



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, July 19, 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. We are glad to have you join us. Charts at the end of the agenda show the order in which CDB meetings are conducted, as well as how much time each person has to speak during each type of agenda item.

An oath will be administered swearing in all participants in public hearing cases, including persons wanting to speak to agenda items. There are two capacities in which you may to speak on an agenda item during the meeting:

1. **Request Party Status (Quasi-Judicial Hearings Only):** 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. If the CDB grants a person party status, that person is then entitled to these listed rights. The CDB Chair will invite persons requesting party status to identify themselves at the beginning of each applicable case. During the hearing, persons granted party status will have five minutes to present to the Board, time allocated to cross-examine witnesses, and three minutes for closing remarks.
2. **Comments by the Public:** Persons not requesting party status may still provide comments about a case. The Chair will announce when it is the appropriate time. If you wish to speak you should come to the podium and 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.

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 at 727-562-4567. Assisted listening devices are available. ***Kindly refrain from conducting private conversations, using cell phones, etc. as they are distracting during the meeting.***

Questions or concerns about a case? 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 CDB and its procedural hearings to assist affected parties and the public when participating in the process.

<http://myclearwater.com/communitydevelopmentboard>

A. CALL TO ORDER, PLEDGE OF ALLEGIANCE

B. ROLL CALL: Chair Lau, Members: Caudell, Flanery, Haudricourt, Park, Quattrochi, Rector, Alternate Samuel Hutkin, Assistant City Attorney Matthew Mytych, Attorney Jay Daigneault and City Staff

C. APPROVAL OF MINUTES FROM THE PRIOR MEETING, June 21, 2022

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

E. LEVEL TWO APPLICATIONS (ITEM 1):

1. Case: [FLD2022-04015](#) – 140 Devon Drive

Level Two Application

Owner(s): Casey K. Carlson

Representative: Robert Ress, Ress Marine Construction Company, 435 Woodlawn Avenue, Belleair, FL, 33756; phone: (727) 638-2931; email: ressmarine@msn.com

Location: 0.176 acres located on the north side of Devon Drive approximately 580 feet east of Hamden Drive.

Request: The Community Development Board is reviewing an addition and extension to an existing 572 square foot dock with a proposed 185 square foot floating dock in the Low Medium Density Residential (LMDR) District for the property located at 140 Devon Drive. The project is 64 feet in length, and requests allowable flexibility for the length of a dock serving single-family or two-family dwellings. (Section 3-601.C.1.g.iii).

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

Assigned Planner: Mark Parry, Senior Planner, mark.parry@Myclearwater.com

F. LEVEL THREE APPLICATIONS (ITEM 1):

1. [DVA2022-06001](#) – 50 North Osceola and 112 South Osceola Avenue

Level Three Application

Owner(s): City of Clearwater

Representative: Katherine E. Cole, Hill Ward Henderson, 600 Cleveland Street Suite 800, Clearwater, FL 33755; phone: (727) 259-6791; email: Katie.Cole@hwhlaw.com

Location: A 2.6-acre portion of a parcel located on the northwest corner of South Osceola Avenue and Pierce Street and a 1.348-acre portion of a parcel located on the west side of North Osceola Avenue approximately 370 feet north of Cleveland Street.

Request: The Community Development Board is reviewing and making a recommendation to the City Council on a Development Agreement between the City of Clearwater and Gotham Property Acquisitions, LLC and The DeNunzio Group providing for the redevelopment of two sites on the west side of Osceola Avenue abutting Coachman Park in the Downtown Core for overnight accommodations, attached dwellings, commercial uses such as retail, food and beverage, cultural uses and event space pursuant to Community Development Code Section 4-606.

Neighborhood Associations: Clearwater Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board, Old Clearwater Bay Neighborhood Association, Pierce 100 Condominium Association, East Gateway Business and Neighbors Association, Creekside Manor 1 & 2, Little Garden Trail Neighborhood Association, Water's Edge Condominium Association of Clearwater, Inc., Milton Park/Magnolia Heights Neighborhood Association.

Assigned Planner: Gina Clayton, Planning & Development Director, Gina.Clayton@Myclearwater.com

G. CONTINUED ITEMS (ITEMS 1):

1. Case: [FLD2022-03011](#)– 1000 Eldorado Avenue

Level Two Application

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

Representative: 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 Neighborhoods Coalition, Board of County Commissioners, Pinellas County School Board, Carlouel Home Owners Association.

