

City of Clearwater

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



Meeting Minutes

Thursday, August 21, 2025

6:00 PM

Main Library - Council Chambers

City Council

Roll Call

Present: 5 - Mayor Bruce Rector, Vice Mayor Lina Teixeira, Councilmember David Allbritton, Councilmember Ryan Cotton and Councilmember Michael Mannino

Also Present: Jennifer Poirrier – City Manager, Daniel Slaughter – Assistant City Manager, Alfred Battle – Assistant City Manager, David Margolis – City Attorney, and Nicole Sprague – Deputy City Clerk.

To provide continuity for research, items are listed in agenda order although not necessarily discussed in that order.

Draft

1. Call to Order – Mayor Rector

The meeting was called to order at 6:00 p.m.

2. Invocation

3. Pledge of Allegiance

4. Special recognitions and Presentations (Proclamations, service awards, or other special recognitions. Presentations by governmental agencies or groups providing formal updates to Council will be limited to ten minutes.) – Given.

4.1 Fire Oaths

The Deputy City Clerk administered the Oath of Office to: Wyatt Henry, Dexter Humphreys, Chancellor Kelly, Raymond Ligon, Caroline Osburn, Rami Serrai, Logan Short, Kelloch Smith, and Charles Stokes.

5. Approval of Minutes

- 5.1** Approve the minutes of the August 7, 2025 City Council meeting as submitted in written summation by the City Clerk.

Vice Mayor Teixeira moved to approve the minutes of the August 7, 2025 City Council meeting as submitted in written summation by the City Clerk. The motion was duly seconded and carried unanimously.

6. Consent Agenda – Approved as submitted, less Items 6.1, 6.3, and 6.4.

- 6.1** Approve agreement for professional external audit services for five fiscal years ending September 30, 2025, through 2029, with the accounting/auditing firm of Cherry Bekaert, LLP, for a not-to-exceed amount of \$825,000.00 pursuant to RFP 32-25 and authorize

the appropriate officials to execute same. (consent)

See below.

6.2 Approve a purchase order to Rep Services, Inc., of Longwood, Florida for the purchase and installation of playground equipment at Marymont Park located at 1900 Gilbert Street in the total amount of \$258,226.72, pursuant to Clearwater Code of Ordinances Sections 2.563(1)(c), piggyback, and 2.563(1)(d), Impractical; and authorize the appropriate officials to execute same. (consent)

6.3 Approve acceptance of University of North Florida Training and Services Institute, Inc., d/b/a Institute of Police Technology and Management (IPTM), High Visibility Education (HVE) and Support Program for Pedestrian and Bicycle Safety Grant Award in the amount of \$22,969.15 for police overtime, and authorize the appropriate officials to execute same. (consent)

See below.

6.4 Approve an agreement with the Pinellas County Sheriff's Office, Largo, Florida, in the amount not to exceed \$520,996.00 for forensic crime scene processing, latent prints, property and evidence storage, and Pinellas Juvenile Assessment Center security services, during the one-year period commencing on October 1, 2025 through September 30, 2026, and authorize the appropriate officials to execute same. (consent)

See below.

6.5 Approve an Event License Agreement between Jones Lang LaSalle Americas, Inc, in its capacity as agent for the owner of the premises known as Countryside Mall, located at 27001 US Highway 19 North, Clearwater, Florida, and the City of Clearwater Police Department for the purpose of hosting a Shred-A-Thon and Operation Medicine Cabinet event on October 25, 2025, located at the Countryside Mall and authorize the appropriate officials to execute same. (consent)

6.6 Authorize a purchase order to Trane U.S. Inc. for the procurement of Heating, Ventilation, and Air Conditioning (HVAC) equipment replacements, repair parts, and related services in a cumulative amount not to exceed \$4,500,000.00 through August 31, 2027, pursuant to City Code of Ordinances Section 2.563(1)(c) Piggyback and authorize the appropriate officials to execute same (consent)

6.7 Approve purchase orders to Nichols Contracting, Inc. and TK Elevator for the repair and/or replacement of damaged elevators caused by Hurricane Helene in the cumulative amount of \$883,468.93 pursuant to Request for Proposal (RFP) 28-25 and authorize appropriate officials to execute same. (consent)

6.8 Approve a purchase order with Maire Company (Maire) for services provided under the lease agreement, as well as certain additional work outside of the lease in the amount of \$193,316.00 for the fourth term beginning October 1, 2025, through September 30, 2026, pursuant to Clearwater Code of Ordinances Section 2.563(1)(d), Non-Competitive Purchases, and authorize the appropriate officials to execute same. (consent)

6.9 Approve a purchase order to Oracle America, Inc. of Redwood Shores, CA for software maintenance in a not-to-exceed amount of \$210,704.79 for a one-year term pursuant to Clearwater Code of Ordinances Section 2.563 (1)(a), Single Source, and authorize the appropriate officials to execute same.

