

City of Clearwater

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



Meeting Agenda

Tuesday, December 16, 2025

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 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

1.1 Roll Call: (Chair) Boutzoukas; Members: Achinelli, Chenault, Haudricourt, (Alternate) Hinrichs, Hupp, Mastruserio, Park; Assistant City Attorney Matthew Mytych; Attorney Jay Daigneault; and City Staff

2. Approval of Minutes

2.1 [ID#25-1224](#) Approve the minutes of the November 18, 2025 CDB meeting.

Attachments: [cdb 2025-11-18.pdf](#)

3. Citizens to be Heard Regarding Items Not on the Agenda**4. Request for Continuances**

- 4.1 [ID#25-1226](#) FLD2025-07017/TDR2025-07001: Flexible Development approval to add one resort attached dwelling unit through a transfer of development rights as part of a proposed six resort attached dwelling units in the Tourist (T) zoning district and the Old Florida District of Beach by Design for the property located at 612 Bay Esplanade. The building will not exceed 50 feet in height and includes nine off-street parking spaces. Requested is flexibility for the use, from front setback requirements, and reduced interior landscaping and landscape buffers along the property lines through a Comprehensive Landscape Program. (Community Development Code Sections 2-803.L, 3-1202.D., E. and G., Article 4, Division 14 and Beach by Design) (Level Two Application)

Attachments: [FLD2025-07017/TDR2025-07001: APPLICATION](#)

[FLD2025-07017/TDR2025-07001: CDB PUBLIC MEETING PRINT](#)

[FLD2025-07017/TDR2025-07001: CDB PUBLIC MEETING PRINT](#)

[CDB Memo Continuance FLD2025-07017 TDR2025-07001.docx](#)

5. 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.

- 5.1 [ID#25-1225](#) FLD2025-10025: Flexible Development approval of an existing 1,838 square foot commercial dock (new boat lift) accessory to 27-unit attached dwellings within the High Density Residential Island Estates Neighborhood Conservation Overlay (HDR/ IENCOD) and Preservation (P) Districts for the property located at 125 Island Way. Requested is flexibility for a commercial dock. (Community Development Code Section 3-601. C. 2-3). (Level Two Application)

Attachments: [FLD2025-10025: APPLICATION](#)

[FLD2025-10025: CDB PUBLIC MEETING PRINT SET - PLANS](#)

[FLD2025-10025: CDB PUBLIC MEETING PRINT SET - DOCS.pdf](#)

[FLD2025-10025: CDB STAFF REPORT](#)

6. Director's Report**7. Board Members to be Heard****8. Adjourn**