

City of Clearwater

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



Meeting Minutes

Tuesday, October 21, 2025

1:00 PM

Main Library - Council Chambers

Community Development Board

Roll Call

Present 8 - Chair Michael Boutzoukas, Board Member Diane Achinelli, Board Member Andrew Park, Board Member Aubrey Haudricourt, Board Member Michael Mastruserio, and Board Member Michelle Chenault, Board Member Andrew Hupp, and Board Member Kurt Hinrichs (Alt. Member)

Also Present – Jay Daigneault – Attorney for the Board, Matthew Mytych – Assistant City Attorney, Ted Kozak – Planning Division Manager, and Rosemarie Call – City Clerk

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 September 16, 2025 CDB meeting.

Board Member Haudricourt moved to approve the minutes of the September 16, 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 FLD2025-06015: Flexible Development approval of an existing 2,115 square foot commercial dock (new boat lift) accessory to 64 attached dwellings within the High Density Residential (HDR) District for the property located at 1591 Gulf Boulevard, #202S. Requested is flexibility for a commercial dock. (Community Development Code Sections 3-601.C.2-3) (Level Two Application)

Case: FLD2025-06015 - 1591 Gulf Boulevard

Owner: Darwin K Lewis

Applicant: Darwin Lewis; 1591 Gulf Boulevard, #202S, Clearwater, FL 33767; phone: (262) 902-4198; email: darwinklewis@gmail.com

Location: Southeast corner of Marina Del Rey Court and Gulf Boulevard. (2.98 acres).

Request: Flexible Development approval of an existing 2,115 square foot commercial dock (new boat lift) accessory to 64 attached dwellings within the High Density Residential (HDR) District for the property located at 1591 Gulf Boulevard, #202S. Requested is flexibility for a commercial dock. (Community Development Code Sections 3-601.C.2-3)

Associations: Board of County Commissioners, Cabana Club, Clearwater

Neighborhoods Coalition, Pinellas County School Board, Sand Key Civic Association

Assigned Planner: Austen Dole, Planner II; email:

Austen.Dole@myclearwater.com <<mailto:Austen.Dole@myclearwater.com>>;

phone: 727-444-7351

AND

- 4.2** FLD2025-07016: Flexible Development approval for the conversion to personal vehicle storage in the Commercial (C) District as a Comprehensive Infill Redevelopment Project for the property located at 1446 S. Missouri Avenue. The existing building does not exceed 24 feet in height and includes 31 off-street parking spaces. Requested is flexibility for the use and reduced interior landscaping and landscape buffers along the property lines through a Comprehensive Landscape Program. (Community Development Code Section 2-704.F and Sections 3-1202.D., E. and G.). (Level Two Application)

Case: FLD2025-07016 - 1446 South Missouri Avenue

Owner: 1446 S. Missouri LLC

Applicant: Brian J. Aungst, Jr., Esq.; Macfarlane, Ferguson & McMullen, P.A., 625 Court Street, Suite 200, Clearwater, FL 33756; phone: (727) 444-1403; email: bj@macfar.com

Location: West side of S. Missouri Avenue, approximately 645 feet north of Woodlawn Street. (1.12 acres)

Request: Flexible Development approval for the conversion to personal vehicle storage in the Commercial (C) District as a Comprehensive Infill Redevelopment Project for the property located at 1446 S. Missouri Avenue. The existing building does not exceed 24 feet in height and includes 31 off-street parking spaces. Requested is flexibility for the use and reduced interior landscaping and landscape buffers along the property lines through a Comprehensive Landscape Program. (Community Development Code Section 2-704.F and Sections 3-1202.D., E. and G.).

Associations: Board of County Commissioners, Clearwater Neighborhoods Coalition, Pinellas County School Board, Lake Belleview Neighborhood Association, Brookhill Ambassadors

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

Melissa.Hauckbaker@MyClearwater.com

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

AND

- 4.3** FLD2025-07018: Flexible Development approval for a detached dwelling in the Low Medium Density Residential (LMDR) District as a Residential Infill Project for the property located at 1035 Bay Esplanade. The building will not exceed 30 feet in height and includes three off-street parking spaces. Requested is flexibility from front setback requirements. (Community Development Code Section 2-204.E) (Level Two Application)

Case: FLD2025-07018 - 1035 Bay Esplanade

Owner: Legacy Real Estate DL, LLC

Applicant: Jordan Behar; Behar Peteranecz Inc., 2430 Terminal Drive S., St.

