



# 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, June 15, 2021

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:** Chair Boutzoukas, Members Baker, Behar, Flanery, Lau, Park, Quattrochi, Alternate member Kusta, Assistant City Attorney Mike Fuino, Attorney Jay Daigneault 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:** [FLD2021-03004](#)

**Address:** 205 S MARTIN LUTHER KING JR AVE  
**Owner(s):** COMMUNITY REDEV AGENCY OF THE CITY OF CLRWTR FL  
**Applicant:** Peter Leach  
5403 Gray Street  
Tampa, FL 33609  
PHONE: (813) 288-6988, Fax: No fax, Email: Pleach@sphome.Com  
**Location:** the property is bound by South Martin Luther King, Jr. Avenue (west), South Washington Avenue (east) and Gould Street (south).  
**Request:** The Community Development Board (CDB) is reviewing a proposed 173-unit attached dwelling development (six units allocated from the Public Amenities Incentive Pool) in the Downtown (D) District and the Prospect Lake Character District for the property located at 205 South Martin Luther King, Jr. Avenue. The proposal includes a building height of 65 feet (from grade), a minimum of 173 off-street parking spaces for the residential use and an additional 42 off-street parking spaces available to the public, requests allowable flexibility from interior landscape, setbacks, finished floor elevation (FFE) and façade design and articulation standards, and requests an allocation of six units from the Public Amenities Incentive Pool. (Clearwater Downtown Redevelopment Plan, Community Development Code (CDC) Appendix C Sections C-301.A.2, C-803.B.2, C-803.D.3 and H, and CDC Section 3-1202.G).  
**Neighborhood Associations:** Board of County Commissioners  
Clearwater Neighborhood Coalition  
**Presenter:** Mark Parry, Senior Planner

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**2. Case Number:** [FLD2021-03006](#)

**Address:** 1230 GULF BLVD, BLDG# 1 LOBBY  
**Owner(s):** LANDMARK TOWERS AT SAND KEY CONDO ASSN INC  
**Applicant:** April Perez  
1230 Gulf Blvd  
Clearwater, FL 33767  
PHONE: (727) 596-4496, Fax: (727) 517-8436, Email: Lmtmgr1@gmail.Com  
**Location:** 1230 Gulf Boulevard; consisting of one parcel on the west side of Gulf Boulevard approximately 3,000 feet south of the Sand Key Bridge.  
**Request:** The Community Development Board is reviewing a proposed boardwalk seaward of the Coastal Construction Control Line (CCCL) in the High Density Residential (HDR), Open Space/Recreation (OS/R) and Preservation (P) Districts for the property located at 1230 Gulf Boulevard. The project will be approximately two feet in height (from grade), six feet in height (from grade) including handrails, and 450 feet in length and requests flexibility for construction seaward of the CCCL (Community Development Code Section 3-905).  
**Neighborhood Associations:** Board of County Commissioners  
Clearwater Neighborhood Coalition  
**Presenter:** Mark Parry, Senior Planner

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**F. DIRECTOR'S ITEMS:**

**G. ADJOURNMENT**