

City of Clearwater

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



Meeting Minutes

Tuesday, July 15, 2025

1:00 PM

Main Library - Council Chambers

Community Development Board

Roll Call

Present 6 - Chair Michael Boutzoukas, Board Member Diane Achinelli, Board Member Andrew Park, Board Member Aubrey Haudricourt, Board Member Michael Mastruserio, and Board Member Michelle Chenault

Absent 2 - Board Member Andrew Hupp, and Board Member Kurt Hinrichs

Also Present – Nancy Meyer – 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 – Chair Boutzoukas

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

2. Approval of Minutes

Approve the minutes of the June 17, 2025 CDB meeting.

Board Member Haudricourt moved to approve the minutes of the June 17, 2025 CDB meeting. The motion was duly seconded and carried unanimously.

3. Citizens to be Heard Regarding Items Not on the Agenda – None.

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** FLD2025-05008: Flexible Development approval for a restaurant in the Commercial (C) District as a Comprehensive Infill Redevelopment Project for the property at 2010 Drew Street. Requested is flexibility to operate the use with a reduction of off-street parking spaces (Community Development Code Section 2-704.F). (Level Two Application)

Case: FLD2025-05008 - 2010 Drew Street
Owner(s): Equities Holding Group, Inc.

Applicant: Housh Ghovaei, CEO, Northside Engineering, Inc., 300 S. Belcher Road, Clearwater. FL 33765; phone: (727) 443-2869; housh@northsideengineering.net

Location: North side of Drew Street, approximately 129 feet east of S. Hercules Avenue. (0.41 acres)

Request: Flexible Development approval for a restaurant in the Commercial (C) District as a Comprehensive Infill Redevelopment Project for the property at 2010 Drew Street. Requested is flexibility to operate the use with a reduction of off-street parking spaces. (Community Development Code Section 2-704.F)

Associations: Board of County Commissioners, Clearwater Neighborhoods Coalition, Pinellas County School Board, Skycrest Neighborhood Association

Assigned Planner: Austen Dole, Planner II, email: Austen.Dole@MyClearwater.com; phone: 727-444-7351

Board Member Haudricourt moved to approve Case FLD2025-05008, 2010 Drew Street, 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 Amend the Future Land Use Map from Retail & Services (R&S) (Pinellas County) to Institutional (I) (City of Clearwater) upon annexation into the city (ANX2025-05006). (Level Three Application)

Case: LUP2025-05001- 2201 Main Street

Owner(s): Largo Medical Center, Inc.

Applicant: Katherine E. Cole, Esq.; 600 Cleveland Street, Suite 800, Clearwater, FL 33755; Phone (727) 259-6791; katie.cole@hwlaw.com

Location: Southeast corner of Main Street and Belcher Road. (0.70 acres)

Request: Amend the Future Land Use Map from Retail & Services (R&S) (Pinellas County) to Institutional (I) (City of Clearwater) upon annexation into the city (ANX2025-05006)

Associations: Board of County Commissioners, Clearwater Neighborhood Coalition, Pinellas County School Board, Village on the Green - Condo I, II, III

Assigned Planner: Adrian D. Young, Planner I; Adrian.Young@myclearwater.com; Phone:(727) 444-8320

AND

4.3 Amend the Zoning Atlas from General Business (GB) to Institutional (I) (City of Clearwater) upon annexation into the city (ANX2025-05006). (Level Three Application)

Case: REZ2025-05001- 2201 Main Street

Owner(s): Largo Medical Center, Inc.

Applicant: Katherine E. Cole, Esq.; 600 Cleveland Street, Suite 800, Clearwater, FL 33755; Phone (727) 259-6791; katie.cole@hwhlaw.com

Location: Southeast corner of Main Street and Belcher Road. (0.70 acres)

Request: Amend the Zoning Atlas from General Business (GB) to Institutional (I) (City of Clearwater) upon annexation into the city (ANX2025-05006).

Associations: Board of County Commissioners, Clearwater Neighborhood Coalition, Pinellas County School Board, Village on the Green - Condo I, II, III

Assigned Planner: Adrian D. Young, Planner I; Adrian.Young@myclearwater.com; Phone:(727) 444-8320

Board Member Mastruserio moved to recommend approval of Cases LUP2025-05001, 2201 Main Street, and REZ2025-05001, 2201 Main Street, 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). The motion was duly seconded and carried unanimously.

5. Director's Report- None.

6. Board Members to be Heard

Board Member Mastruserio requested consideration to adopt an opening prayer as part of the meeting agenda and to continue the conversation that began at last month's meeting now that members have had an opportunity to think about it. He said Councilmember Allbritton requested him to bring the suggestion to the Board.

In response to a comment, the City Clerk said the Board Attorney last month stated he was going to speak with the City Attorney regarding his thoughts on the proposed change; she was not aware if formal guidance from the City Attorney has been shared with the Board or staff. She suggested the Board postpone further discussion or action until the Board Attorney has provided that information. Attorney Meyer recommended that the Board make the topic an agenda item as it is not currently listed on the

meeting agenda. She said making it an agenda item will inform the public for comments and follow the Board's procedures.

Discussion ensued with support expressed to adopt an opening prayer at the beginning of the meeting. It was suggested that the Board wait for the City Attorney's guidance and that consideration be given to observing a moment of silence instead. It was stated that implementing the procedure would require a rule amendment.

In response to a question, the City Clerk said the City has an in-house attorney for City Council, the City Attorney.

7. Adjourn

The meeting adjourned at 1:24 p.m.

Chair, Community Development Board

Attest:

City Clerk