- 6.10** Approve Architect of Record (AOR) Consulting Services Agreements, as listed, to provide architectural and related services under a continuing contract for a four-year term pursuant to Request for Qualifications (RFQ) 29-25 and authorize the appropriate officials to execute same. (consent)

Councilmember Allbritton moved to approve the Consent Agenda as submitted, less Items 6.1, 6.3, and 6.4, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.1** Approve agreement for professional external audit services for five fiscal years ending September 30, 2025, through 2029, with the accounting/auditing firm of Cherry Bekaert, LLP, for a not-to-exceed amount of \$825,000.00 pursuant to RFP 32-25 and authorize the appropriate officials to execute same. (consent)

The City employed the accounting/auditing firm of Carr, Riggs & Ingram, LLC for external auditing services for the five fiscal years ending September 30, 2020, through 2024. Per City Charter, Article II, Section 2.01(c)(3), the City cannot employ an external audit firm for more than five consecutive years. The City solicited proposals for external auditing services from qualified firms per Request for Proposal 32-25 issued April 23, 2025. Six firms submitted proposals that were reviewed and ranked by the City's Auditor Selection Committee, consisting of Councilmember Mike Mannino and two citizens who were appointed by Council.

The RFP process was conducted in accordance with Section 218.391, Florida Statutes. Cherry Bekaert, LLP emerged as the top ranked firm. The proposed contract includes a fixed fee of \$150,000.00 for the fiscal year 2025 audit, representing a 14.5% increase from the fiscal year 2024 audit fee of \$131,000.00. Subsequent audit fees are \$153,750.00 for fiscal year 2026, \$157,595.00 for fiscal year 2027, \$161,535.00 for fiscal year 2028, and \$165,570.00 for fiscal year 2029. An additional \$36,550.00 is included in the funding request for additional hourly services as needed for expenses related to any significant changes in the scope of the audit due to new governmental accounting and auditing standards/practices, federal grants or other.

APPROPRIATION CODE AND AMOUNT:

Budgeted funds for this agreement are available in the Finance, Professional Services expense code 0109821-530100.

STRATEGIC PRIORITY:

1.1 Provide evidence-based measurement tools to continually guide municipal performance and promote accountable governance.

One individual spoke in support.

Councilmember Mannino moved to approve agreement for

professional external audit services for five fiscal years ending September 30, 2025, through 2029, with the accounting/auditing firm of Cherry Bekaert, LLP, for a not-to-exceed amount of \$825,000.00 pursuant to RFP 32-25 and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.3** Approve acceptance of University of North Florida Training and Services Institute, Inc., d/b/a Institute of Police Technology and Management (IPTM), High Visibility Education (HVE) and Support Program for Pedestrian and Bicycle Safety Grant Award in the amount of \$22,969.15 for police overtime, and authorize the appropriate officials to execute same. (consent)

The Clearwater Police Department (CPD) submitted an application under the state HVE program to continue its grant-funded pedestrian and bicycle safety project. The grant has been officially awarded in the amount of \$22,969.15 and CPD now seeks approval to accept it.

CPD has conducted grant-funded comprehensive enforcement/education projects since March 2014 aimed at changing the behavior of all who use Clearwater's roadways - pedestrians, bicyclists, and motorists. Due to the success of the previous projects, IPTM would like to see Clearwater continue to build upon what it has already accomplished.

CPD will again carefully select a pool of patrol officers/sergeants for this project who have demonstrated a sincere interest and affinity for traffic, bicycle, and pedestrian enforcement. Enforcement will focus on areas with a high volume of pedestrian traffic and/or crashes as compared to other parts of the city.

The project period for Tier 1 will commence upon execution of the contract and will end on or before May 8, 2026. Tier 2 locations commence February 1, 2026 and end May 8, 2026.

