

City of Clearwater

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



Meeting Agenda - Final

Tuesday, August 19, 2025

1:00 PM

Main Library - Council Chambers

Community Development Board

1. Call To Order

- 1.1 [ID#25-0665](#) 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#25-0666](#) Approve the minutes of the July 15, 2025 CDB meeting.

Attachments: [cdb 2025-07-15.pdf](#)

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 [ID#25-0710](#) *FLD2025-05012*: Flexible Development approval for a school, retail sales and services (daycare) and offices in the Office (O) District as a Comprehensive Infill Redevelopment Project for the property at 861 N. Hercules Avenue. The building does not exceed 30 feet in height and includes 69 off-street parking spaces. Requested is flexibility for the uses and reduced interior landscaping and landscape buffers along the property lines through a Comprehensive Landscape Program. (Community Development Code Sections 2-1004.A and Sections 3-1202.D., E. and G.) (Level Two Application)

Attachments: [FLD2025-05012: CDB APPLICATION](#)
[FLD2025-05012: CDB PUBLIC MEETING PRINT SET - DOCS](#)
[FLD2025-05012: CDB PUBLIC MEETING PRINT SET - PLANS](#)
[FLD2025-05012: STAFF REPORT](#)

- 4.2 [ID#25-0711](#) *FLD2025-06013*: Flexible Development approval for a detached dwelling in the Low Medium Density Residential (LMDR) District as a Residential Infill Project for the property at 730 Eldorado Avenue. The building will not exceed 30 feet in height and includes two off-street parking spaces. Requested is flexibility from front setback requirements. (Community Development Code Section 2-203.D) (Level Two Application)

Attachments: [FLD2025-06013: CDB APPLICATION](#)
[FLD2025-06013: CDB PUBLIC MEETING PRINT SET - PLANS](#)
[FLD2025-06013: CDB PUBLIC MEETING PRINT SET - DOCS](#)
[FLD2025-06013: STAFF REPORT](#)

- 4.3 [ID#25-0712](#) *FLD2025-05011*: Flexible Development approval for a ten-unit attached dwelling development in the Low Density Residential (LDR) District for the property located at 2236 Atmi Junior Greene Drive. The buildings do not exceed 30 feet in height and include 22 off-street parking spaces. Requested is flexibility for the use. (Community Development Code Section 2-104.A.) (Level Two Application)

Attachments: [FLD2025-05011: CDB APPLICATION](#)
[FLD2025-05011: CDB PUBLIC MEETING PRINT SET - PLANS](#)
[FLD2025-05011: CDB PUBLIC MEETING PRINT SET - DOCS](#)
[FLD2025-05011: STAFF REPORT](#)

- 4.4 [ID#25-0713](#) *FLD2024-08018A/TDR2025-03001*: Flexible Development approval to add five overnight accommodation units as part of the proposed 394 overnight accommodation units in the Tourist (T) zoning district and the South Beach/ Clearwater Pass Character District of Beach by Design located at 521 S. Gulfview Boulevard. The additional units will be accommodated through interior renovations and no exterior work is proposed. The building does not exceed 100 feet in height and includes 585 off-street parking spaces. (Community Development Code Section 2-803.K., Article 4, Division 14, and Beach by Design). (Level Two Application)

Attachments: [FLD2024-08018A/TDR2025-03001: CDB APPLICATION](#)
[FLD2024-08018A/TDR2025-03001: CDB PUBLIC MEETING PRIN](#)
[FLD2024-08018A/TDR2025-03001: CDB PUBLIC MEETING PRIN](#)
[FLD2024-08018A/TDR2025-03001: STAFF REPORT](#)

- 4.5 [ID#25-0714](#) *FLD2025-05009*: Flexible Development approval for a 1,745 square foot commercial dock accessory to a nine-unit resort attached dwelling within the Tourist (T) District and the Old Florida Character District of Beach by Design for the properties located at 685 & 689 Bay Esplanade. Requested is flexibility for a commercial dock. (Community Development Code Sections 3-601.C.2-3) (Level Two Application)

Attachments: [FLD2025-05009: CDB APPLICATION](#)
[FLD2025-05009: CDB PUBLIC MEETING PRINT SET - PLANS](#)
[FLD2025-05009: CDB PUBLIC MEETING PRINT SET - DOCS](#)
[FLD2025-05009: STAFF REPORT](#)

- 4.6 [ID#25-0715](#) FLD2025-05010: Flexible Development approval for a 1,194 square foot commercial dock accessory to a six-unit resort attached dwelling within the Tourist (T) District and the Old Florida Character District of Beach by Design for the properties located at 693 & 699 Bay Esplanade. Requested is flexibility for a commercial dock. (Community Development Code Sections 3-601.C.2-3) (Level Two Application)

Attachments: [FLD2025-05010: CDB APPLICATION](#)
[FLD2025-05010: CDB PUBLIC MEETING PRINT SET - PLANS](#)
[FLD2025-05010: CDB PUBLIC MEETING PRINT SET - DOCS](#)
[FLD2025-05010: STAFF REPORT](#)

5. Director's Report

- 5.1 [ID#25-0716](#) Discuss Addition of Prayer to Meeting
- 5.2 [ID#25-0790](#) Appoint Board Member to Serve on the Affordable Housing Advisory Committee (AHAC)

6. Board Members to be Heard

7. Adjourn