

City of Clearwater

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



Meeting Agenda

Tuesday, April 21, 2026

1:00 PM

Main Library - Council Chambers

Community Development Board

Welcome to the City of Clearwater Community Development Board (CDB) meeting. We are glad to have you join us. Charts at the end of the agenda show the order in which CDB meetings are conducted, as well as how much time each person has to speak during each type of agenda item.

An oath will be administered swearing in all participants in public hearing cases, including persons wanting to speak to agenda items. There are two capacities in which you may to speak on an agenda item during the meeting:

1. Request Party Status (Quasi-Judicial Hearings Only): Community Development Code Section 4-206 requires that any person seeking to: personally testify, present evidence, argument and witness, cross-examine witnesses, appeal the decision and speak on reconsideration requests should request party status during the case discussion. If the CDB grants a person party status, that person is then entitled to these listed rights. The CDB Chair will invite persons requesting party status to identify themselves at the beginning of each applicable case. During the hearing, persons granted party status will have five minutes to present to the Board, time allocated to cross-examine witnesses, and three minutes for closing remarks.

2. Comments by the Public: Persons not requesting party status may still provide comments about a case. The Chair will announce when it is the appropriate time. If you wish to speak you should come to the podium and wait to be recognized, then state and spell your name and provide your address. Persons speaking before the CDB shall be limited to three minutes unless an individual is representing a group in which case the Chairperson may authorize a reasonable amount of time up to 10 minutes.

The City strongly supports and fully complies with the Americans with Disabilities Act (ADA). Please advise us at least 72 hours prior to the meeting if you require special accommodations at 727-562-4567. Assisted listening devices are available. Kindly refrain from conducting private conversations, using cell phones, etc. as they are distracting during the meeting.

Questions or concerns about a case? Contact the assigned planner from the Planning and Development Department listed at the end of each agenda item at 727-562-4567. The Clearwater Citizens Guide to Community Development Board Hearings, available online through the link below, offers a step-by-step look into the workings of the CDB and its procedural hearings to assist affected parties and the public when participating in the process.

<http://myclearwater.com/communitydevelopmentboard>

1. Call To Order

1.1 Roll Call: (Chair) Boutzoukas; Members: Achinelli, Chenault, Haudricourt, (Alternate) Hinrichs, Hupp, Mastruserio, Park; Assistant City Attorney Matthew Mytych; Board Attorney; and City Staff

2. Approval of Minutes

2.1 [ID#26-0399](#) Approve the minutes of the March 17, 2026 CDB meeting.

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

4. Level Two Applications

- 4.1 [ID#26-0400](#) *FLD2025-10026: Flexible Development approval for the conversion to a medical clinic in the Institutional (I) District as a Comprehensive Infill Redevelopment Project for the property located at 375 Turner Street. The existing building does not exceed 35 feet in height and the modified parking lot includes 57 off-street parking spaces. Requested is flexibility for reduced off-street parking for the subject site based on a parking demand study and reduced interior landscaping and landscape buffers along the property lines through a Comprehensive Landscape Program. (Community Development Code Section 2-1204.A., Section 3-1401.C. and Sections 3-1202.D., E. and G., Article 4, Division 4) (Level Two Application)*

Attachments: [FLD2025-10026: APPLICATION](#)
[FLD2025-10026: CDB PUBLIC MEETING PRINT SET - PLANS](#)
[FLD2025-10026: CDB PUBLIC MEETING PRINT SET - DOCS](#)

- 4.2 [ID#26-0401](#) *FLD2026-01002: 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)*

Attachments: [FLD2026-01002: APPLICATION](#)
[FLD2026-01002: CDB PUBLIC MEETING PRINT SET - PLANS](#)
[FLD2026-01002: CDB PUBLIC MEETING PRINT SET - DOCS](#)

5. Level Three Applications

- 5.1 [ID#26-0402](#) *LUP2026-02001: Amendment to the city's Future Land Use Map from the Residential Low (RL) designation (Pinellas County) to the Recreation/Open Space (R/OS) designation (City of Clearwater) for the property located at 1399 Pineapple Lane. (Level Three Application)*

Attachments: [LUP2026-02001: APPLICATION](#)
[LUP2026-02001: CDB PUBLIC MEETING PRINT SET - PLANS](#)
[LUP2026-02001: CDB PUBLIC MEETING PRINT SET - DOCS](#)

- 5.2 [ID#26-0403](#) *REZ2026-02001: Amendment to the city's Zoning Atlas from the Residential Agriculture (R-A) district (Pinellas County) to the Open Space/ Recreation (OS/R) district (City of Clearwater) for the property located at 1399 Pineapple Lane. (Level Three Application)*

Attachments: [REZ2026-02001: APPLICATION](#)
[REZ2026-02001: CDB PUBLIC MEETING PRINT SET - PLANS](#)
[REZ2026-02001: CDB PUBLIC MEETING PRINT SET - DOCS](#)

6. Director's Report

7. Board Members to be Heard

8. Adjourn