

City of Clearwater

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



Meeting Minutes

Tuesday, August 19, 2025

1:00 PM

Main Library - Council Chambers

Community Development Board

Roll Call

Present6 - Vice Chair Andrew Hupp Board Member Andrew Park, Board Member Diane Achinelli, Board Member Aubrey Haudricourt, , Board Member Michael Mastruserio, and Board Member Michelle Chenault

Absent2 - Chair Michael Boutzoukas, and Board Member Kurt Hinrichs

Also Present – Jay Daigneault – 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.

1. Call To Order

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

2. Approval of Minutes

2.1 Approve the minutes of the July 15, 2025 CDB meeting.

Board Member Haudircourt moved to approve the minutes of the July 15, 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 FLD2025-05012: 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)

Case: FLD2025-05012 - 861 N. Hercules Avenue

Owner(s): Hercules Avenue LLC

Applicant: Brian Aungst, Jr.; Macfarlane, Ferguson & McMullen, P.A, 625 Court Street, Clearwater, FL 33756; phone: (727)444-1403; email: bja@macfar.com

Location: 861 N. Hercules Avenue; east side of N. Hercules Avenue, 143 feet south of the southeast corner of N. Hercules Avenue and Palmetto Street. (1.55 acres)

Request: 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.)

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

Assigned Planner: Ryan Green, MPA, Planner II; email: Ryan.Green@MyClearwater.com; phone: 727-444-7791

See 4.6 for motion of approval.

- 4.2** 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)

Case: FLD2025-06013 - 730 Eldorado Avenue

Owner(s): John C. Thomas

Applicant: Katie Cole, Hill Ward Henderson, 600 Cleveland Street Sui 800, Clearwater, Florida, 33755; phone: (727) 259-6791; email: katie.cole@hwlaw.com

Location: West side of Eldorado Avenue approximately 200 feet west of Mandalay Avenue. (0.15 acres)

Request: 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)

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

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

See 4.6 for motion of approval.

- 4.3** 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)

Case: FLD2025-05011- 2236 Atmi Junior Greene Drive

Owner(s): Rayan Real Estate, LLC

Applicant: Housh Ghovaei, Northside Engineering, 300 S. Belcher Road, Clearwater, Florida, 33765; phone: (727) 443-2869; email:

Housh@northsideengineering.net

Location: 2236 Atmi Junior Greene Drive; east side of N. Belcher Road at the terminal end of Range Road. (2.02 acres)

Request: 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.)

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

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

See 4.6 for motion of approval.

- 4.4** 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)

Case: FLD2024-08018A/TDR2025-03001 - 521 S. Gulfview Boulevard (receiving site); 887 S. Gulfview Boulevard (sending site)

Owner(s): Owners (receiving site): Decade Gulfcoast Hotel Partners Limited Partnership & JK Gulfview, LLC; Owners (sending site): Mannion Brothers, LLC

Applicant: Brian Aungst, Jr.; Macfarlane, Ferguson & McMullen, P.A.; 625 Court Street, Clearwater, FL 33756; phone: (727) 441-8966; email: bja@macfar.com

Location: South side of S. Gulfview Boulevard at the intersection of Hamden Drive. (4.9 acres)

Request: 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).

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

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

Attorney Mytych requested to accept Austen Dole as an expert witness in the fields of general planning, zoning, redevelopment planning, land development code and land development code amendments, special

area plans and overlay districts, site plan review, landscape architecture, and historic preservation.

Board Member Achinelli moved to accept Austen Dole as an expert witness. The motion was duly seconded and carried unanimously.

Planner Austen Dole provided a PowerPoint presentation.

In response to questions, Ms. Dole said the owners of the sending site would retain one dwelling unit to accommodate the single family home on the property and the owner is in agreement with the transfer of development rights.

Applicant Representative Brian Aungst, Jr. provided a PowerPoint presentation. In response to questions, he said there is no increase to the square footage of the receiving site, only density will increase. He said he believes the hotel guest parking is by valet and public parking is self parking. He said any transfer of development rights must go through the City process.

In response to a question, Planning and Development Director Lauren Matzke said the sending site is zoned High Density Residential.

One individual opposed the request.

Board Member Park moved to approve Case FLD2024-08018A/TDR2025-03001, 521 S. Gulfview Blvd. 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.

- 4.5** 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)

Case: FLD2025-05009 - 685 & 689 Bay Esplanade

Owner(s): Peter Pan Developments, LLC and Somerset Place, Inc.

Applicant: Albert Carrier, Tina Underwood, Terra Mare Consulting, 11722 Walker Avenue, Seminole, FL 33772; phone: (727) 686-0095; email: al@terramareconsulting.com

Location: Southeast corner of Bay Esplanade and Somerset Street. (2.37 acres, 0.31 acres upland)

Request: 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)

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

Assigned Planner: Melissa Hauck-Baker, AICP, Planner III; email: melissa.hauckbaker@myclearwater.com; phone: (727) 444-8769

See 4.6 for motion of approval.

- 4.6** 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)

Case: FLD2025-05010 - 693 & 699 Bay Esplanade

Owner(s): TseTse, LLC & R&R Getaway, LLC

Applicant: Albert Carrier, Tina Underwood, Terra Mare Consulting, 11722 Walker Avenue, Seminole, FL 33772; phone: (727) 686-0095; email: al@terramareconsulting.com

Location: Northeast corner of Bay Esplanade and Somerset Street. (1.13 acres, 0.30 acres upland)

Request: 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)

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

Assigned Planner: Melissa Hauck-Baker, AICP, Planner III; email: melissa.hauckbaker@myclearwater.com; phone: (727) 444-8769

Board Member Chenault moved to approve FLD2025-05012, 861 N Hercules Ave, FLD2025-06013, 730 Eldorado Ave., FLD2025-05011, 2236 Atmi Junior Greene Dr., FLD2025-05009, 685 & 689 Bay Esplanade, and FLD2025-05010, 693 & 699 Bay Esplanade 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.

5. Director's Report

5.1 Discuss Addition of Prayer to Meeting

Discussion ensued with comment made to continue the item to the next meeting when the Chair would be present to participate in the discussion.

Board Member Park moved to continue the discussion to the next meeting. The motion was duly seconded and carried unanimously.

5.2 Appoint Board Member to Serve on the Affordable Housing Advisory Committee (AHAC)

Ms. Matzke said the Affordable Housing Advisory Committee is being appointed and a member of the CDB, as the local planning agency, is required to serve on this temporary committee, meeting four times between September and November. Mr. Boutzoukas has served as a representative of the Board in the past and is willing to serve again if no one else is able to.

Board Member Mastruserio moved to appoint Michelle Chenault to serve on the Affordable Housing Advisory Committee. The motion was duly seconded and carried unanimously.

6. Board Members to be Heard: None.

7. Adjourn

The meeting adjourned at 1:51 p.m.

Chair, Community Development Board

Attest:

City Clerk