



# CITY OF CLEARWATER

CLEARWATER PLANNING & DEVELOPMENT, POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
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## CONSENT AGENDA

### COMMUNITY DEVELOPMENT BOARD

**Date:** Tuesday, October 19, 2021

**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 Baker, Behar, Boutzoukas Flanery, Park, Quattrochi, Alternate member Abdur-Rahim, Assistant City Attorney Matthew Mytych, Attorney Jay Daigneault and City Staff

**C. APPROVAL OF MINUTES FROM THE PRIOR MEETING, September 21, 2021**

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

**E. CONSENT AGENDA: The following cases are not contested by the applicant, staff, neighboring property owners, etc. and will be approved by a single vote at the beginning of the meeting (ITEMS 1-3):**

**1. Case: FLD2021-07015/TDR2021-08004/TDR2021-08005 – 619 / 629 / 631 and 635 Mandalay Avenue (TDR Receiving Site and Development Site); 410 and 420 Hamden Drive (TDR2021-08004 sending sites); and 887 South Gulfview Boulevard (TDR2021-08005 sending site) *Level Two Application***

**Owner(s):** Bayway Florida Hotel LLC (TDR receiving site); AP Beach Properties (TDR2021-08004 sending site); and Mannion Brothers LLC (TDR2021-08005 sending site).

**Applicant/Representative:** Brian J. Aungst, Jr., Esq.; Macfarlane Ferguson & McMullen, P.A. 625 Court Street, Clearwater FL, 33756; email: [bj@macfar.com](mailto:bj@macfar.com); phone: (727) 444-1403 (TDR sending site and TDR receiving site)

**Location:** 619 Mandalay Avenue (TDR receiving site): 0.685 acres located on the east side of Mandalay Avenue at the southeast and northeast corners of the intersection of Royal Way and Mandalay Avenue; 410 and 420 Hamden Drive (TDR2021-08004 sending site): 0.450 acres located on the west side of Hamden Drive at the Bayside Drive and Hamden Drive intersection; 887 South Gulfview Boulevard (TDR2021-08005 sending site): 0.220 acres located on the south side of South Gulfview Boulevard approximately 900 feet east of the Gulf Boulevard and South Gulfview Boulevard intersection.

**Request:** The Community Development Board is reviewing a proposed 24-room resort attached dwelling use in the Tourist (T) District and the Old Florida Character District of *Beach by Design* for the property located at 619, 629, 631, and 635 Mandalay Avenue. The project is 65 feet in height, includes a minimum of 46 off-street parking spaces, and requests allowable flexibility from setback and height; a Transfer of Development Rights for an additional 4 attached dwelling units (TDR2021-08004 and TDR2021-08005) and a two-year Development Order. Community Development Code Sections 2-803.L, 4-407, 4-1402 and 4-1403, and *Beach by Design* Section II.A

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

**Assigned Planner:** Kevin W. Nurnberger, Senior Planner

**2. Case: FLD2009-02009– 455 East Shore**

***Level Two Application***

**Owner:** N E S C LLC

**Agent:** Brian J. Aungst, Jr., Esq.; Macfarlane Ferguson & McMullen, P.A. 625 Court Street, Clearwater FL, 33756; email: [bj@macfar.com](mailto:bj@macfar.com); phone: (727) 444-1403

**Location:** 1.25 acres located at the northeast corner of East Shore Drive and Papaya

**Request:** Reconsideration of a Condition of Approval relating to the commercial use of the previously approved and constructed 7,142 square foot 50-slip dock in the Tourist District and Marina Character District of *Beach by Design* for the property located at 455 East Shore pursuant to Community Development Code Sections 4-406.A.6 and B.

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

**Presenter:** Kevin W. Nurnberger, Senior Planner

**3. TA2020-03003 – Amendments to the Community Development Code** *Level Three Application*  
**Applicant:** City of Clearwater

**Request:** The Community Development Board (CBD) is reviewing a request to amend the City of Clearwater's Community Development Code (Floodplain Management Ordinance) to allow for the use of best available data when establishing flood hazard areas, including Pinellas County's Vulnerability Assessment (2021), to address accessory structures used for parking and storage, to modify provisions for manufactured homes, to modify or delete various definitions, and to make administrative amendments, and is making a recommendation to the City Council.

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

**Presenter:** Lauren Matzke, Assistant Planning & Development Director

**F. LEVEL TWO APPLICATIONS (ITEMS 1):**

**1. Case: FLD2021-04010 – 211 and 221 Skiff Point** *Level Two Application*

**Owner(s):** Skiff Point DP1 LLC/ Peter C. Gonzalez

**Applicant/Representative:** John Bodziack, John A. Bodziack Architects A.I.A; 2325 Ulmerton Road, Suite 21, St. Petersburg, FL 33762; phone: 727-453-3568; email: jacob@abodziak.com

**Location:** 211 and 221 Skiff Point; 0.421 acres located on the south side of Skiff Point approximately 206 feet from the Larboard Way and Skiff Point intersection.

**Request:** The Community Development Board (CDB) is reviewing a request to construct 12 attached dwelling units in the Medium High Density Residential/Island Estates Neighborhood Conservation Overlay (MHDR/IENCOD) District for the property located 211 Skiff Point. The project is 50 feet in height, provides 25 off-street parking spaces, and requests allowable flexibility to lot width, building height, setbacks, and landscape requirements as well as a 952 square foot dock. The dock is 112 feet in width and approximately 80 feet in length, and requests allowable flexibility for square footage of a commercial dock greater than 500 square feet in deck area Community Development Code Sections 3-601.C.3, 3-1202.G, and Section 2-404.F.

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

**Assigned Planner:** Kevin W. Nurnberger, Senior Planner

**G. DIRECTOR'S (ITEMS:1)**

1. Clearwater 2045 Comprehensive Plan Update (Kyle Brotherton)

**H. ADJOURNMENT**