

# City of Clearwater

*Main Library - Council Chambers  
100 N. Osceola Avenue  
Clearwater, FL 33755*



## Meeting Minutes

**Tuesday, June 16, 2026**

**1:00 PM**

**Main Library - Council Chambers**

**Community Development Board**

## Roll Call

**Present** 7 - Chair Michael Boutzoukas, Vice Chair Andrew Hupp, Board Member Aubrey Haudricourt, Board Member Andrew Park, Board Member Michelle Chenault, Board Member Luis Serna, and Board Member Hoyt Hamilton (Alternate)

**Absent** 1 - Board Member Diane Achinelli

**Also Present** – Noah Daiker – Attorney for the Board, Matthew Mytych – Assistant City Attorney, Lauren Matzke – Planning & Development Director, and Rosemarie Call – City Clerk

*To provide continuity for research, items are listed in agenda order although not necessarily discussed in that order.*

Unapproved

### 1. Call To Order, Invocation, Pledge of Allegiance

*The meeting was called to order at 1:00 p.m.*

### 2. Approval of Minutes

2.1 Approve the minutes of the May 19, 2026 CDB meeting.

**Board Member Hupp moved to approve the minutes of the May 19, 2026 CDB meeting. The motion was duly seconded and carried unanimously.**

### 3. Citizens to be Heard Regarding Items Not on the Agenda

*Alexander Stein expressed concerns regarding how Scientology has impacted his family.*

*Bill Jonson shared pictures of transformers located on the beach covered in stickers and graffiti; he expressed concerns that the volunteer cleanup program is not enough to keep up.*

**4. Consent Agenda: The following cases are not contested by the applicant or city staff. If no objections are raised by a member of the public, and member(s) of the Board do not request to remove an item from the Consent Agenda, items will be approved by a single vote at the beginning of the meeting.**

4.1 FLD2026-01003: Flexible Development approval for light assembly and retail sales and

services as a Comprehensive Infill Redevelopment Project in the Commercial (C) District for the properties located at 1425, 1429, 1433 and 1477 S. Ft. Harrison Avenue and the conversion to non-residential off-street parking in the Medium Density Residential (MDR) District for the properties located at 514 Belleview Boulevard. The existing buildings do not exceed 25 feet in height and include 43 off-street parking spaces. Requested is flexibility from front setback requirements, the use, and reduced interior landscaping and landscape buffers along the property lines through a Comprehensive Landscape Program. (Community Development Code Section 2-304.D, 2-704.F, and Sections 3-1202.D., E. and G.) (Level Two Application)

**Case:** FLD2026-01003 - 1425, 1429, 1433 and 1447 S. Ft. Harrison Avenue and 514 Belleview Boulevard

**Owner:** GRW Holding LLC, Whitehurst Corporation, Whitehurst, Gareth R Rev Liv Trust, and Whitehurst & Co, LLC

**Applicant:** Griffeth Whitehurst, Whitehurst and Co, LLC; 550 East Lake Drive, Tarpon Springs, FL 34688; phone: (727) 934-2171

**Location:** Southeast corner of S. Ft. Harrison Avenue and McLennan Street and northeast corner of S. Ft. Harrison Avenue and Belleview Boulevard, approximately 250 feet west of the intersection of Hamlet Avenue and Belleview Boulevard. (1.22 acres)

**Request:** Flexible Development approval for light assembly and retail sales and services as a Comprehensive Infill Redevelopment Project in the Commercial (C) District for the properties located at 1425, 1429, 1433 and 1477 S. Ft. Harrison Avenue and the conversion to non-residential off-street parking in the Medium Density Residential (MDR) District for the properties located at 514 Belleview Boulevard. The existing buildings do not exceed 25 feet in height and include 43 off-street parking spaces. Requested is flexibility from front setback requirements, the use, and reduced interior landscaping and landscape buffers along the property lines through a Comprehensive Landscape Program. (Community Development Code Section 2-304.D, 2-704.F, and Sections 3-1202.D., E. and G.)

