

# City of Clearwater

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



## Meeting Agenda

**Thursday, August 20, 2026**

**1:00 PM**

**Main Library - Council Chambers**

**Community Development Board**

Welcome to the City of Clearwater Community Development Board (CDB) meeting. We are glad to have you join us. Charts at the end of the agenda show the order in which CDB meetings are conducted, as well as how much time each person has to speak during each type of agenda item.

An oath will be administered swearing in all participants in public hearing cases, including persons wanting to speak to agenda items. There are two capacities in which you may to speak on an agenda item during the meeting:

1. Request Party Status (Quasi-Judicial Hearings Only): 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. If the CDB grants a person party status, that person is then entitled to these listed rights. The CDB Chair will invite persons requesting party status to identify themselves at the beginning of each applicable case. During the hearing, persons granted party status will have five minutes to present to the Board, time allocated to cross-examine witnesses, and three minutes for closing remarks.

2. Comments by the Public: Persons not requesting party status may still provide comments about a case. The Chair will announce when it is the appropriate time. If you wish to speak you should come to the podium and 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.

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 at 727-562-4567. Assisted listening devices are available. Kindly refrain from conducting private conversations, using cell phones, etc. as they are distracting during the meeting.

Questions or concerns about a case? 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 CDB and its procedural hearings to assist affected parties and the public when participating in the process.

<http://myclearwater.com/communitydevelopmentboard>

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

### **2. Approval of Minutes**

[ID#26-0911](#) Approve the minutes of the July 21, 2026 CDB meeting.

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

### **4. Level Two Applications**

[ID#26-0912](#) *FLD2009-02002B*: Flexible Development approval for a Medical Clinic (radiology building) in the Institutional (I) District as a Comprehensive Infill Redevelopment Project for the property located at 2650 Landmark Drive. The building will not exceed 50 feet in height and includes 148 off-street parking spaces. Requested is flexibility for reduced off-street parking for the subject site based on a parking demand study. (Community Development Code Section 2-1204.A.) (Level Two Application)

**Attachments:** [FLD2009-02002B: APPLICATION](#)  
[FLD2009-02002B: CDB PUBLIC MEETING PRINT SET - DOCS](#)  
[FLD2009-02002B: CDB PUBLIC MEETING PRINT SET - PLANS](#)

[ID#26-0913](#) *FLD2026-02005*: Flexible Development approval for a Limited Vehicle Service (car wash) in the Commercial (C) District as a Comprehensive Infill Redevelopment Project for the properties located at 407 S. Saturn Avenue. The building will not exceed 35 feet in height and includes 31 off-street parking spaces. Requested is flexibility for the use and height. (Community Development Code Section 2-704.F.) (Level Two Application)

**Attachments:** [FLD2026-02005: APPLICATION](#)  
[FLD2026-02005: CDB PUBLIC MEETING PRINT SET - DOCS](#)  
[FLD2026-02005: CDB PUBLIC MEETING PRINT SET - PLANS](#)  
[FLD2026-02005: PUBLIC COMMENTS](#)

[ID#26-0914](#) *FLD2026-03007*: Flexible Development approval for a storage, warehouse, and distribution facility in the Institutional (I) District as a Comprehensive Infill Redevelopment Project for the property located at 706 N. Missouri Avenue. The building will not exceed 35 feet in height and includes 29 off-street parking spaces. Requested is flexibility for the use. (Community Development Code Section 2-1204.A.) (Level Two Application)

**Attachments:** [FLD2026-03007: APPLICATION](#)  
[FLD2026-03007: CDB PUBLIC MEETING PRINT SET - DOCS](#)  
[FLD2026-03007: CDB PUBLIC MEETING PRINT SET - PLANS](#)

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

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

## **7. Adjourn**