**PlanningEditable%20Header.pdfCONSENT AGENDA**

**COMMUNITY DEVELOPMENT BOARD**

**Date:** Tuesday, November 16, 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, October 19, 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 1-3):

#### Case: FLD2021-03003– 19337 US Highway 19 North *Level Two Application*

**Owner(s):** US HWY 19N Partners LLC, 3424 Peachtree Road NE, Suite 300, Atlanta GA, 30326

**Applicant:** Kyle Bateh, US HWY 19N Partners, LLC, 300 Park Avenue South, Suite 200, Winter Park FL, 32789; phone: 407-636-6532; email: [kyle.bateh@cortland.com](mailto:kyle.bateh@cortland.com)

**Representative:** Rick Browne, Kimley-Horn, 655 N. Franklin Street Suite 150, Tampa FL, 33602; phone: 813-635-5559, email: 33602

**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).

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

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

#### Case: FLD2020-12027– 622 Lembo Circle *Level Two Application*

**Owner(s):** Ashcrest Corporation

**Applicant/Representative:** Sandra Bradbury; Northside Engineering, Inc; 300 South Belcher Road, Clearwater, FL 33765; phone: 727-443-2869; email: sandy@northsideengineering.net

**Location:** 622 Lembo Circle; 0.386 acres located on the west side of Lembo Circle approximately 210 feet west of South Lincoln Avenue.

**Request:** 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 24 feet in height with 20 parking spaces and requests allowable flexibility regarding lot width, setbacks and landscaping (Community Development Code Sections 2-404.F and 3-1202.G); and a two-year Development Order (CDC Section 4-407).

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

**Assigned Planner:** Mark T. Parry, Senior Planner

* 1. **Case: FLD2019-10029A – 207 Coronado *Level Two Application***

**Owner(s):** Karas LLC, 1600 Missouri Ave N Ste 20 Largo FL 33770

**Applicant:** Sam Karamountzos, Karas LLC,1600 Missouri Ave N Ste 20 Largo FL 33770 | Phone: 727-514-6606 | Email: sam\_karas@hotmail.com

**Representative:** Ms. Jaime R. Maier Hill Ward Henderson 101 E. Kennedy Blvd., Suite 3700, Tampa, FL 33602; phone: 813-506-5184; email: Jaime.Maier@hwhlaw.com)

**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*).

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

**Assigned Planner: Vinod Kadu**, Senior Planner

#### ADJOURNMENT