



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, April 19, 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: [FLD2021-11020](#)

Address: 19709 US HIGHWAY 19

Owner(s): CPI JAPANESE GARDEN OWNER LLC

Applicant: David D'onofrio
1001 Pennsylvania Ave Nw St 200
20004

PHONE: No phone, Fax: No fax, Email: Ddonofrio@rockcreekcos.Com

Location: 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 (Sections 3-601.C.3).

Neighborhood
Associations: Board of County Commissioners
Clearwater Neighborhood Coalition

Presenter: Kevin Nurnberger, Senior Planner

2. Case Number: [FLD2022-01001](#)

Address: 207 VINE AVE

Owner(s): CHRISTOPHER G COLEMAN

Applicant: Chris Coleman
207 Vine Ave
Clearwater, FL 33755

PHONE: (949) 637-1163, Fax: No fax, Email: Cgc.Mbs@gmail.Com

Location: consisting of one parcel 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 (Section 2-304.G).

Neighborhood
Associations: Board of County Commissioners
Clearwater Neighborhood Coalition
Plaza Park Neighbors

Presenter: Mark Parry, Senior Planner

3. Case Number: [FLD2022-02006](#)

Address: 2185 SUNSET POINT RD
Owner(s): SUNSET CAR WASH 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: Located on the south side of Sunset Point Road approximately 600 feet west of North Belcher Road
Request: The Community Development Board is reviewing a proposed rebuild of a limited vehicle service use in the Commercial (C) District for the property located at 2185 Sunset Point Road. The project includes a height of 35 feet, provides a minimum of 16 off-street parking spaces and requests allowable flexibility for use, height, and setbacks (CDC Sections 2-704.F) Subject to change based on CDB resubmittal.
Neighborhood Associations: Board of County Commissioners
Clearwater Neighborhood Coalition
Presenter: Ellen Crandall, Development Review Planning Manager

LEVEL THREE APPLICATIONS

4. Case Number: [LUP2022-01001](#)

Address: 1640 GULF TO BAY BLVD
Owner(s): MSCW GTB LLC
Applicant: Neil Valk
610 Kentucky Ave
Cyrstal Beach, FL 34681
PHONE: (727) 698-1855, Fax: No fax, Email: Neilvalk@gmail.Com
Location: 2.26 acres located on the northeast corner of Gulf to Bay Boulevard and S. Keystone Drive.
Request: This case involves a proposed Future Land Use Map amendment for a 0.74 acre portion of property from Residential/Office General (R/OG) to Commercial General (CG).
Neighborhood Associations: Board of County Commissioners
Clearwater Neighborhood Coalition
Presenter: Kyle Brotherton, Senior Planner

5. Case Number: [LUP2022-02002](#)

Address: 609 BLANCHE B LITTLEJOHN TRL
Owner(s): CITY OF CLEARWATER
Applicant: Jon Jennings
600 Cleveland Street
Clearwater, FL 33755
PHONE: (727) 562-4040, Fax: No fax, Email: No email
Location: 0.275 acres located on the east side of Blanche B Littlejohn Trail approximately 115 feet south of Eldridge Street.
Request: This case involves a request to amend the Future Land Use Map from Institutional (I) to Residential Urban (RU).
Neighborhood Associations: Board of County Commissioners
Clearwater Neighborhood Coalition

Presenter: Dylan Prins, Long Range Planner

6. Case Number: [REZ2022-01001](#)

Address: 1640 GULF TO BAY BLVD

Owner(s): C P H BOACW LLC

Applicant: C P H Boacw Llc

4488 W Boy Scout Blvd Ste 250

Tampa, FL 33607-7210

PHONE: (727) 698-1855, Fax: No fax, Email: Neilvalk@gmail.Com

Location: 2.26 acres located on the northeast corner of Gulf to Bay Boulevard and S. Keystone Drive.

Request: This case involves a proposed Zoning Atlas amendment to amend a 0.74 acre portion of property from the Office (O) District to the Commercial (D) District.

Neighborhood

Associations: Board of County Commissioners
Clearwater Neighborhood Coalition

Presenter: Kyle Brotherton, Senior Planner

7. Case Number: [REZ2022-02002](#)

Address: 609 BLANCHE B LITTLEJOHN TRL

Owner(s): CITY OF CLEARWATER

Applicant: Jon Jennings

600 Cleveland Street

Clearwater, FL 33755

PHONE: (727) 562-4040, Fax: No fax, Email: No email

Location: 0.275 acres located on the east side of Blanche B Littlejohn Trail approximately 115 feet south of Eldridge Street.

Request: This case involves a request to amend the Zoning Atlas from the Institutional (I) District to the Low Medium Density Residential District.

Neighborhood

Associations: Board of County Commissioners
Clearwater Neighborhood Coalition

Presenter: Dylan Prins, Long Range Planner

F. DIRECTOR'S ITEMS:

G. ADJOURNMENT