Petersburg, FL 33712; phone: (727) 488-9490; email: jordan@architectureBP.com

Location: Southeast corner of Bay Esplanade and Palmer Street. (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 located at 1035 Bay Esplanade. The building will not exceed 30 feet in height and includes three off-street parking spaces. Requested is flexibility from front setback requirements. (Community Development Code Section 2-204.E)

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

AND

- 4.4** FLD2025-07019/PLT2025-08002: Flexible Development approval for five attached dwellings within the Medium Density Residential (MDR) District as a Residential Infill Project, along with a six-lot preliminary plat for the property located at 39 Turner Street. The building will not exceed 50 feet in height and includes 11 off-street parking spaces. Requested is flexibility from front setback and height requirements and reduced landscape buffers through a Comprehensive Landscape program. (Community Development Code Section 2-304.G, Section 3-1202.D and G, and Article 4, Division 7, Subdivisions/Plats) (Level Two Application)

Case: FLD2025-07019/PLT2025-08002 - 39 Turner Street

Owner: Deol Partners LLC

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

Location: Southwest corner of Turner Street and Orange Avenue. (0.36 acres).

Request: Flexible Development approval for five attached dwellings within the Medium Density Residential (MDR) District as a Residential Infill Project, along with a six-lot preliminary plat for the property located at 39 Turner Street. The building will not exceed 50 feet in height and includes 11 off-street parking spaces. Requested is flexibility from front setback and height requirements and reduced landscape buffers through a Comprehensive Landscape program. (Community Development Code Section 2-304.G, Section 3-1202.D and G, and Article 4, Division 7, Subdivisions/Plats)

Associations: Board of County Commissioners, Clearwater Neighborhoods Coalition, Pinellas County School Board, Harbor Oaks Homeowner Association

Assigned Planner: Austen Dole, Planner II; email:

Austen.Dole@myclearwater.com [<mailto:Austen.Dole@myclearwater.com>](mailto:Austen.Dole@myclearwater.com);

phone: 727-444-7351

AND

- 4.5** FLD2025-08020: Flexible Development approval for the conversion to a bar in the Tourist (T) District and the South Beach/ Clearwater Pass Character District of Beach by Design as a Comprehensive Infill Redevelopment Project for the property located at 696 S. Gulfview Boulevard. The existing building does not exceed 15 feet in height and includes four off-street parking spaces. Requested is flexibility for reduced off-street parking for the site based on a parking demand study. (Community Development Code Section 2-803.D and Section 3-1401.C) (Level Two Application)

Case: FLD2025-08020 - 696 South Gulfview Boulevard

Owner: 696 Gulfview Blvd, LLC

Applicant: Lauren Rubenstein; Hill Ward Henderson, 600 Cleveland Street, Suite 800, Clearwater, FL33755; phone: (813) 506-5207; email: lauren.rubenstein@hwlaw.com

Location: Northwest corner of S. Gulfview Boulevard and Parkway Drive, approximately 117 feet south of the intersection of Parkway Drive and Bayway Boulevard. (0.23 acres)

Request: Flexible Development approval for the conversion to a bar in the Tourist (T) District and the South Beach/ Clearwater Pass Character District of Beach by Design as a Comprehensive Infill Redevelopment Project for the property located at 696 S. Gulfview Boulevard. The existing building does not exceed 15 feet in height and includes four off-street parking spaces. Requested is flexibility for reduced off-street parking for the site based on a parking demand study. (Community Development Code Section 2-803.D and Section 3-1401.C)

Associations: Board of County Commissioners, Pinellas County School Board, Clearwater Beach Association, Clearwater Neighborhoods Coalition, Clearwater Point Condo, Continental Towers.

Assigned Planner: Ava Schmidt, Planner II; email:

Ava.Schmidt@myclearwater.com <<mailto:Ava.Schmidt@myclearwater.com>>;

phone (727) 444-8028

Board Member Haudricourt moved to approve FLD2025-07016, 1446 S Missouri Ave., FLD2025-07018, 1035 Bay Esplanade, FLD2025-08020, 696 S Gulfview Blvd., FLD2025-07019/PLT2025-8002, 39 Turner St., and FLD2025-06015, 1591 Gulf Blvd. 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 Revision of Rules of Procedure/ Meeting Procedure to include Invocation

Board Attorney Jay Daigneault clarified the Board may take action on the Rules of Procedure

Board Member Mastruserio moved to approve the Rules of Procedure. The motion was duly seconded and carried with the following vote:

Ayes: Chair Michael Boutzoukas, Board Member Diane Achinelli, Board Member Andrew Park, Board Member Michael Mastruserio, and Board Member Michelle Chenault, and Board Member Andrew Hupp

Nays: Board Member Aubrey Haudricourt

6. Board Members to be Heard: None.

7. Adjourn

The meeting adjourned at 1:08 p.m.

Chair, Community Development Board

Attest:

City Clerk