As with the previous grants, selected officers will receive specific training as required on traffic enforcement and educational opportunities with the public prior to implementation of the project. CPD will also work closely with the University during the project period to ensure accurate data collection and to advise of any problems or successes that are accomplished.

CPD will continue to get the word out about the project through a variety of means. CPD's Public Safety Information Officer will distribute a minimum of two releases, as outlined in the agreement.

There will be no direct adverse impact to the Police Department annual

operating budget nor is there a required match.

APPROPRIATION CODE AND AMOUNT:

Special project number G2510 - Pedestrian/Bicycle Safety Grant 2026, will be established to account for the grant expenditures.

STRATEGIC PRIORITY: This project is relevant towards accomplishing the strategic goal of a High Performing Government, specifically strategic objective 1.4 to foster safe and healthy communities in Clearwater through first-class public safety and emergency response services.

One individual spoke in opposition.

Comments were made that the items help address pedestrian safety and a step toward achieving zero traffic deaths.

Councilmember Cotton moved to approve acceptance of University of North Florida Training and Services Institute, Inc., d/b/a Institute of Police Technology and Management (IPTM), High Visibility Education (HVE) and Support Program for Pedestrian and Bicycle Safety Grant Award in the amount of \$22,969.15 for police overtime, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.4** Approve an agreement with the Pinellas County Sheriff's Office, Largo, Florida, in the amount not to exceed \$520,996.00 for forensic crime scene processing, latent prints, property and evidence storage, and Pinellas Juvenile Assessment Center security services, during the one-year period commencing on October 1, 2025 through September 30, 2026, and authorize the appropriate officials to execute same.(consent)

The Pinellas County Sheriff's Office (PCSO) and the Clearwater Police Department (CPD) began an annual contractual agreement for ancillary services in 1994 that have included forensic crime scene processing, latent fingerprint examination, property and evidence storage, and shared security costs for the Pinellas Juvenile Assessment Center. The total cost for the proposed agreement for Fiscal Year 2026 is \$520,996.00, which reflects a 1.4% decrease. Any funds remaining from unused services will be refunded to the city.

The agreement is based on the following projections and associated costs:

- Forensic Crime Scene Processing - 800 cases at \$327.52 each (\$262,016.00).
- Fingerprint Services - 450 cases at \$120.40 each (\$54,180.00).

-Property and Evidence Storage - 11,000 items at \$16.90 each (\$185,900.00).
-Juvenile Assessment Center - 225 juveniles booked at \$84.00 each (\$18,900.00).

APPROPRIATION CODE AND AMOUNT:

Funding for this contractual agreement, in the amount of \$520,996.00, is included in the Police Department's fiscal year 2026 operating budget request for cost code, 0101155-530300, contractual services. The operations of the Police Department are funded by General Fund revenues.

STRATEGIC PRIORITY:

This project is relevant towards accomplishing the strategic goal of a High Performing Government, specifically strategic objective 1.4 to foster safe and healthy communities in Clearwater through first-class public safety and emergency response services.

One individual spoke in opposition.

Vice Mayor Teixeira moved to approve an agreement with the Pinellas County Sheriff's Office, Largo, Florida, in the amount not to exceed \$520,996.00 for forensic crime scene processing, latent prints, property and evidence storage, and Pinellas Juvenile Assessment Center security services, during the one-year period commencing on October 1, 2025 through September 30, 2026, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

Public Hearings - Not before 6:00 PM

7. Administrative Public Hearings

- 7.1** Appoint 10 members to the 2025 Affordable Housing Advisory Committee to include the appointment of a locally elected official and adopt Resolution 25-11.

Florida Statute Section 420.9076 states that counties and cities receiving State Housing Initiatives Partnership (SHIP) program funds are required to establish annually an Affordable Housing Advisory Committee (AHAC) and prepare a Local Housing Incentive Strategy (LHIS). The statute further provides that the committee be made up of eight to eleven members appointed by the City Council. The committee must consist of one locally elected official and one representative from at least six specific categories. The required categories and recommended individuals are listed below:

- Banking industry/mortgage: Robyn Fiel
- Area of labor engaged in home building: Frank Cornier
- Advocate for low-income person: Christine Bond
- Not-for-profit provider of affordable housing: Charessa Doty
- Representative of employers: Kelly A Batsford
- Clearwater resident: Linda Byers
- Member of the local planning agency: Michelle Chenault
- Essential Services representative: Cheri DeBlaere
- Locally elected official: Mike Mannino
- Area of residential home build with a connection to affordable housing: Rick Vail

The duties of the Affordable Housing Advisory Committee shall include reviewing policies and procedures, ordinances, land development regulations and the City's adopted comprehensive plan and shall recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value.