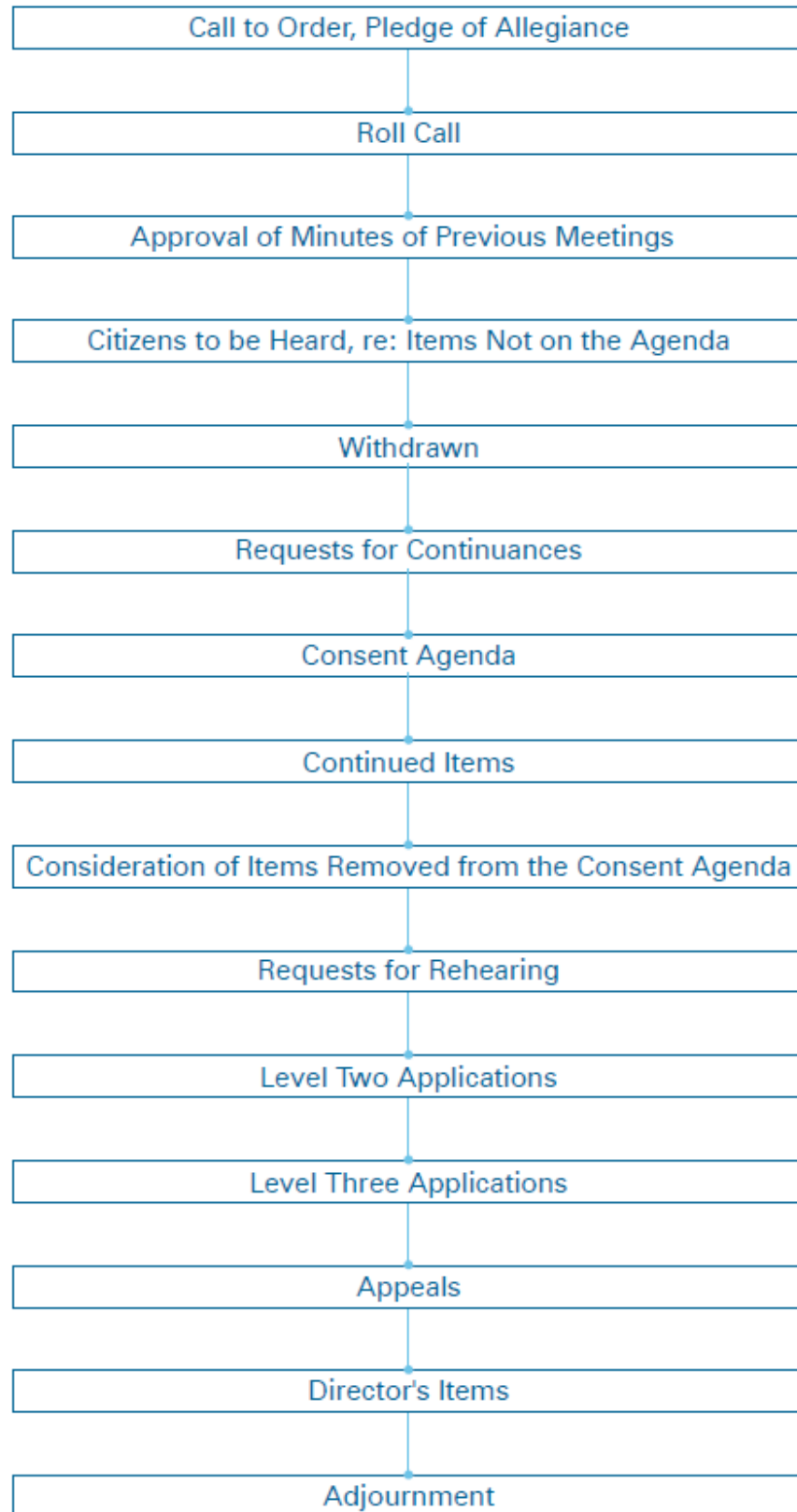
Assigned Planner: Mark Parry, AICP, Senior Planner, mark.parry@Myclearwater.com

H. DIRECTOR'S ITEMS

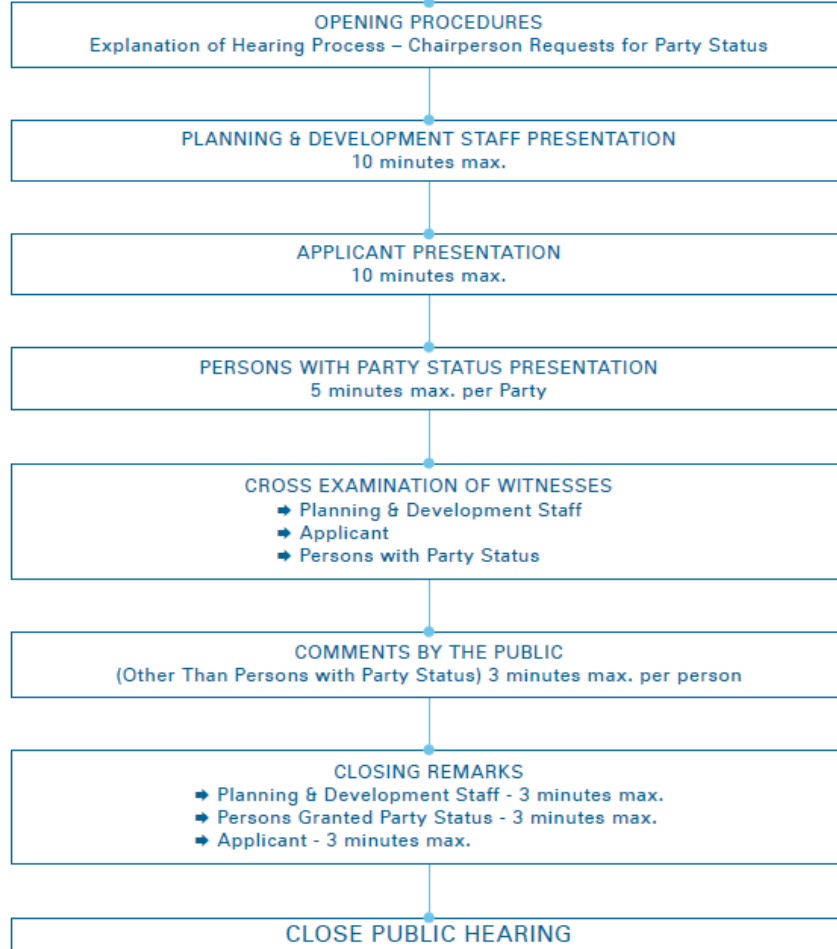
I. ADJOURNMENT

ORDER OF MEETING

Meetings are conducted in the following order:



QUASI-JUDICIAL HEARING (LEVEL TWO CASES)



DISCUSSION & VOTE BY BOARD

LEGISLATIVE HEARING (LEVEL THREE CASES)



DISCUSSION & VOTE BY BOARD