



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, May 17, 2022

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: Community Development Board Members, City Attorney, Board Attorney, 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: [FLD2015-05016A](#)

Address: 405 CORONADO DR

Owner(s): A P BEACH PROPERTIES LLC

Applicant: Brian Aungst
625 Court Strreet
Clearwater, FL 33756
PHONE: (727) 441-8966, Fax: No fax, Email: Bja@macfar.Com

Location: 401/405/415/419 Coronado Drive and 406/410/420 Hamden Drive; bound by Coronado Drive (west), Hamden Drive (east), and Fifth Street (north).

Request: The Community Development Board is reviewing an amendment to an approved Level Two Flexible Development application (FLD2015-05016) for the construction of a 166-unit hotel utilizing 66 permitted hotel units and an additional 100 units allocated from the Hotel Density Reserve through Beach by Design as currently approved through HDA2013-08006 (as amended by HDA2013-08006A) within the Tourist (T) District and Small Motel Character District of Beach by Design for the property located at 401/405/415/419 Coronado Drive and 406/410/420 Hamden Drive. The project will be 100 feet in height, proposes a minimum of 199 off-street parking spaces. The project requests allowable flexibility from height, setback requirements and the Design Guidelines of Beach by Design and a two-year Development Order (Community Development Code Sections 2-803.K and 4-407).

Neighborhood Associations: Board of County Commissioners
Clearwater Neighborhood Coalition
Pinellas county school board
Clearwater Beach Association

Presenter: Mark Parry, Senior Planner

2. Case Number: [FLD2021-12023](#)

Address: 605 PALM BLUFF ST

Owner(s): PALM BLUFF DEVELOPMENT GROUP LLC

Applicant: Robert Pergolizzi
13825 Icot Blvd., Suite 605
Clearwater, FL 33760
PHONE: (727) 644-2695, Fax: (727) 524-6090, Email:
Pergo@gulfcoastconsultinginc.Com

Location: Bound by Palm Bluff Street (north), Blanch B. Littlejohn Trail (east), Cedar Street (south) and North Garden Avenue (west)

Request: The Community Development Board (CDB) is reviewing a proposed mixed-use project with 60 attached dwelling units (to include three units allocated from the Public Amenities Incentive Pool) in the Downtown (D) District and the Old Bay Character District for the properties located at 1001, 1003 and 1005 North Garden Avenue; 606 Cedar Street; 1138 Grove Street; 1001 North Martin Luther King, Jr. Avenue and 1006 Blanche B. Littlejohn Trail and 24 attached dwelling units and 5,000 square feet non-residential development in the Commercial (C) District for the properties located at 1008, 1010, 1012, 1020, 1026, 1032, Blanche B. Littlejohn Trail; 1012 Railroad Avenue and 605, 607, 611, 615, 623 and 631 Palm Bluff Street. The proposal includes a building height of 45 feet in the D District, 55 feet in the C District, a minimum of 106 off-street parking spaces with the following requests:

D District: requests three dwelling units to be allocated from the Public Amenities Incentive Pool, allowable flexibility from setback requirements, building entry location and treatment, Finished Floor Elevations and location of parking (Clearwater Downtown Redevelopment Plan, Sections C-301.A.2, C-803.B.1, C-803.D.2, C-803.D.3 and C-803.E.2).

C District: requests allowable flexibility from setback requirements and height. (Community Development Code Section 2-704.F and 3-1202.G).

