



# CITY OF CLEARWATER

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## AGENDA

### COMMUNITY DEVELOPMENT BOARD

**Date:** Tuesday, August 17, 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, Quattrocki, Alternate member Abdur-Rahim, Assistant City Attorney Matthew Mytych, Attorney Jay Daigneault and City Staff

**B. APPROVAL OF MINUTES FROM THE PRIOR MEETING, July 20, 2021**

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

**D. REQUEST TO CONTINUE TO THE SEPTEMBER 21, 2021 MEETING (ITEM 1):**

**1. Case: FLD2021-04011– 850 Bayway Boulevard**

*Level Two Application*

**Owner(s):** Decade Properties, Inc..

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

**Location:** 0.661 acres located on the north side of Bayway Boulevard approximately 500 feet east of Gulf Boulevard.

**Request:** The Community Development Board is reviewing a proposed 60-room overnight accommodations and a 16-slip Marina Facility in the Tourist (T) District and Clearwater Pass Character District of *Beach by Design* for the property located at 850 Bayway Boulevard. The project is 80 feet in height (from DFE), includes a minimum of 80 off-street parking spaces and requests allowable flexibility from setbacks and height requirements and includes a Commercial Dock (accessory; 10 slips)/Marina Facility (non-accessory; 16 slips) Community Development Code Sections 2-803.G, 2-803.K, and 3-603.

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

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

**E. LEVEL THREE APPLICATIONS (ITEMS 1-2):**

**1. TA2021-06001– Amendments to the Community Development Code**

*Level Three Application*

**Applicant:** City of Clearwater

**Request:** The Community Development Board (CBD) is reviewing a request to amend the City of Clearwater's Community Development Code to allow for the keeping of backyard chickens and provide standards for associated accessory structures as an accessory use in certain residential zoning districts.

**Association(s):** Clearwater Neighborhoods Coalition; Board of County Commissioners

**Presenter:** Matthew Mytych, Esq., Assistant City Attorney

**2. TA2021-07002– Amendments to the Community Development Code**

*Level Three Application*

**Applicant:** City of Clearwater

**Request:** The Community Development Board (CBD) is reviewing a request to amend the City of Clearwater's Community Development Code to clarify certain location and operational requirements for Outdoor Cafes located in the public right-of-way, as well as permitting and fee requirements and making a recommendation to the City Council.

**Association(s):** Clearwater Neighborhoods Coalition; Board of County Commissioners

**Presenter:** Gina L. Clayton, Planning & Development Director

**F. DIRECTOR'S ITEMS:**

**G. ADJOURNMENT**