**PlanningEditable%20Header.pdfCONSENT AGENDA**

**COMMUNITY DEVELOPMENT BOARD**

**Date:** Tuesday, December 21, 2021

**Time:** 1:00 p.m.

**Place:** 100 North Osceola Avenue,

Clearwater, Florida, 33755

(City of Clearwater Main Library)

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| 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> |

#### CALL TO ORDER, PLEDGE OF ALLEGIANCE

1. **ROLL CALL:** Chair Lau, Members Baker, Behar, Boutzoukas Flanery, Park, Quattrocki, Alternate member Abdur-Rahim, Assistant City Attorney Matthew Mytych, Attorney Jay Daigneault and City Staff

#### APPROVAL OF MINUTES FROM THE PRIOR MEETING, November 16, 2021

#### CITIZENS TO BE HEARD, RE: ITEMS NOT ON THE AGENDA

#### 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 1-4):

#### Case: FLD2021-09017 – 125 Island Way *Level Two Application*

**Owner(s):** Dolphin Cay of Island Estates, LLC

**Applicant/Representative:** Terri Skapik; Woods Consulting, Inc.: 1714 Country Road 1, Suite 22, Dunedin, FL 34698: email: terriskapik@woodsconsulting.org; phone: (727) 919-0848.

**Location:** 125 Island Way**:** 0.907 upland acres; 0.642 submerged land (28,000 square feet); located on the east side of Island Way approximately 351 feet north of the Windward Passage and Island Way intersection.

**Request:** The Community Development Board (CDB) is reviewing a request for a 1,838 square foot dock in the High Density Residential/Island Estates Neighborhood Conservation Overlay (HDR/IENCOD) District for the property located 125 Island Way. The dock is 150 feet in width and approximately 69 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 Section 3-601.C.3.

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

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

#### Case: FLD2021-10019 – 407 Pennsylvania Ave *Level Two Application*

**Owner(s):** Chelsea Marie Gird

**Applicant/Representative:** Chelsea Marie Gird; email: cmnepner82@yahoo.com

**Location:** 407 Pennsylvania Avenue; 0.16 acres located on the east side of Pennsylvania Avenue approximately 150 feet south of the intersection with Plaza Street.

**Request:** The Community Development Board is reviewing an existing deck and proposed porch for a detached dwelling in the Medium Density Residential (MDR) zoning district for the property located at 407 Pennsylvania Avenue. The project requests allowable flexibility from setback requirements (Community Development Code Sections 2-304.G.).

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

**Assigned Planner:** Ellen Crandall, Development Review Manager

* 1. **Case: TA2021-11004– 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 to provide incremental density bonuses for mixed-income projects and provide other incentives for affordable housing such as parking and building permit fee reductions, to repeal and replace the city’s home based business regulations, to affirm that the Community Development Board is the city’s Design Review Board, and to amend the city’s Schedule of Fees to provide reduced fees for the use of private providers for plans review and inspections and affordable housing projects, 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

* 1. **Case: CPA2021-11001– Amendments to the Comprehensive Plan  *Level Three Application***

**Applicant:** City of Clearwater

**Request:** The Community Development Board (CBD) is reviewing a request to amend the *Clearwater Comprehensive Plan* to create a new Property Rights Element based on House Bill 59 (2021), to add provisions to encourage diverse housing options through density bonuses for certain development types, to clarify policy intent, and to update certain maps based on updated SLOSH modeling, and is making a recommendation to the City Council.

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

**Presenter:**  Kyle Brotherton, Senior Planner

#### LEVEL THREE APPLICATIONS (ITEMS 1):

#### Case: DVA2012-03001B–455 East Shore Drive *Level Three Application*

**Owner:**   N E S C LLC

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

**Request:**  The Community Development Board is reviewing and making a recommendation to the City Council of a proposed second amendment to an existing Development Agreement between the City of Clearwater and N E S C LLC (as assigned by Louis Developments LLC) which provides for certain changes which will permit certain commercial uses to take place within a limited portion of the Marina Facility component of the existing overnight accommodations (Community Development Code Section 4-606).

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

**Presenter:**  Mark Parry, AICP, Senior Planner

#### DIRECTOR’S (ITEMS:)

#### ADJOURNMENT