



# 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, June 21, 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, Haudricourt, Park, Quattrochi, Rector, Alternate member Hutkin, Assistant City Attorney Matthew Mytych, Attorney Jay Daigneault and City Staff

**C. APPROVAL OF MINUTES FROM THE PRIOR MEETING, May 17, 2022**

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

**E. LEVEL TWO APPLICATIONS (ITEMS 1-4):**

**1. Case: FLD2022-02008– 1510 Barry Road**

***Level Two Application***

**Owner(s):** WC Assets LLC; Glozal Village LLC; Rebus Salus LLC.

**Applicant:** Robert Pergolizzi; Gulf Coast Engineering (13825 Icot Boulevard, Suite 605 Clearwater, FL 33760; phone: (727) 524-1818; email: pergo@gulfcoastconsulting.com)

**Location:** 2.137 acres located on the north side of Barry Road approximately 330 feet east of Highland Avenue.

**Request:** The Community Development Board is reviewing a 43-unit attached dwelling use including 11 affordable units in the Office (O) District for the property located at 1510 Barry Road. The project includes an unaddressed parcel in the Low Medium Density Residential (LMDR) District which will have greenspace and landscaping only. The project will be 22 feet in height from grade or 13 feet from Base Flood Elevation, proposes a minimum of 53 off-street parking spaces and requests allowable flexibility for use, density, setbacks, parking and landscaping. (Community Development Code Sections 2-1004.A, 2-204.E, 3-920 and 3-1202.G.).

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

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

**2. Case: FLD2022-03011– 1000 Eldorado Avenue**

***Level Two Application***

**Owner(s):** Nicholas R. Friedman; Eldorado Beach, LLC

**Applicant:** Lauren Rubenstein; Denhardt and Rubenstein., 2700 1st Ave N, St. Petersburg FL, 33713, phone: (727) 327-3400; email: lauren@denhardtlaw.com

**Location:** 0.225 acres located on the west side of Eldorado Avenue at the western terminus of Island Drive.

**Request:** The Community Development Board is reviewing a proposed non-opaque four-foot fence seaward of the Coastal Construction Control Line (CCCL) in the Low Medium Density Residential (LMDR) District for the property located at 1000 Eldorado Avenue. The project requests flexibility for construction seaward of the CCCL (Community Development Code Section 3-905).

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

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

3. **Case: FLD2021-09018– 117 North McMullen Booth Road** *Level Two Application*  
**Owner(s):** Farhod M. Nikjeh  
**Applicant:** Peter Pensa, P.E.; AVID Group, LLC., 2300 Curlew Road, Suite 201, Palm Harbor FL, 34683, phone: (727) 789-9500; email: [peter.pensa@avidgroup.com](mailto:peter.pensa@avidgroup.com)  
**Location:** 0.667 acres located on the east side of McMullen Booth Road bound by Drew Street (north) and Bay Lane (south).  
**Request:** The Community Development Board is reviewing a proposed 11,628 square foot office in the Office (O) District for the property located at 117 North McMullen Booth Road. The project will consist of one building 35 feet in height from grade, includes a minimum of 35 parking spaces and, requests allowable flexibility regarding setbacks, height, the provision of a loading space, and landscaping (Community Development Code Sections 2-1004.A and 3-1406.A.3, and 3-1202.G.)  
**Neighborhood Association:** Clearwater Neighborhood Coalition, Board of County Commissioners, Pinellas County School Board  
**Assigned Planner:** Mark Parry, AICP, Senior Planner
4. **Case: FLD2020-05012A/TDR2020-07002A/TDR2022-01001 - 400/405/408/409/411 East Shore Drive (receiving site); 405 Coronado Drive (formerly 420 Hamden Street) (sending site); 152 through 188 Brightwater Drive (sending site).** *Level Two Application*  
**Owner(s):** 411 E S.  
**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:** 1.115 acres located on the east and west sides of East Shore Drive approximately 250 feet north of the Memorial Causeway (receiving site). 405 Coronado Drive (formerly 420 Hamden Street); west side of Hamden Street at the western terminus of Bayside Drive (TDR2020-07002A sending site). 152 through 188 Brightwater Drive north side of Brightwater Drive approximately 1,040 feet east of Hamden Drive (TDR2022-01001 sending site).  
**Request:** The Community Development Board is reviewing a proposed amendment to an approved Level II Flexible Development application (FLD2020-05012) and transfers of development rights (TDR2020-07002A, TDR2022-01001) in the Tourist (T) District and the Marina District of *Beach by Design* for the properties located at 400/405/408/409/411 East Shore Drive. Changes include an increase in density from 74 hotel units to 91 units (including the previously approved allocation of eight overnight accommodation units from the Hotel Density Reserve created pursuant to *Beach by Design* and through Transfer of Development rights for 17 additional overnight accommodation units for a total of 28 units); an increase in height from 65 to 80 feet in height (from Design Flood Elevation) of the hotel building; the inclusion of a 50-slip Marina Facility/Commercial Dock; and includes a minimum of 113 parking spaces and requests allowable flexibility from setbacks, height, dock length and a two-year Development Order (Community Development Code Sections 2-803.G and K; 3-601.C.3; 3-603; 4-407; 4-1403 and *Beach by Design*).  
**Neighborhood Association:** Clearwater Neighborhood Coalition, Board of County Commissioners, Pinellas County School Board, Clearwater Beach Association  
**Assigned Planner:** Mark Parry, AICP, Senior Planner