**Associations:** Board of County Commissioners, Clearwater Neighborhood Coalition, Pinellas County School Board

**Assigned Planner:** Ava Schmidt; Planner II; email: Ava.Schmidt@myclearwater.com; phone: 727-444-8028

**Board Member Haudricourt moved to approve Case FLD2026-01003 (1425, 1429, 1433 and 1447 S. Ft. Harrison Avenue and 514 Belleview Boulevard) on today's Consent Agenda based on evidence in the record, including the application(s) and the Staff Report(s), and hereby adopt the Findings of Fact and Conclusions of Law stated in the Staff Report(s), with conditions of approval as listed. The motion was duly seconded and carried unanimously.**

- 4.2** FLD2008-05013A: Flexible Development approval for an outdoor amenity area, accessory to existing 450 overnight accommodation units in the Tourist (T) District and the Open Space/ Recreation (OSR) District as a Comprehensive Infill Redevelopment Project and the Beach Walk District of Beach by Design for the property located at 100

Coronado Drive. The existing building is 150 feet in height and includes 543 off-street parking spaces. Requested is flexibility for the use and reduced landscaping along the west property line through a Comprehensive Landscape Program. (Community Development Code Section 2-803.D, Section 2-1404.A., Section 3-1202, Article 4, Division 14 and Beach by Design) (Level Two Application)

**Case:** FLD2008-05013A - 100 Coronado Drive

**Owner:** Jemb Pocono LLC

**Applicant:** Brian Aungst, Jr., Macfarlane, Ferguson & McMullen, P.A.; 625 Court Street, Suite 200, Clearwater, FL 33756; phone: (727) 444-1403

**Location:** South and east sides of S. Gulfview Boulevard, west side of Coronado Drive, north side of Second Street. (2.77 acres)

**Request:** Flexible Development approval for an outdoor amenity area, accessory to existing 450 overnight accommodation units in the Tourist (T) District and the Open Space/ Recreation (OSR) District as a Comprehensive Infill Redevelopment Project and the Beach Walk District of Beach by Design for the property located at 100 Coronado Drive. The existing building is 150 feet in height and includes 543 off-street parking spaces. Requested is flexibility for the use and reduced landscaping along the west property line through a Comprehensive Landscape Program. (Community Development Code Section 2-803.D, Section 2-1404.A., Section 3-1202, Article 4, Division 14 and Beach by Design)

**Associations:** Board of County Commissioners, Clearwater Neighborhood Coalition, Pinellas County School Board, Clearwater Beach Association

**Assigned Planner:** Melissa Hauck-Baker, AICP; Planner III; email: Melissa.Hauckbaker@myclearwater.com; phone: 727-444-8769

**The application, supporting documents, and a complete plan set are attached to this agenda item. The staff report will be attached by the close of the business day on the Thursday prior the CDB.**

*Assistant City Attorney Matthew Mytych requested that Melissa Hauck-Baker be accepted as an expert witness in the areas of general planning, zoning, and all other matters she is about to testify.*

**Board Member Chenault moved to accept Melissa Hauck-Baker as an expert witness in the fields of general planning, zoning, redevelopment planning, land development code and land development code amendments, special area plans and overlay districts, site plan review, landscape architecture, historic preservation, comprehensive sign program. The motion was duly seconded and carried unanimously.**

*Ms. Hauck-Baker provided a PowerPoint presentation.*

*In response to questions, Planning and Development Director Lauren*

Matzke said the proposed license area is not part of today's request. The proposed license area will be negotiated between the Applicant and the City Attorney's office and later approved by City Council. The map presented today is outdated; the current map does not include any portion of Beachwalk. She suggested the Board refer to the hedge row/landscaping as the proposed boundary. Ms. Hauck-Baker said the existing sea grapes follow the border of the proposed amenity area. She said although landscaping will be removed as part of the project, the Applicant will be adding additional landscaping within the proposed amenity area. The sea grapes that makeup the border area will remain. Planning Division Manager Ted Kozak said the site plan identifies two areas where sea grapes will be removed for gates. The sea grapes in the access area will be removed and the opening will be maintained and monitored. Ms. Matzke said food will not be prepared in the proposed amenity area but in the hotel. She said any prepared food will be brought out to the area and held in a holding area in warming plates. She said the proposed food service will be an extension of the hotel's restaurant, which is why a license agreement is needed. The application is before the Board because that portion of the property is zoned open space recreation and in order to use the property as proposed, the Applicant must use the Comprehensive Infill Redevelopment process. She said the original application for the hotel was granted by the Community Development Board as a zero-lot line development and the development order included additional landscaping requirements. It is up to the Community Development Board to provide revisions. Ms. Matzke said the application before the Board extends beyond the hotel's current promenade easement, which grants opportunities for certain retail/services and restaurant uses.