The LHIS must be submitted to City Council by December 31, 2025, and will encompass the definition, vision, strategic focus areas, and action plan (including potential amendments to procedures and existing regulations) in order to facilitate the development of affordable housing in the City.

STRATEGIC PRIORITY:

Objective 2.4 - Supports equitable housing programs that promote household stability and reduces the incidence of homelessness within Clearwater.

Resolution 25-11 was presented and read by title only.

Councilmember Allbritton moved to appoint ten members to the 2025 Affordable Housing Advisory Committee to include the appointment of a locally elected official and adopt Resolution 25-11. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Rector, Vice Mayor Teixeira, Councilmember Allbritton, Councilmember Cotton and Councilmember Mannino

- 7.2** Approve the State Housing Initiatives Partnership (SHIP) Program Annual Report and Local Housing Incentive Certification for the closeout year 2022-2023 and interim year 2023-2024 and allow appropriate officials to execute same.

The Florida Legislature enacted the William E. Sadowski Affordable Housing Act

(Act) in 1992. The Act created a dedicated revenue source for state and local housing trust funds including the State Housing Initiatives Partnership (SHIP) Program.

Through the SHIP Program, the Economic Development and Housing Department has provided funding for the following housing activities: Purchase assistance in the form of down payment and closing costs assistance of existing structures; the construction of new dwellings; the rehabilitation of owner-occupied single-family dwellings; and the rehabilitation of rental properties.

All local governments receiving SHIP funds must submit their annual report to the Florida Housing Finance Corporation by September 15 of each year. The annual report provides details of expended and encumbered funds. The report also provides information on the strategies funded, the number of households served, and demographic data such as income level, age, household size, race, and information on special needs populations which includes individuals experiencing homelessness, persons with disabilities, and the elderly. The report is submitted electronically to the State of Florida.

SHIP is a unique funding program. Qualifying local governments (Grantees) are allocated formula-derived amounts annually from a dedicated funding source derived from document stamps charged on real estate transactions. The State encourages grantees to spend these funds in the form of loans, rather than grants, so future revenue from repayment of loans (Program Income) can be used in addition to annual allocations. Grantees are given three years to expend an annual allocation and Program Income received during the same program year. With each SHIP report, the closeout year must be fully expended. For closeout year 2022-2023, the City received \$1,127,930 from the state annual distribution, \$772,574 in program income and related interest, carryover of a negative balance of \$6,653.72 from previous year funds for FY 2021-2022 total revenue of \$1,855,891. The city expended a total of \$1,855,891 to assist twenty-five (25) families utilizing its approved strategies. The city expended \$579,525 on purchase assistance, \$302,549 on owner-occupied rehabilitation, and \$830,442 on construction of four new single-family homes.

SHIP funding has a positive impact on the City's economy, as evidenced by activities in closeout year 2022-2023, where the City expended \$1,855,891 SHIP strategies in SHIP dollars to leverage approximately \$1,974,559 in other funds. Additionally, the city spent \$151,421 on program administration. The City's SHIP program will carry a positive balance of \$7,959 into FY 2023-24 which will be closed out this time next year.

STRATEGIC PRIORITY:

Objective 2.4 - Supports equitable housing programs that promote household stability and reduces the incidence of homelessness within Clearwater.

Councilmember Mannino moved to approve the State Housing Initiatives Partnership (SHIP) Program Annual Report and Local Housing Incentive Certification for the closeout year 2022-2023 and interim year 2023-2024 and allow appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 7.3** Continue to September 18, 2025: Adopt ordinance 9840-25 on second reading, amending Clearwater Code of Ordinances Chapter 22, Article II, Sections 22.24(1) and 22.42(6) by authorizing the limited use of certain vehicles on public beaches by permit pursuant to amendments to F.S. 161.58.

No action taken.

- 7.4** Update council rules and adopt Resolution 25-12.

