



# 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, May 17, 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, Hauhrickourt, 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, April 19, 2022**

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

**E. LEVEL TWO APPLICATIONS (ITEMS 1-6):**

**1. Case: FLD2022-01003 – 800 Pennsylvania Avenue** *Level Two Application*

**Owner(s):** Clearwater Neighborhood Housing Services, Inc

**Applicant:** Frank Cornier, Clearwater Neighborhood Housing Services, Inc., 608 North Garden Avenue, Clearwater FL, 33755, phone: (727) 442-4155; email: fcornier@cnhs1.org

**Location:** 0.16 acres located on northwest corner of Pennsylvania Avenue and Seminole Street.

**Request:** The Community Development Board is reviewing a proposed detached dwelling use in the Medium Density Residential (MDR) District for the property located at 800 Pennsylvania Avenue. The project includes a height of 15 feet, provides a minimum of 2 off-street parking spaces and requests allowable flexibility for setbacks and a six foot fence in the front (Community Development Code Sections 2-304.G. and 3-804.A.1.).

**Neighborhood Association:** Clearwater Neighborhood Coalition, Board of County Commissioners, Pinellas County School Board, Plaza Park Neighbors

**Assigned Planner:** Ellen Crandall, Development Review Manager

**2. Case: FLD2022-01004 – 1002 Jones Street** *Level Two Application*

**Owner(s):** Clearwater Neighborhood Housing Services, Inc

**Applicant:** Frank Cornier, Clearwater Neighborhood Housing Services, Inc., 608 North Garden Avenue, Clearwater FL, 33755, phone: (727) 442-4155; email: fcornier@cnhs1.org

**Location:** 0.16 acres located on the northeast corner of Pennsylvania Avenue and Jones Street.

**Request:** The Community Development Board is reviewing a proposed detached dwelling use in the Medium Density Residential (MDR) District for the property located at 1002 Jones Street. The project includes a height of 15 feet, provides a minimum of 2 off-street parking spaces and requests allowable flexibility for setbacks and a six foot fence in the front (Community Development Code Sections 2-304.G. and 3-804.A.1.).

**Neighborhood Association:** Clearwater Neighborhood Coalition, Board of County Commissioners, Pinellas County School Board, Plaza Park Neighbors

**Assigned Planner:** Ellen Crandall, Development Review Manager

**3. Case: FLD2022-01005 – 900 La Salle Street** *Level Two Application*

**Owner(s):** Clearwater Neighborhood Housing Services, Inc

**Applicant:** Frank Cornier, Clearwater Neighborhood Housing Services, Inc., 608 North Garden Avenue, Clearwater FL, 33755, phone: (727) 442-4155; email: fcornier@cnhs1.org

**Location:** 0.17 acres located on the northeast corner of Roosevelt Avenue and La Salle Street.

**Request:** The Community Development Board is reviewing a proposed detached dwelling use in the Medium Density Residential (MDR) District for the property located at 900 La Salle Street. The project includes a height of 15 feet, provides a minimum of 2 off-street parking spaces and requests allowable flexibility for setbacks and a six foot fence in the front (Community Development Code Sections 2-304.G. and 3-804.A.1.).

**Neighborhood Association:** Clearwater Neighborhood Coalition, Board of County Commissioners, Pinellas County School Board

**Assigned Planner:** Ellen Crandall, Development Review Manager

**4. Case: FLD2015-05016A – 401/405/415/419 Coronado Drive and 406/410/420 Hamden Drive**

***Level Two Application***

**Owner(s):** AP Beach Properties, LLC.

**Applicant:** Brian J. Aungst, MacFarlane Ferguson & McMullen, P.A.; 625 Court Street; Suite 200; Clearwater, FL 33757; phone: (727) 441-8966; email: [bja@macfar.com](mailto:bja@macfar.com)

**Location:** 1.759 acres bound by Coronado Drive (west), Hamden Drive (east), and Fifth Street (north)..

**Request:** The Community Development Board is reviewing an amendment to an approved Level Two Flexible Development application (FLD2015-05016) for the construction of a 166-unit hotel utilizing 66 permitted hotel units and an additional 100 units allocated from the Hotel Density Reserve through Beach by Design as currently approved through HDA2013-08006 (as amended by HDA2013-08006A) within the Tourist (T) District and Small Motel Character District of *Beach by Design* for the property located at 401/405/415/419 Coronado Drive and 406/410/420 Hamden Drive. The project will be 100 feet in height, proposes a minimum of 199 off-street parking spaces. The project requests allowable flexibility from height, setback requirements and the Design Guidelines of *Beach by Design* and a two-year Development Order (Community Development Code Sections 2-803.K and 4-407).

