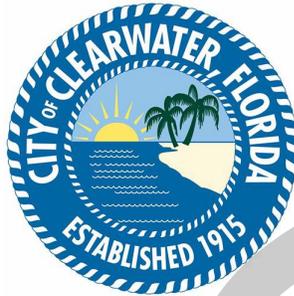


City of Clearwater

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



Meeting Minutes

Tuesday, April 15, 2025

1:00 PM

Main Library - Council Chambers

Community Development Board

Roll Call

Present 7 - Chair Michael Boutzoukas, Board Member Andrew Hupp, Board Member Diane Achinelli, Board Member Andrew Park, Board Member Aubrey Haudricourt, Board Member Kurt Hinrichs (Alt Member), and Board Member Michael Mastruserio

Absent 1 - Board Member Michelle Chenault

1. Call to Order – Chair Boutzoukas

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

2. Approval of Minutes

2.1 Approve the minutes of the March 18, 2025 CDB meeting.

The City Clerk noted a scrivener's error on the last page. If the minutes are approved as presented, the adjournment time will be corrected before the minutes are signed.

There was consensus for staff to correct the adjournment.

Board Member Park moved to approve the minutes of the March 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. 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 FLD2024-04010: Flexible Development approval to construct a detached dwelling in the Commercial (C) District as a Comprehensive Infill Redevelopment Project for the property located at 848 Dempsey Street. The building will not exceed 25 feet in height and includes two parking spaces. Requested is flexibility to allow the use in the Commercial District. (Community Development Code Section 2-704.F.) (Level Two Application)

Case: FLD2024-04010 - 848 Dempsey Street

Owner(s): Matthew Vincent Raymond Tiernan

Applicant: Richard Badders, Shorelines Design Group, 793 San Christopher

Drive, Dunedin, FL 34698; phone 727-736-7611; email: Rich@sdgfl.com
Location: North side of Dempsey Street approximately 140 feet west of Shore Avenue. (0.11 acres)

Request: Flexible Development approval to construct a detached dwelling in the Commercial (C) District as a Comprehensive Infill Redevelopment Project for the property located at 848 Dempsey Street. The building will not exceed 25 feet in height and includes two parking spaces. Requested is flexibility to allow the use in the Commercial District. (Community Development Code Section 2-704.F.)

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

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

Applicant Matthew Tiernan said he needed additional time and requested consideration to continue the item to a later date.

In response to a question, the City Clerk said whether the item is continued to a date certain or not, the City will re-notice the case. Staff will send a notice to those included on the original mailing list. She said individuals present today who did not receive a hearing notice should submit a comment card if they wish to be advised when the case will be rescheduled.

Board Member Haudricourt moved to continue Item 4.1. The motion was duly seconded and carried unanimously.

- 4.2** FLD2025-01001: Flexible Development approval for retail sales and services in the Office (O) District as a Comprehensive Infill Redevelopment Project for the property at 417 Corbett Street. Requested is flexibility to operate a facial spa. (Community Development Code Section 2-1004.A.) (Level Two Application)

Case: FLD2025-01001 - 417 Corbett Street

Owner(s): Nicholas Porrini

Applicant: Micheal Napoleon, 417 Corbett Street, Clearwater, FL 33756; phone 727-223-3313; email: spadirector@essentialsofclearwater.com

Location: South side of Corbett Street approximately 109 feet west of the corner of Corbett Street and S. Ft. Harrison Avenue. (0.28 acres)

Request: Flexible Development approval for retail sales and services in the Office (O) District as a Comprehensive Infill Redevelopment Project for the property at 417 Corbett Street. Requested is flexibility to operate a facial spa. (Community Development Code Section 2-1004.A.)

Associations: Board of County Commissioners, Clearwater Neighborhood

Coalition, Pinellas County School Board

Assigned Planner: Ryan Green, MPA, Planner II; email:

Ryan.Green@MyClearwater.com <<mailto:Ryan.Green@MyClearwater.com>>;

phone: 727-444-7791

Board Member Mastruserio moved to approve Case FLD2025-01001, 417 Corbett Street, 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 – None.

6. Board Members to be Heard – None.

7. Adjourn

The meeting adjourned at 1:09 p.m.

Chair, Community Development Board

Attest:

City Clerk