During the August 4 work session, the City Council discussed the City's policies and practices regarding proclamations. The Council reached consensus to reserve time during each work session for Councilmembers to make comments of their choosing. These comments may relate to upcoming proclamations, or they may relate to other topics. The City Attorney has drafted the attached update for Council's consideration.

Please note that the rules as drafted do not explicitly require proclamation(s) to be attached to the work session agenda. However, this can be done administratively by staff. This practice can also be codified in the formal rules if needed."

Resolution 25-12 was presented and read by title only.

Councilmember Allbritton move to update council rules and adopt Resolution 25-12. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Rector, Vice Mayor Teixeira, Councilmember Allbritton, Councilmember Cotton and Councilmember Mannino

- 7.5** Approve the vacation of the westerly 5-foot utility easement as platted, requested by landowners Sandra and Joseph Capper located at 1086 Eldorado Ave, Clearwater, FL 33767 as further defined a portion of Lot 10, Block 70, along with a portion of the south ½

of Lot 11, Block 70, Mandalay, a subdivision according to the plat thereof recorded in Plat Book 14, Page 32, Pubic Records of Pinellas County, Florida, and pass Ordinance 9821-25 on first reading.

The platted utility easement encumbers the parcel without purpose.

There are no public or private utilities within this easement.

Staff have reviewed and approved this request.

STRATEGIC PRIORITY:

Embrace a culture of innovation that drives continuous improvement and successfully serves all our customers.

Ordinance 9821-25 was presented and read by title only.

Vice Mayor Teixeira moved to approve the vacation of the westerly 5-foot utility easement as platted, requested by landowners Sandra and Joseph Capper located at 1086 Eldorado Ave, Clearwater, FL 33767 as further defined a portion of Lot 10, Block 70, along with a portion of the south ½ of Lot 11, Block 70, Mandalay, a subdivision according to the plat thereof recorded in Plat Book 14, Page 32, Pubic Records of Pinellas County, Florida, and pass Ordinance 9821-25 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Rector, Vice Mayor Teixeira, Councilmember Allbritton, Councilmember Cotton and Councilmember Mannino

7.6 Approve the annexation of 2201 Main Street, Dunedin, Florida, and pass Ordinance 9834-25 on first reading. (ANX2025-05006).

This voluntary annexation petition involves a 0.70-acre property consisting of one parcel of land occupied by a vacant lot. The property is located southeast corner of Main Street and Belcher Road. The applicant is requesting annexation in order to receive sanitary sewer and solid waste service from the city. The property is contiguous to existing city boundaries along the east and south.

The parcel is part of a larger site, comprised of two lots, and the subject property is located outside of the city's Planning Area, as depicted on Map I.1 in Clearwater 2045, the city's Comprehensive Plan. The overall site is currently being redeveloped with a medical center (freestanding emergency room), and the primary structure has been permitted by the city of Clearwater. The subject property will provide surface parking for the new building, and certain utilities are

located on the property. The parcel was previously located within the city of Dunedin city limits; however, Dunedin City Commission voted to contract its boundaries to remove this property, and the parcel is temporarily part of unincorporated Pinellas County. This process will allow the city of Clearwater to annex the property, and for the city to provide all utility services to the site.

The applicant has also submitted applications to amend the property's Future Land Use Map designation of undesignated (Pinellas County) to Institutional (I) (LUP2025-05001) and to rezone the property from undesignated (Pinellas County) to Institutional (I) (REZ2025-05001) upon annexation into the City of Clearwater.

The Planning and Development Department determined that the proposed annexation is consistent with the provisions of Community Development Code Section 4-604.E as follows:

- The city has adequate capacity to serve this property with sanitary sewer, solid waste, police, fire and EMS service. The property currently receives water service from the city of Clearwater. The closest sanitary sewer line is located in the adjacent Main Street right-of-way. The applicant has paid the city's sewer impact and assessment fees and has been connected to the City's sewer system. Collection of solid waste will be provided by the city of Clearwater. The property is located within Police District III and service will be administered through the district headquarters located at 2851 McMullen Booth Road. Fire and emergency medical services will be provided to this property by Station #49 located at 565 Sky Harbor Drive. Therefore, the proposed annexation will not have an adverse effect on public services and their levels of service; and
- The proposed annexation is consistent with and promotes the following objective of Clearwater 2045:

Objective PI 9.1 Continue to work with Pinellas County in the orderly annexation of the city's existing enclaves.