## **F. LEVEL THREE APPLICATIONS (ITEMS 1-4):**

### **1. LUP2022-04004 – 1885 CR 193**

#### ***Level Three Application***

**Owner(s):** St. Mary & St. Mina Coptic Orthodox Church

**Applicant/Representative:** Todd Pressman, President, Pressman & Associates, Inc.; 200 2<sup>nd</sup> Avenue South, #451, St. Petersburg, FL 33701; phone: 727-804-1760; email: [todd@pressmaninc.com](mailto:todd@pressmaninc.com).

**Location:** 2.618 acres located on the east side of CR 193 approximately 500 feet south of Sunset Point Road.

**Request:** The Community Development Board (CBD) is reviewing a request to amend the Future Land Use Map designation from Residential Low (RL) to Institutional (I), and is making a recommendation to the City Council.

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

**Presenter:** Kyle Brotherton, Senior Planner

### **2. REZ 2022-04004 – 1885 CR 193**

#### ***Level Three Application***

**Owner(s):** St. Mary & St. Mina Coptic Orthodox Church

**Applicant/Representative:** Todd Pressman, President, Pressman & Associates, Inc.; 200 2<sup>nd</sup> Avenue South, #451, St. Petersburg, FL 33701; phone: 727-804-1760; email: [todd@pressmaninc.com](mailto:todd@pressmaninc.com).

**Location:** 2.618 acres located on the east side of CR 193 approximately 500 feet south of Sunset Point Road.

**Request:** The Community Development Board (CBD) is reviewing a request to amend the Zoning Atlas designation from the Low Medium Density Residential (LMDR) District to the Institutional (I) District, and is making a recommendation to the City Council.

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

**Presenter:** Kyle Brotherton, Senior Planner

### **3. LUP2022-03003 – 905 S Highland Avenue**

#### ***Level Three Application***

**Owner(s):** YMCA of the Suncoast Inc.

**Applicant/Representative:** Brian J. Aungst, MacFarlane Ferguson & McMullen, P.A.; 625 Court Street; Suite 200; Clearwater, FL 33756; phone: (727) 441-8966; email: [bj@macfar.com](mailto:bj@macfar.com)

**Location:** 1.86 acres located on the east side of S Highland Avenue approximately 450 feet south of Druid Road.

**Request:** The Community Development Board (CBD) is reviewing a request to amend the Future Land Use Map designation from Residential/Office General (R/OG) to Institutional (I) and is making a recommendation to the City Council.

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

**Presenter:** Dylan Prins, Planner

### **4. REZ2022-03003 – 905 S Highland Avenue**

#### ***Level Three Application***

**Owner(s):** YMCA of the Suncoast Inc.

**Applicant/Representative:** Brian J. Aungst, MacFarlane Ferguson & McMullen, P.A.; 625 Court Street; Suite 200; Clearwater, FL 33756; phone: (727) 441-8966; email: [bj@macfar.com](mailto:bj@macfar.com)

**Location:** 1.86 acres located on the east side of S Highland Avenue approximately 450 feet south of Druid Road.

**Request:** The Community Development Board (CBD) is reviewing a request to amend the Zoning Atlas designation from the Office (O) District to the Institutional (I) District and is making a recommendation to the City Council.

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

**Presenter:** Dylan Prins, Planner

**G. DIRECTOR'S ITEMS**

**H. ADJOURNMENT**