



# 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, July 20, 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:** [FLD2021-02001](#)

**Address:** 25856 US HIGHWAY 19  
**Owner(s):** ALIMONOS, ARTHUR TRE  
**Applicant:** Darren Eyre  
1501 W Fletcher Ave Ste 101  
Tampa, FL 33612  
PHONE: (813) 379-4100, Fax: No fax, Email: Deyre@thomaseg.Com  
**Location:** 0.85 Acre property located on the west side of US Highway 19 North approximately 900 feet south of Countryside Boulevard (TDR receiving site); 2515 Countryside Boulevard; located at the southwest corner of Countryside Boulevard and Enterprise Road (TDR sending site).  
**Request:** The Community Development Board (CDB) is reviewing a request for a 95,486 square foot Self Storage use and 3,101 square feet of retail use for the property located at 25,856 US Highway 19 North (Community Development Code [CDC] Appendix B Section B-303) and the use of Transfer of Development Rights (TDR2021-03001) (7,000 square feet) (CDC Section 4-1403). The project will be 67 feet in height and will include 15 parking spaces.  
**Neighborhood Associations:** Board of County Commissioners  
Clearwater Neighborhood Coalition  
**Presenter:** Vinod Kadu, Senior Planner

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**2. Case Number:** [FLD2021-04009](#)

**Address:** 1390 S MISSOURI AVE  
**Owner(s):** FERGUSON ENTERPRISES 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:** northwest corner of South Missouri Avenue and Kingsley Street.  
**Request:** The Community Development Board is reviewing a proposed off-street parking use in the Commercial (C) District for the property located at 1390 South Missouri Avenue. The project includes a surface parking lot and requests allowable flexibility for use and from setback requirements and a division of lot of record (CDC Sections 2-704.N and 4-701).  
**Neighborhood Associations:** Board of County Commissioners  
Clearwater Neighborhood Coalition  
**Presenter:** Mark Parry, Senior Planner

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**3. Case Number:** [TDR2021-03001](#)

Address: 2515 COUNTRYSIDE BLVD  
Owner(s): 2515 COUNTRYSIDE BOULEVARD LLC  
Applicant: Arthur Alimonos  
625 Court Street, Suite 200  
Clearwater, FL 33756  
PHONE: (727) 444-1403, Fax: No fax, Email: No email  
  
Location:  
Request:  
Neighborhood  
Associations: Clearwater Neighborhood Coalition  
Board of County Commissioners  
  
Presenter:

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**F. DIRECTOR'S ITEMS:**

**G. ADJOURNMENT**