

City of Clearwater

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



Meeting Agenda - Final

Tuesday, January 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

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#25-1328](#) Approve the minutes of the December 16, 2025 CDB meeting.

Attachments: [cdb 2025-12-16.pdf](#)

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

4. Requests for Continuances

- 4.1 [ID#25-1331](#) *CPA2025-10001*: Comprehensive Plan amendments to establish a new Planned Redevelopment District (PRD) Overlay future land use category, with associated bonuses, and incorporate policies for a new North Greenwood Community Overlay District. (Level Three Application)

Attachments: [CPA2025-10001: ORDINANCE 9860-26](#)
[CPA2025-10001: MEMO CONTINUATION REQUEST](#)

- 4.2 [ID#25-1332](#) *LUP2025-11005*: City Initiated amendment to the Future Land Use Map to apply a new Planned Redevelopment District (PRD) overlay to the area encompassing the North Greenwood CRA boundary with the exception of the area comprising the Old Bay Character District of the Downtown which is designated as Central Business District (CBD), and any properties designated as Water, Preservation (P), or Recreation/Open Space (R/OS) on the city's Future Land Use Map. (Level Three Application)

Attachments: [LUP2025-11005: APPLICATION](#)
[LUP2025-11005: CDB PUBLIC MEETING PRINT SET - PLANS](#)
[LUP2025-11005: CDB PUBLIC MEETING PRINT SET - DOCS](#)
[LUP2025-11005: ORDINANCE 9861-26](#)
[LUP2025-11005: MEMO CONTINUATION REQUEST](#)

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#25-1226](#) *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 55 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](#)
[FLD2025-07017/TDR2025-07001: STAFF REPORT](#)
[FLD2025-07017/TDR2025-07001: MEMO](#)

Legislative History

12/16/25 Community Development continued
Board

- 5.2 [ID#25-1329](#) *FLD2025-08021*: Approval for an existing two-unit resort attached dwelling in the Tourist (T) zoning district and the Old Florida District of *Beach by Design* for the property located at 26 Heilwood Street. The building does not exceed 20 feet in height and includes two off-street parking spaces. Requested is flexibility for reduced front and side setbacks and reduced interior landscaping and landscape buffers along the property lines through a Comprehensive Landscape Program. (Community Development Code Section 2-803.L, Section 3-1202.G. and *Beach by Design*, Section II.A.6.a.) (Level Two Application)

Attachments: [FLD2025-08021: APPLICATION](#)
[FLD2025-08021: CDB PUBLIC MEETING PRINT SET - PLANS](#)
[FLD2025-08021: CDB PUBLIC MEETING PRINT SET - DOCS](#)
[FLD2025-08021: STAFF REPORT](#)

- 5.3 [ID#25-1330](#) *FLD2025-09023*: Flexible Development approval for the conversion to retail sales and services (wellness clinic) in the Office (O) District as a Comprehensive Infill Redevelopment Project for the property at 611 Druid Road E., Suites 305 and 306. The existing building does not exceed 30 feet in height and includes 301 off-street parking spaces. Requested is flexibility for the use. (Community Development Code Section 2-1004.A.) (Level Two Application)

Attachments: [FLD2025-09023: APPLICATION](#)
[FLD2025-09023: CDB PUBLIC MEETING PRINT SET - PLANS](#)
[FLD2025-09023: CDB PUBLIC MEETING PRINT SET - DOCS](#)
[FLD2025-09023: STAFF REPORT](#)

6. Appeals

- 6.1 [ID#25-1333](#) *APP2025-12001*: Appeal of a denial of a Minimum Standard Development (Tree Removal Permit) in the Medium High Density Residential (MHDR) District for the property located at 1934 Marlinton Way. Requested is approval to remove a shade tree (Live Oak) adjacent to the southeast property line and replace with two accent trees (Crepe Myrtle) adjacent to the southwest property line. (Community Development Code Sections 3-1205 B.2.a. and 4-501.A.4.)

Attachments: [APP2025-12001: APPLICATION](#)
[APP2025-12001: CDB PUBLIC MEETING PRINT SET - PLANS](#)
[APP2025-12001: CDB PUBLIC MEETING PRINT SET - DOCS](#)
[APP2025-12001: STAFF REPORT](#)

7. Director's Report

8. Board Members to be Heard

9. Adjourn