

CITY OF CLEARWATER PUBLIC HEARING NOTICE LAND USE PLAN AND ZONING ATLAS AMENDMENTS

NOTE: All persons wishing to address an item need to be present at the BEGINNING of the Community Development Board meeting. Those cases that are not contested by the applicant, staff, neighboring property owners, etc. will be placed on a consent agenda and approved by a single vote at the beginning of the meeting.

The City of Clearwater, Florida, proposes to adopt the following ordinances:

ORDINANCE NO. 9864-26

AN ORDINANCE OF THE CITY OF CLEARWATER, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY, TO CHANGE THE LAND USE DESIGNATION FOR CERTAIN REAL PROPERTY LOCATED ON THE NORTH SIDE OF NURSERY ROAD, APPROXIMATELY 186 FEET EAST OF ROSETREE COURT, WHOSE POST OFFICE ADDRESS IS 2446 NURSERY ROAD, CLEARWATER, FLORIDA 33764, FROM RESIDENTIAL URBAN (RU), TO RESIDENTIAL MEDIUM (RM); PROVIDING AN EFFECTIVE DATE.

Schedule of Public Hearings:

Tuesday, March 17, 2026 before the Community Development Board, at 1:00 p.m.

Thursday, May 7, 2026 before the City Council (1st Reading), at 6:00 p.m.

Thursday, May 21, 2026 before the City Council (2nd Reading), at 6:00 p.m.

All public hearings on the ordinances will be held in City Council Chambers, Clearwater Main Library, 100 N. Osceola Ave., Clearwater, Florida. **(Lantern Senior Care LLC) LUP2025-11004** Assigned Planner **Adrian Young (727) 444-8320**.

Interested parties may appear and be heard at the hearing or file written notice of approval or objection with the Planning and Development Director or City Clerk prior to the hearing. Any person who decides to appeal any decision made by the Board or Council, with respect to any matter considered at such hearings, will need to request a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105. Community Development Code Sec 4-206 states that party status shall be granted by the Board in quasi-judicial cases if the person requesting such status demonstrates that s/he is substantially affected. Party status entitles parties to personally testify, present evidence, argument and witnesses, cross-examine witnesses, appeal the decision and speak on reconsideration requests, and needs to be requested and obtained during the case discussion before the CDB.

An oath will be administered swearing in all persons giving testimony in quasi-judicial public hearing cases. If you wish to speak at the meeting, please wait to be recognized, then state and spell your name and provide your address. Persons without party status 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 Community Development Board will review the case and make a recommendation to the City Council for final disposition.

Five days prior to the CDB meeting, staff reports and recommendations on the above requests will be available for review by interested parties between the hours of 8:30 a.m. and 4:30 p.m., weekdays, at the City of Clearwater, Planning and Development Department, 100 S. Myrtle Ave., Clearwater, FL 33756. Please contact the Planning Department 562-4567 to discuss any questions or concerns about the project and/or to better understand the proposal.

Lauren Matzke, AICP
Planning and Development Director

Rosemarie Call, MPA, CMC
City Clerk

City of Clearwater
P.O. Box 4748, Clearwater, FL 33758-4748

A COPY OF THIS AD IN LARGE PRINT IS AVAILABLE IN OFFICIAL RECORDS & LEGISLATIVE SERVICES. ANY PERSON WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL (727) 562-4093 WITH THEIR REQUEST.

YOU ARE BEING SENT THIS NOTICE IF YOU ARE THE APPLICANT OR OWN PROPERTY WITHIN 300 FEET OF THE SUBJECT PROPERTY

Ad: 3/4/26, 4/22/26, 5/6/26

**CITY OF CLEARWATER
NOTICE OF COMMUNITY DEVELOPMENT BOARD PUBLIC HEARINGS**

The **Community Development Board** of the City of Clearwater, Florida, will hold public hearings on **Tuesday, March 17, 2026**, beginning at 1:00 p.m., in the City Council Chambers, Clearwater Main Library, 100 N Osceola Avenue, Clearwater, Florida, to **consider the following request(s)**:

NOTE: All persons wishing to address an item need to be present at the BEGINNING of the meeting. Those cases that are not contested by the applicant or staff will be placed on a consent agenda and approved by a single vote at the beginning of the meeting unless a Board member or member of the public requests the item to be removed and placed on the regular agenda.

Decade Properties Inc. is requesting Flexible Development approval for an existing 4,776 square foot commercial dock (10 slips for public use) and marina facility (18 slips for private use), accessory to existing 60-unit overnight accommodations in the Tourist (T) District and the South Beach/ Clearwater Pass District of Beach by Design for the property located at 850 Bayway Boulevard. The building does not exceed 80 feet in height and includes 84 off-street parking spaces. Requested is flexibility for a commercial dock and marina facility. (Community Development Code Sections 2-803.G, 2-803.K, 3-601.C.2-3 and Section 3-603).

Parcel Number: 17-29-15-05058-004-0130
Case Number: FLD2025-12029
Assigned Planner: Ava Schmidt, (727) 444-8028

Interested parties may appear and be heard at the hearing or file written notice of support or objection with the Planning and Development Director or City Clerk prior to the hearing. If attending the hearing, there are two capacities in which you may participate in the meeting. One is to provide comments during the public hearing and the other is to request and obtain party status (quasi-judicial cases - FLD case numbers). If the CDB grants you party status, you may personally testify, present evidence, argument and witnesses, cross-examine witnesses, appeal the decision and speak on reconsideration requests.

For more information, please review the Clearwater Citizens Guide to Community Development Board Hearings <https://www.myclearwater.com/communitydevelopmentboard>

The Community Development Board agenda is available online 15 calendar days prior to the meeting at myclearwater.com/agendas. Application materials, supporting documents, and plan sets, as applicable, may be reviewed for any request(s) through the agenda. Five days prior to the meeting, the staff report(s) and recommendation(s) will also be available for review online and at the City of Clearwater, Planning and Development Department, at the Municipal Services Building, 100 South Myrtle Ave, Clearwater, Florida which is open 8:00am to 5:00pm, Monday through Friday. Please contact the assigned planner at (727) 562-4567 with questions about the proposed project

Lauren Matzke, AICP
Planning and Development Director

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NOTE: Applicant or representative must be present at the hearing.

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