- The property proposed for annexation is contiguous to existing City boundaries along the east and south; therefore, the annexation is consistent with Florida Statutes Chapter 171.044.

STRATEGIC PRIORITY:

This annexation petition supports the Deliver Effective and Efficient Services by Optimizing City Assets and Resources goal of the city's Strategic Plan by

reducing enclaves and delivering city services to properties within the city's service boundary. This petition also supports Ensure Exceptional Communities and Neighborhoods Where Everyone Can Thrive goal by better unifying neighborhoods and reducing issues with multiple jurisdictions.

One individual spoke in support and thanked staff for their assistance and creativity that made this project possible.

Ordinance 9834-25 was presented and read by title only.

Councilmember Allbritton moved to approve the annexation of 2201 Main Street, Dunedin, Florida, and pass Ordinance 9834-25 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Rector, Vice Mayor Teixeira, Councilmember Allbritton, Councilmember Cotton and Councilmember Mannino

- 7.7 Approve a Future Land Use Map amendment from undesignated (Pinellas County) to the Institutional (I) category for 2201 Main Street, Dunedin, Florida, and pass Ordinance 9835-25 on first reading. (LUP2025-05001)**

This Future Land Use Map amendment involves one parcel of land totaling 0.70-acres located on the southeast corner of Main Street and Belcher Road. The applicant, Largo Medical Center Inc., is requesting to amend the future land use category of the property from undesignated (Pinellas County) to Institutional (I). The applicant has indicated that the property will be used as additional parking for the medical center which has been permitted and is under construction on the abutting parcel to the east. A Zoning Atlas Amendment application (see REZ2025-05001) is being processed concurrently with this case.

At the time of permitting, the subject property was located in the city of Dunedin. However, Dunedin contracted its city limits (6/5/2025) and the property is currently undesignated in Pinellas County. This coordinated process of annexation into the city of Clearwater (ANX2025-05006) and associated map amendments will create uniformity for the development site. It has been determined that the City of Clearwater is able to provide services to the site.

The previous Retail & Services (R&S) category (Dunedin) has a maximum density of 42 dwelling units per acre and a maximum floor area ratio (FAR) of 0.55. The proposed Institutional (I) category has a maximum density of 12.5 dwelling units per acre and a maximum floor area ratio (FAR) of 0.65. The proposed amendment would allow the property to have a consistent future land

use category of Institutional (I) with the surrounding area in addition to the rest of the site.

The Planning and Development Department has determined that the proposed future land use amendment is consistent with the provisions of the Clearwater Community Development Code as specified below:

- The proposed amendment is consistent with the Comprehensive Plan and the Countywide Plan Rules.
- The proposed amendment is compatible with the surrounding properties and character of the neighborhood.
- Sufficient public facilities are available to serve the property.
- The proposed amendment will not have an adverse impact on the natural environment.
- The proposed amendment will not have an adverse impact on the use of property in the immediate area.

The proposed City of Clearwater future land use category of Institutional (I) will necessitate an amendment of the *Countywide Plan Map* from the Retail & Sales (R&S) category to the Institutional (I) category.

In accordance with the Countywide Plan Rules, the land use plan amendment is subject to the approval of Forward Pinellas, in its role as the Pinellas Planning Council, and the Board of County Commissioners acting as the Countywide Planning Authority. The application is a small-scale amendment so review and approval by the Florida Department of Commerce (DOC), formerly known as the Florida DEO, is not required.

The Community Development Board, in its capacity as the Local Planning Agency (LPA), reviewed the proposed amendment at its meeting on July 15, 2025, and unanimously recommended approval.

STRATEGIC PRIORITY:

This proposed amendment supports the Community Well-Being goal of the city's Strategic Plan by providing for targeted revitalization through responsible development standards.

Ordinance 9835-25 was presented and read by title only.

Councilmember Mannino moved to approve a Future Land Use Map amendment from undesignated (Pinellas County) to the Institutional (I) category for 2201 Main Street, Dunedin, Florida, and pass Ordinance 9835-25 on first reading. The motion was

duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Rector, Vice Mayor Teixeira, Councilmember Allbritton,
Councilmember Cotton and Councilmember Mannino

8. Quasi-Judicial Public Hearings

1. Staff states its recommendation and briefly summarizes its reasons for the recommendation and submits record (minutes, staff report, and application) adduced before the Community Development Board (2 minutes).