**Neighborhood Association:** Clearwater Neighborhood Coalition, Board of County Commissioners, Pinellas County School Board, Clearwater Beach Association

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

**5. Case: FLD2022-02007 – 873 Harbor Island**

***Level Two Application***

**Owner(s):** Ian P. Snider and Aaron J. Snider

**Applicant:** Greg Presby; Deuel & Associates; 565 S. Hercules Avenue, Clearwater, FL. 33764; email: [greg@deuelengineering.com](mailto:greg@deuelengineering.com)

**Location:** 0.263 acres located on the east side of Harbor Island approximately 200 feet south of northern terminus of Harbor Island.

**Request:** The Community Development Board is reviewing a proposed 484 square foot dock as accessory to a proposed single-family home in the Low Medium Density Residential/Island Estates Neighborhood Conservation Overlay (LMDR/IENCOD) District for the property located at 873 Harbor Island. The project is 82 feet in length and requests allowable flexibility for length (Community Development Code Section 3-601.C.1.g).

**Neighborhood Association:** Clearwater Neighborhood Coalition, Board of County Commissioners, Pinellas County School Board, Island Estates Civic Association

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

**6. Case: FLD2021-12023 – 1001/1003/1005 North Garden Avenue; 606 Cedar Street; 1138 Grove Street; 1001 North Martin Luther King, Jr. Avenue; 1006/1008/1010/1012/1020/1026/1032 Blanche B. Littlejohn Trail; 1012 Railroad Avenue and 605/607/611/615/623/631 Palm Bluff Street**  
***Level Two Application***

**Owner(s):** Palm Bluff Development Group, LLC

**Applicant:** Robert Pergolizzi, Krikor Greg Kassanjian and Sean P. Cashen; Gulf Coast Consulting, Inc; 13825 ICOT Boulevard, Suite 605, phone: (727) 524-1818; email: [pergo@gulfcoastconsultinginc.com](mailto:pergo@gulfcoastconsultinginc.com)).

**Location:** 2.162 acres (0.951 acres Downtown District and 1.212 acres Commercial District) bound by Palm Bluff Street (north), Blanch B. Littlejohn Trail (east), Cedar Street (south) and North Garden Avenue (west).

**Request:** The Community Development Board is reviewing a proposed mixed-use project with 60 attached dwelling units (to include three units allocated from the Public Amenities Incentive Pool) in the Downtown (D) District and the Old Bay Character District for the properties located at 1001/1003/1005 North Garden Avenue; 606 Cedar Street; 1138 Grove Street; 1001 North Martin Luther King, Jr. Avenue and 1006 Blanche B. Littlejohn Trail and 24 attached dwelling units and 5,000 square feet non-residential development in the Commercial (C) District for the properties located at 1008/1010/1012/1020/1026/1032, Blanche B. Littlejohn Trail; 1012 Railroad Avenue and 605/607/611/615/623/631 Palm Bluff Street. The proposal

includes a building height of 45 feet in the D District, 55 feet in the C District, a minimum of 106 off-street parking spaces with the following requests:

D District: requests three dwelling units to be allocated from the Public Amenities Incentive Pool, allowable flexibility from setback requirements, building entry location and treatment, finished floor elevations and location of parking (Clearwater Downtown Redevelopment Plan, Community Development Code Sections C-301.A.2, C-803.B.1, C-803.D.2, C-803.D.3 and C-803.E.2).

C District: requests allowable flexibility from setback requirements, height and landscaping. (Community Development Code Section 2-704.F and 3-1202.G).

**Neighborhood Association:** Clearwater Neighborhood Coalition, Board of County Commissioners, Pinellas County School Board

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

## **F. DIRECTOR'S ITEMS (Items 1)**

1. TIME EXTENSION – FLD2020-01002 – 2425 McMullen Booth Road

## **G. ADJOURNMENT**