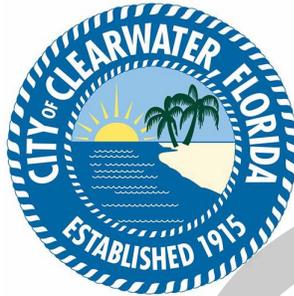


City of Clearwater

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



Meeting Minutes

Tuesday, June 17, 2025

1:00 PM

Main Library - Council Chambers

Community Development Board

Roll Call

Present 6 – Chair Michael Boutzoukas, Board Member Andrew Hupp, Board Member Andrew Park, Board Member Kurt Hinrichs (Alt Member), Board Member Michael Mastruserio, and Board Member Michelle Chenault

Absent 2 - Board Member Diane Achinelli, and Board Member Aubrey Haudricourt

Also Present – Jay Daigneault – Attorney for the Board, Matthew Mytych – Assistant City Attorney, Lauren Matzke – Planning & Development Interim 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 – Chair Boutzoukas

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

2. Approval of Minutes

2.2 Approve the minutes of the May 20, 2025 CDB meeting.

Board Member Mastruserio moved to approve the minutes of the May 20, 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 FLD2025-03006: Flexible Development approval for 135 overnight accommodation units, 20,000 square feet of retail space, 6,825 square feet of restaurant area and an approximately 160,795 square foot parking garage within the Tourist (T) District and the Small Motel Character District of Beach by Design for the property located at 405 Coronado Drive. The building will not exceed 100 feet in height and includes 400 off-street parking spaces. Requested is flexibility from height and a two-year Development Order. (Community Development Code Sections 2-803.K, 4-407 and Beach by Design). (Level Two Application)

Case: FLD2025-03006 - 405 Coronado Drive

Owner(s): AP Beach Properties, LLC

Applicant: Brian J. Aungst, Jr., Macfarlane, Ferguson & McMullen, P.A.; 625 Court Street, Suite 200, Clearwater, FL 33756; phone (727) 441-8966; email: bja@macfar.com

Location: East side of Coronado Drive, south side of 5th Street and west side of Hamden Drive. (1.75 acres)

Request: Flexible Development approval for 135 overnight accommodation units, 20,000 square feet of retail space, 6,825 square feet of restaurant area and an approximately 160,795 square foot parking garage within the Tourist (T) District and the Small Motel Character District of Beach by Design for the property located at 405 Coronado Drive. The building will not exceed 100 feet in height and includes 400 off-street parking spaces. Requested is flexibility from height and a two-year Development Order. (Community Development Code Sections 2-803.K, 4-407 and Beach by Design).

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

Assigned Planner: Ted Kozak, AICP, Development Review Manager; email: Ted.Kozak@MyClearwater.com; phone: 727-444-8941

Board Member Hinrichs moved to approve FLD2025-03006, 405 Coronado Drive, 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.

- 4.2 TDR2025-03001:** Transfer of Development Rights of three (3) attached dwelling units (5 overnight accommodations units) from 887 S. Gulfview Boulevard to an overnight accommodation development located in the Tourist (T) District at 521 S. Gulfview Boulevard. (Level Two Application)

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

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

Representative: Brian J. Aungst, Jr., Macfarlane, Ferguson & McMullen, P.A.; 625 Court Street, Suite 200, Clearwater, FL 33756; phone (727) 441-8966; email: bja@macfar.com

Location: South side of S. Gulfview Boulevard approximately 955 feet east of Gulf Boulevard. (521 S. Gulfview Boulevard, 3.9 acres - receiving site)

Request: Transfer of Development Rights of three (3) attached dwelling units (5 overnight accommodations units) from 887 S. Gulfview Boulevard to an overnight accommodation development located in the Tourist (T) District at 521 S. Gulfview Boulevard.

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

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

It was stated that staff provided a memorandum to continue the case to August 19, 2025.

Board Member Hupp moved to continue Item 4.2, TDR2025-03001, to August 19, 2025. The motion was duly seconded and carried unanimously.

5. Director's Report

5.1 Revision of Rules of Procedure

Ms. Matzke said staff recently learned that the Board is not required to include time for public comment on items not on the agenda. If the Board wishes to remove this from the agenda, an amendment to the Board Rules is required.

In response to a question, Ms. Matzke said, to the best of her knowledge, last month was the first time comments unrelated to board business were provided by an individual.

Discussion ensued with consensus to maintain the public comment on the agenda. It was stated the Board can monitor the public comments and consider amending the rules in the future if needed.

No action taken.

6. Board Members to be Heard

Board Member Mastruserio requested consideration to open the meetings with a prayer. He said the council meetings start with a prayer and he would like CDB to reinstitute the practice.

In response to questions, Attorney Daigneault said, as the Board's attorney, he recommends against the proposal. When he first began representing the Board, approximately 13 years ago, the Board began meetings with a short non-denominational invocation for good behavior and civility that was read amongst the members. He said it is a decision

for the Board to make. There is no legal prohibition to prayers at meetings, but legal contours to consider. The City Clerk said staff maintains a list of individuals of different faiths who are willing to offer the invocation at council meetings. She said please consider the staff impact as it is difficult to confirm individuals to volunteer their time, which leads to individuals of the same faith being repetitively scheduled. Staff is concerned that individuals who repetitively offer the invocation gives the impression other faiths are being excluded. Attorney Daigneault said his firm represents multiple communities in Pinellas County and most of the municipalities have extinguished the prayer and some have restricted the practice to their board members or observe a moment of silence. He said this Board eliminated the opening prayer practice due to legal considerations due to multiple appellate decisions throughout the country at the time.

Discussion ensued with consensus for the Board Members to provide their thoughts on the process they envision at the next meeting. Attorney Daigneault said he will talk to the City Attorney regarding his thoughts on opening meetings with a prayer.

Board Member Mastruserio expressed concerns regarding the Attorney General's recent letter to the Mayor regarding the vacation of Garden Avenue. He said the City should ground its decision based on the standards outlined in the development code, not political pressure.

7. Adjourn

The meeting adjourned at 1:28 p.m.

Chair, Community Development Board

Attest:

City Clerk