Neighborhood Associations: Board of County Commissioners
Clearwater Neighborhood Coalition
Pinellas county school board

Presenter: Mark Parry, Senior Planner

3. Case Number: [FLD2022-01003](#)

Address: 800 PENNSYLVANIA AVE
Owner(s): CLEARWATER NEIGHBORHOOD HOUSING SERVICES INC
Applicant: Frank Cornier
608 N Garden Avenue
Clearwater, FL 33755
PHONE: No phone, Fax: No fax, Email: Fcornier@cnhs1.Org
Location: NW corner of Pennsylvania Avenue and Seminole Street
Request: The Community Development Board is reviewing a proposed detached dwelling use in the Medium Density Residential (MDR) District for the property located at 800 Pennsylvania Avenue. The project includes a height of 15 feet, provides a minimum of 2 off-street parking spaces and requests allowable flexibility for setbacks and a six foot fence in the front (CDC Sections 2-304.G. and 3-804.A.1.). Subject to change upon response to comments and resubmittal for Community Development Board.
Neighborhood Associations: Board of County Commissioners
Clearwater Neighborhood Coalition
Pinellas county school board
Plaza Park Neighbors
Presenter: Ellen Crandall, Development Review Planning Manager

4. Case Number: [FLD2022-01004](#)

Address: 1002 JONES ST
Owner(s): CLEARWATER NEIGHBORHOOD HOUSING INC
Applicant: Frank Cornier
608 N Garden Avenue
Clearwater, FL 33755
PHONE: No phone, Fax: No fax, Email: Fcornier@cnhs1.Org
Location: 0.16 acres located on the northeast corner of Pennsylvania Avenue and Jones Street.
Request: The Community Development Board is reviewing a proposed detached dwelling use in the Medium Density Residential (MDR) District for the property located at 1002 Jones Street. The project includes a height of 15 feet, provides a minimum of 2 off-street parking spaces and requests allowable flexibility for setbacks and a six foot fence in the front (CDC Sections 2-304.G. and 3-804.A.1.). Subject to change upon response to comments and resubmittal for Community Development Board.
Neighborhood Associations: Board of County Commissioners
Clearwater Neighborhood Coalition
Pinellas county school board
Plaza Park Neighbors
Presenter: Ellen Crandall, Development Review Planning Manager

5. Case Number: [FLD2022-01005](#)

Address: 900 LA SALLE ST
Owner(s): CLEARWATER NEIGHBORHOOD HOUSING SVC INC
Applicant: Frank Cornier
608 N Garden Avenue
Clearwater, FL 33755
PHONE: No phone, Fax: No fax, Email: Fcornier@cnhs1.Org
Location: 0.17 acres located on the northeast corner of Roosevelt Avenue and La Salle Street.
Request: The Community Development Board is reviewing a proposed detached dwelling use in the Medium Density Residential (MDR) District for the property located at 900 LaSalle Street. The project includes a height of 15 feet, provides a minimum of 2 off-street parking spaces and requests allowable flexibility for setbacks and a six foot fence in the front (CDC Sections 2-304.G. and 3-804.A.1.). Subject to change upon response to comments and resubmittal for Community Development Board.
Neighborhood Associations: Board of County Commissioners
Clearwater Neighborhood Coalition
Pinellas county school board
Presenter: Ellen Crandall, Development Review Planning Manager

6. Case Number: [FLD2022-02007](#)

Address: 873 HARBOR ISL
Owner(s): LOAN TRAN
Applicant: Greg P.
565 S. Hercules Avenue
Clearwater, FL 33764
PHONE: No phone, Fax: No fax, Email: Greg@deuelengineering.Com
Location: east side of Harbor Island approximately 200 feet south of northern terminus of Harbor Island
Request: The Community Development Board is reviewing a proposed 484 square foot dock as accessory to a proposed single-family home in the Low Medium Density Residential/Island Estates Neighborhood Conservation Overlay (LMDR/IENCOD) District for the property located at 873 Harbor Island. The project is 82 feet in length and requests allowable flexibility for length (Section 3-601.C.1.g).
Neighborhood Associations: Board of County Commissioners
Clearwater Neighborhood Coalition
Pinellas county school board
Pinellas County School Board
Island Estates Civic Association
Presenter: Mark Parry, Senior Planner

F. DIRECTOR'S ITEMS:

G. ADJOURNMENT