

City of Clearwater

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



Meeting Minutes

Tuesday, May 19, 2026

1:00 PM

Main Library - Council Chambers

Community Development Board

Rollcall

Present 5 - Chair Michael Boutzoukas, Vice Chair, Board Member Andrew Park, Board Member Diane Achinelli, Board Member Kurt Hinrichs, Board Member Aubrey Haudricourt, Board Member Michelle Chenault, and Board Member Michael Mastruserio

Absent 2 - Board Member Aubrey Haudricourt, Board Member Andrew Hupp Michael Mastruserio, and Board Member Michelle Chenault

Also Present – Noah Daiker – Attorney for the Board, Matthew Mytych – Assistant City Attorney, Ted Kozak – Planning Division Manager, and Nicole Sprague– Deputy City Clerk

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 April 21, 2026 CDB meeting.

Board Member Achinelli moved to approve the minutes of the April 21, 2026 CDB meeting. The motion was duly seconded and carried unanimously.

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

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 FLD2026-03006: Flexible Development approval for retail sales and services, restaurant, and bar (shipping container plaza) in the Commercial (C) District as a Comprehensive Infill Redevelopment Project and accessory improvements (seating and landscaping) in the Medium Density Residential (MDR) District for the property at 1317 N. Martin Luther King Jr. Avenue. The buildings do not exceed 30 feet in height and parking spaces will be provided off-site. Requested is flexibility for the use and reduced interior landscaping and landscape buffers along property lines through a Comprehensive Landscape Program. (Community Development Code Sections 2-704.F and Sections 3-1202.D, E. and G.) (Level Two Application)

Body: SUMMARY:

Case: FLD2026-03006 - 1317 N. Martin Luther King Jr. Avenue

Owner: City of Clearwater, Community Redevelopment Agency of Clearwater

Applicant: Sean Cashen, Gulf Coast Consulting Inc.; 13825 Icot Blvd., Suite 605, Clearwater, FL

33760; phone: (727) 432-0365

Location: Northeast corner of Martin Luther King, Jr. Avenue and Tangerine Street. (0.34 acres)

Request: Flexible Development approval for retail sales and services, restaurant, and bar (shipping container plaza) in the Commercial (C) District as a Comprehensive Infill Redevelopment Project and accessory improvements (seating and landscaping) in the Medium Density Residential (MDR) District for the property at 1317 N. Martin Luther King, Jr. Avenue. The buildings do not exceed 30 feet in height and parking spaces will be provided off-site. Requested is flexibility for the use and reduced interior landscaping and landscape buffers along property lines through a Comprehensive Landscape Program. (Community Development Code Sections 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

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.

Board Member Achinelli moved to approve Case FLD20206-03006 (1317 N Martin Luther King, Jr Avenue) on today's Consent Agenda based on evidence in the record, including application(s) and the Staff Report(s), and hereby adopt the Finding 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.

5. Director's Report

Planning Division Manager Ted Kozak said the community did not want to jinx the project and speak, but they are in attendance and excited about the project.

6. Board Members to be Heard

In response to a question, Mr. Kozak said the project is progressing, the initial timeframe to open the plaza was in the spring.

Community partner, Gloria Campbell, said the next step is the building permit application and the plaza should be open early 2027. She said ten tenants have been identified and there is more interest businesses than there is space. In response to a question, she said a name for the container plaza is being discussed.

7. Adjourn

The meeting adjourned at 1:11 p.m.

Chair, Community Development Board

Attest:

City Clerk