



# 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, September 21, 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: [FLD2021-04011](#)

Address: 850 BAYWAY BLVD

Owner(s): DECADE PROPERTIES INC

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 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 BFE), 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 and Marina Facility (non-accessory; 16 slips) Community Development Code Sections 2-803.G, 2-803.K and 3-603.

Neighborhood Associations: Board of County Commissioners  
Clearwater Neighborhood Coalition  
Clearwater Beach Association  
Clearwater Point Condo  
Clearwater Pointe 8

Presenter: Mark Parry, Senior Planner

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**2. Case Number:** [FLD2021-04012](#)

**Address:** 1002 ELDORADO AVE

**Owner(s):** ELLEN K BILGORE

**Applicant:** Brian Aungst  
625 Court Street, Suite 200  
Clearwater, FL 33756  
PHONE: (727) 444-1403, Fax: (727) 442-8470, Email: Bja@macfar.Com

**Location:** 1002 Eldorado Avenue; 0.143 Acre property located on the west side of Eldorado Avenue approximately 50 feet north of the intersection with Island Drive.

**Request:** The Community Development Board is reviewing a proposed pool/pool deck to be located seaward of the Coastal Construction Control Line (CCCL) as accessory to a detached dwelling in the Low Medium Density Residential (LMDR) zoning district for the property located at 1002 Eldorado Avenue. The proposed pool will be 12 inches or less above grade. The project requests allowable flexibility from setback requirements and to allow new construction seaward of the CCCL (Community Development Code Sections 2-203.B and 3-905).

**Neighborhood Associations:** Board of County Commissioners  
Clearwater Neighborhood Coalition  
Carouel HOA

**Presenter:** Vinod Kadu, Senior Planner

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**F. DIRECTOR'S ITEMS:**

**G. ADJOURNMENT**