

# City of Clearwater

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



## Meeting Agenda - Final

Tuesday, October 21, 2025

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 [ID#25-0960](#) 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#25-0961](#) Approve the minutes of the September 16, 2025 CDB meeting.

**Attachments:** [CDB 2025-09-16.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#25-0962](#) *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)*

**Attachments:** [FLD2025-06015: CDB APPLICATION](#)  
[FLD2025-06015: CDB PUBLIC MEETING PRINT SET - PLANS](#)  
[FLD2025-06015: CDB PUBLIC MEETING PRINT SET - DOCS](#)  
[FLD2025-06015: STAFF REPORT](#)

- 4.2 [ID#25-0964](#) *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)*

**Attachments:** [FLD2025-07016: CDB APPLICATION](#)  
[FLD2025-07016: CDB PUBLIC MEETING PRINT SET - PLANS](#)  
[FLD2025-07016: CDB PUBLIC MEETING PRINT SET - DOCS](#)  
[FLD2025-07016: STAFF REPORT](#)

- 4.3 [ID#25-0965](#) *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)*

**Attachments:** [FLD2025-07018: CDB APPLICATION](#)  
[FLD2025-07018: CDB PUBLIC MEETING PRINT SET - PLANS](#)  
[FLD2025-07018: CDB PUBLIC MEETING PRINT SET - DOCS](#)  
[FLD2025-07018: STAFF REPORT](#)

- 4.4 [ID#25-0966](#) *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)

**Attachments:** [FLD2025-07019/PLT2025-08002: CDB APPLICATION](#)  
[FLD2025-07019/PLT2025-08002: CDB PUBLIC MEETING PRINT](#)  
[FLD2025-07019/PLT2025-08002: CDB PUBLIC MEETING PRINT](#)  
[FLD2025-07019/PLT2025-08002: STAFF REPORT](#)

- 4.5 [ID#25-0967](#) *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)

**Attachments:** [FLD2025-08020: CDB APPLICATION](#)  
[FLD2025-08020: CDB PUBLIC MEETING PRINT SET - PLANS](#)  
[FLD2025-08020: CDB PUBLIC MEETING PRINT SET - DOCS](#)  
[FLD2025-08020: STAFF REPORT](#)

## **5. Director's Report**

- 5.1 [ID#25-1017](#) Revision of Rules of Procedure/ Meeting Procedure to include Invocation

**Attachments:** [Proposed CDB Rules and Procedures](#)  
[Proposed CDB Meeting Procedures Script](#)  
[Proposed Citizens Guide To Community Development Hearing](#)

## **6. Board Members to be Heard**

## **7. Adjourn**