

City of Clearwater

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



Meeting Minutes

Tuesday, December 16, 2025

1:00 PM

Main Library - Council Chambers

Community Development Board

Roll Call

Present 7 - Board Member Michael Boutzoukas, Board Member Andrew Park, Board Member Diane Achinelli, Board Member Aubrey Haudricourt, Board Member Andrew Hupp, Board Member Michael Mastruserio, and Board Member Michelle Chenault

Absent 1 - 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.

Unapproved

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 November 18, 2025 CDB meeting.

Board Member Mastruserio moved to Approve the minutes of the November 18, 2025 CDB meeting. The motion was duly seconded and carried unanimously.

3. Citizens to be Heard Regarding Items Not on the Agenda – None.

4. Request for Continuances

4.1 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)

Case: FLD2025-07017/TDR2025-07001 - 612 Bay Esplanade (receiving site); 60 Somerset Street (sending site)

Owner: (Receiving Site): Ogand, LLC; Owners (Sending Site): Clearwater JV

II, LLC

Applicant: Housh Ghovaee, Northside Engineering, Inc., 300 S. Belcher Road, Clearwater, Florida, 33765; phone: (727) 443-2869; email: Housh@northsideengineering.net

Location: South and west sides of Bay Esplanade approximately 114 feet east from the intersection of Cyprus Avenue and Bay Esplanade. (0.20 acres)

Request: 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)

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

Assigned Planner: Melissa Hauck-Baker, AICP, Planner III; email:

Melissa.Hauckbaker@MyClearwater.com

[<mailto:Melissa.Hauckbaker@MyClearwater.com>](mailto:Melissa.Hauckbaker@MyClearwater.com); phone: (727) 444-8769

Board Member Haudricourt moved to continue Item 4.1, FLD2025-07017/TDR2025-07001. The motion was duly seconded and carried unanimously.

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 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)

Case: FLD2025-10025 - 125 ISLAND WAY

Owner: Dolphin Harbour Condos of Island Estates Condo Assn Inc.

Applicant: Albert Carrier; Terra Mare Consulting

Location: 351 feet northeast of the intersection of Windward Passage and Island Way. (1.60 acres)

Request: 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).

Associations: Board of County Commissioners, Clearwater Neighborhoods Coalition, Island Estates Civic Association, Pinellas County School Board

Assigned Planner: Austen Dole, Planner II; email:

Austen.Dole@mclearwater.com <mailto:Austen.Dole@mclearwater.com>; phone: 727-444-7351

In response to a question, Planning Division Manager Ted Kozak said the Board heard the case before and approved the request. The Applicant is seeking to install a new lift, which does not qualify as a minor amendment and the reason why it is before the Board.

Board Member Chenault moved to approve Case FLD2025-10025, 125 Island Way, 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.

6. Director's Report – None.

7. Board Members to be Heard – None.

8. Adjourn

The meeting adjourned at 1:07 p.m.

Chair, Community Development Board

Attest:

City Clerk