Applicant representative Clay Gillman reviewed the request. He said the mobile vending carts will be located within the easement area closest to the hotel and the rest of the area will be improved with a seating area. Food preparation will be conducted in the hotel and brought to the area on hot plates. In the event of a hurricane, the mobile vending carts can be taken out and moved to an elevated surface. He said the negotiated license agreement will require a portion of the sales tax proceeds go to the City. Mr. Gillman said the light red path identified on the site plan is an emergency exit access. No alcohol will be permitted outside of the premises.

In response to comments Assistant City Attorney Mytych said the license agreement is being negotiated separately and will not come before the Board. He said the boundaries of the license agreement will include new

*property that was not part of the previously approved project.*

*One individual expressed concerns that the application before the Board does not clearly identify where the OSR zoning district starts and stops and that the city charter requires voter approval when there is a change of use in OSR*

*Assistant City Attorney Mytych said the city charter states that no municipally-owned real property identified as recreational or open space in the City's comprehensive land use plan map on November 16, 1989, or any time thereafter, may be sold, donated, or leased for a new use or otherwise transferred without prior approval at referendum. He said, in this case, the charter provision does not apply since there will be a license agreement, which is revocable at will. The license agreement is still being negotiated.*

*In response to a comment, Mr. Gillman said the smoker in the amenity area is for aesthetic purposes; no food will be prepared in the area.*

*Discussion ensued with concern expressed that the motion, if approved, will allow the use of alcohol sales on city property and set precedence.*

*Attorney Mytych said alcohol sales are not permitted in the OSR district but if it is private property, alcohol consumption is permitted. The City is providing a license agreement to use city property. Mr. Kozak said OSR zoning allows restaurants and alcohol consumption is implied with restaurant use. Ms. Matzke said the flexibility being requested is to have a restaurant use within the OSR zoning district as a comprehensive redevelopment infill project.*

**Board Member Hamilton moved to approve Case FLD2008-05013A (100 Coronado Drive) based on the evidence and testimony presented in the application, the Staff Report and at today's hearing, and hereby adopt the Findings of Fact and Conclusions of Law stated in the Staff Report with conditions of approval as listed, with the additional condition that the redevelopment will not impede the normal and orderly development and improvement of surrounding properties (Section 2-1404.A.3). The motion was duly seconded and carried with the following vote:**

**Ayes:** 6 - Chair Boutzoukas, Board Member Park, Board Member Chenault, Board Member Haudricourt, Board Members Hamilton and Board Member Serna

**Nays:** 1 - Vice Chair Hupp

## **5. Director's Report**

### **5.1 Appoint Member to Serve on the AHAC**

*Planning and Development Director Lauren Matzke said staff is requesting a member of the Board volunteer to serve on the Affordable Housing Advisory Committee as the Community Development Board representative. The Committee reviews housing policies, procedures, ordinances, and regulations that may affect cost and availability of housing, as well as making recommendations to reduce barriers to affordable housing and approve housing stock.*

**Board Member Park moved to appoint Board Member Chenault to the AHAC. The motion was duly seconded and carried unanimously.**

## **6. Board Members to be Heard**

*Attorney Daiker said the Administrative Judge in the tree case involving Marlinton Way upheld the Board's decision. He said there was sufficient evidence in the record to support the conclusion the Board reached and order issued.*

## **7. Adjourn**

*The meeting adjourned at 2:12 p.m.*

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Chair, Community Development Board

Attest:

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City Clerk