 South Missouri Avenue. The project includes a surface parking lot and requests allowable flexibility for use and from setback requirements and a division of lot of record (CDC Sections 2-704.N and 4-701).

**Associations:** Clearwater Neighborhoods Coalition and Board of County Commissioners

**Assigned Planner:** Mark T. Parry, AICP, Senior Planner

**F. DIRECTOR'S ITEMS:**

**G. ADJOURNMENT**