2. Applicant presents case, including its testimony and exhibits (15 minutes).

3. Staff presents further evidence (10 minutes).

4. Public comment.

5. City Council discussion.

6. Applicant may call witnesses in rebuttal (5 minutes).

7. Conclusion by applicant (3 minutes).

8. Decision.

- 8.1** Approve a Zoning Atlas Amendment from undesignated (Pinellas County) to the Institutional (I) District for 2201 Main Street, Dunedin, Florida and pass Ordinance 9836-25 on first reading. (REZ2025-05001).

This Zoning Atlas Amendment involves one parcel of land totaling .70-acres located on the southeast corner of Main Street and Belcher Road. The applicant, Largo Medical Center Inc., is requesting to amend the zoning designation of the property from undesignated (Pinellas County) to Institutional (I) District. The applicant has indicated that the property will be used as additional parking for the medical center, site plans have been submitted at this time. A Future Land Use Atlas Amendment application (see LUP2025-05001) is being processed concurrently with this case.

In previous years, this parcel was occupied by an auto and truck dealership. The Largo Medical Center will install a parking area for the new medical emergency facility at the corner of Main Street and Belcher Road. This parcel has already been contracted out of the City of Dunedin planning area, temporarily returning to unincorporated Pinellas County, and now is proposed to be annexed into the City of Clearwater to create uniformity between jurisdiction, future land use and zoning. It has been determined that the City of Clearwater is able to provide services to the site

The proposed amendment would allow the property to have a consistent zoning district of Institutional (I) with the remaining block and surrounding area and allow for the development of the property with uses consistent in the area.

The Planning and Development Department has determined that the proposed Zoning Atlas Amendment is consistent with the provisions of the Community Development Code as specified below:

- The proposed amendment is consistent with the Comprehensive Plan and the Community Development Code.
- The proposed amendment is compatible with the surrounding properties and character of the neighborhood.
- The available uses in the Institutional (I) District are compatible with the surrounding area.
- The proposed amendment will not adversely impact or unreasonably affect the use of other property in the area.
- The proposed amendment will not adversely burden public facilities, including traffic carrying capabilities of streets in an unreasonably or disproportionate manner, and
- The proposed Institutional (I) District boundaries are appropriately drawn in regard to location and classification of street, ownership lines, existing improvements and the natural environment.

The Community Development Board, in its capacity as the Local Planning Agency (LPA), reviewed the proposed amendment at its meeting on July 15, 2025, and unanimously recommended approval.

STRATEGIC PRIORITY:

This proposed amendment supports the Community Well-Being goal of the city's Strategic Plan by providing for targeted revitalization through responsible development standards.

Ordinance 9836-25 was presented and read by title only.

Councilmember Cotton moved to approve a Zoning Atlas Amendment from undesignated (Pinellas County) to the Institutional (I) District for 2201 Main Street, Dunedin, Florida and pass Ordinance 9836-25 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Rector, Vice Mayor Teixeira, Councilmember Allbritton, Councilmember Cotton and Councilmember Mannino

9. City Manager Reports

The Deputy City Clerk reminded all that a special council meeting for the budget will be September 3, 2025 at 6:00 p.m. for City Council and 5:15

p.m. for the Downtown Development Board. Due to the holiday, there is no work session scheduled prior to the meetings.

10. City Attorney Reports – None.

11. Closing comments by Councilmembers (limited to 3 minutes)

Councilmember Allbritton said he was excited to remind all that the groundbreaking for the Clearwater Multi Modal Transit Center will be held tomorrow at 2:00 p.m.

12. Closing Comments by Mayor

12. Closing Comments by Mayor

The Mayor said he recently received a proclamation request from the Red Star Foundation, which honors families who have lost a servicemember, veteran, or first responder to suicide. The organization is headquartered in Clearwater. He said the Foundation has started a designation program similar to the Purple Heart City designation and have invited Clearwater to be the first Red Star City. The proclamation presentation is scheduled for the next council meeting.

13. Adjourn

The meeting adjourned at 7:05 p.m.

Attest

Mayor
City of Clearwater

City Clerk