



# 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, November 16, 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:** [FLD2019-10029A](#)

Address: 207 CORONADO DR

Owner(s): PEN CORONADO INC

Applicant: Sam Karamountzos  
207 Coronado Drive  
Clearwater, FL 33767  
PHONE: (727) 514-6606, Fax: No fax, Email: No email

Location: 0.13 acres located on the east side of Coronado Drive approximately 130 feet south of the intersection with Devon Drive.

Request: The Community Development Board (CDB) is reviewing an amendment to an approved Level II Flexible Development application (FLD2019-10029) for an existing 2,519 square foot restaurant in the Tourist (T) Zoning District and Small Motel Character District of Beach by Design for the property located at 207 Coronado Drive. The proposal includes a height of 12 feet and requests allowable flexibility to setbacks, parking, landscaping and the Design Guidelines of Beach by Design guidelines. (Community Development Code Section 2-803. D. and 3-1202. G. and Beach by Design).

Neighborhood Associations: Board of County Commissioners  
Clearwater Neighborhood Coalition

Presenter: Vinod Kadu, Senior Planner

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**2. Case Number:** [FLD2020-12027](#)

Address: 622 LEMBO CIR

Owner(s): CANTERBURY LLC

Applicant: Sandra Bradbury  
300 South Belcher Road  
Clearwater, FL 33765  
PHONE: (727) 443-2869, Fax: (727) 446-8036, Email:  
Sandy@northsideengineering.Net

Location: two parcels on the west side of Lembo Circle approximately 210 feet west of South Lincoln Avenue.

Request: Subject to change upon CDB resubmittal: The Community Development Board is reviewing a proposed 10-unit attached dwelling development in the Medium High Density Residential (MHDR) District for the property located at 622 Lembo Circle. The proposal includes two buildings approximately 30 feet in height and requests allowable flexibility regarding lot width, setbacks and landscaping (Sections 2-404.F and 3-1202.G).

Neighborhood Associations: Board of County Commissioners  
Clearwater Neighborhood Coalition

Presenter: Mark Parry, Senior Planner

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**3. Case Number:** [FLD2021-03003](#)

Address: 19337 US HIGHWAY 19 SIGN  
Owner(s): BAYSIDE APARTMENTS OWNER LLC  
Applicant: Kyle Bateh  
300 Park Avenue South, Suite 200  
Winter Park, FL 32789  
PHONE: (407) 636-6532, Fax: No fax, Email: Kyle.Bateh@cortland.Com  
Location: The 17.146-acre property is located approximately 830 feet east of the US Highway 19 North behind the Arbor Shoreline and Lincare buildings.  
Request: The Community Development Board (CDB) is reviewing a 700 square foot pier (from the Mean High Water line) in the US 19 District for the property located at 19337 US Highway 19 North. The project is 80 feet in length, and requests allowable flexibility for square footage of a commercial dock/pier greater than 500 square feet in deck area (Sections 3-601.C.3).  
Neighborhood Associations: Board of County Commissioners  
Clearwater Neighborhood Coalition  
Presenter: Kevin Nurnberger, Senior Planner

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**F. DIRECTOR'S ITEMS:**

**G. ADJOURNMENT**