

City of Clearwater

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



Meeting Minutes

Thursday, February 6, 2025

6:00 PM

Main Library - Council Chambers

City Council

Roll Call

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

Also Present: Jennifer Poirrier – City Manager, Daniel Slaughter – Assistant City Manager, David Margolis – City Attorney, Rosemarie Call – City Clerk and Nicole Sprague – Deputy 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 – 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 Black History Month Proclamation, February 2025 - Clearwater Diversity Leadership Council

4.2 North Beach Update - Public Works Director Marcus Williamson

5. Approval of Minutes

5.1 Approve the minutes of the January 16, 2025 city council meeting as submitted in written summation by the City Clerk.

Councilmember Cotton moved to approve the minutes of the January 16, 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 Item 6.2.

6.1 Authorize a purchase order to Rep Services, Inc., of Longwood, Florida for the purchase

and installation of playground equipment at Forest Run Park located at 3450 Landmark Drive and Soule Road Park located at 2191 Soule Rd in the total amount of \$806,393.48, 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)

- 6.2** Approve an Interlocal Maintenance Agreement between Pinellas County and the City of Clearwater for the purpose of installing, operating and maintaining Automatic License Plate Readers (ALPRs) within the county right-of-way and authorize the appropriate officials to execute same. (consent)

See below.

- 6.3** Ratify and Confirm the Recipient/Subrecipient Agreement, Sport Fish Restoration, between the City of Clearwater and the Florida Fish and Wildlife Conservation Commission (FWC), Reconstruct Transient and Fuel Dock, including 265 linear feet of side tie, authorize the appropriate officials to execute same. (consent)
- 6.4** Authorize an increase on purchase order to Odyssey Manufacturing Company of Tampa, FL, for Liquid Sodium Hypochlorite, in the amount of \$300,000.00 for year three, increasing the annual not-to-exceed amount from \$1,200,000.00 to \$1,500,000.00 pursuant to ITB 04-23, and authorize the appropriate officials to execute same. (consent)
- 6.5** Ratify and confirm a purchase of \$73,937.40 and authorize an increase on the future purchase orders to Odyssey Manufacturing Company of Tampa, FL, for Sodium Hydroxide and Sodium Bisulfite, in the amount of \$270,000.00, increasing the annual not-to-exceed amount from \$440,000.00 to \$710,000.00 for the final term of the contract ending on March 20, 2025, and authorize the appropriate officials to execute same. (consent)

Councilmember Teixeira moved to approve the Consent Agenda as listed, less Item 6.2, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.2** Approve an Interlocal Maintenance Agreement between Pinellas County and the City of Clearwater for the purpose of installing, operating and maintaining Automatic License Plate Readers (ALPRs) within the county right-of-way and authorize the appropriate officials to execute same. (consent)

In January 2022, Pinellas County and the City of Clearwater entered into a cooperative agreement to allow the City to place ALPRs within the right-of-way, including some at locations on County Roads. These ALPRs are strategically

deployed throughout the city and work in concert with the agency's Real-Time Operations Center (ROC) to provide our personnel with additional investigative avenues for solving crime, keeping our citizens and visitors safe, and preventing victimization. Additionally, these ALPRs are used to locate and recover missing persons, recover stolen vehicles and firearms, and locate wanted subjects. This agreement allows the city to install, operate and maintain future ALPRs within the county right-of-way.

The county administrator requests that the City agree to the terms and conditions outlined in this agreement. Additionally, the county administrator requests that the City shall indemnify and cause any third-party contractor to indemnify and hold harmless its employees for the construction, installation, placement or maintenance of Systems by or on behalf of the City pursuant to the Agreement. Nothing in this agreement, however, shall be deemed a waiver of the limitations on liability contained in Section 768.28, Florida Statutes, or the doctrine of sovereign immunity.

There are no costs associated with this Interlocal Maintenance Agreement.

STRATEGIC PRIORITY:

1.4 Foster safe and healthy communities in Clearwater through first-class public safety and emergency response services.

One individual spoke in opposition.

It was stated that the license plate readers have already been used to solve serious crimes and are critical to public safety.

Vice Mayor Allbritton moved to approve an Interlocal Maintenance Agreement between Pinellas County and the City of Clearwater for the purpose of installing, operating and maintaining Automatic License Plate Readers (ALPRs) within the county right-of-way 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 Approve of the City of Clearwater's Fiscal Year 2023-2024 Consolidated Annual Performance and Evaluation Report (CAPER). (APH)

[The Consolidated Annual Performance and Evaluation Report (CAPER) is the principal administrative report documenting the City's expenditures for Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs to the U.S. Department of Housing and Urban Development (HUD). In Fiscal Year (FY) 2023-2024, the City had \$9,205,465 in CDBG and HOME program funding available to fund eligible housing and community development activities, economic development activities, and local agencies that provide services that assist extremely low to moderate-income residents. This was the expected amount available referenced in the FY 2023-2024 Action Plan. The actual funding amount included \$913,337 in new CDBG entitlement funding and \$532,649 in new HOME entitlement funding through the CDBG and HOME programs. The City had \$1,138,092 in prior year resources and \$1,274,537 in program income for CDBG. The City had \$2,477,254 in prior year resources and \$2,869,596 in program income for HOME. The City also has three revolving loan funds totaling \$1,221,637. Through the CDBG and HOME program activities, total expenditures were \$3,999,603 in FY 2023-2024. Funds not expended from this year's budget will be programmed in future years.

In addition to reporting activities carried out with federal money, a summary of activities conducted with the Florida State Housing Initiatives Partnership (SHIP) Program and Pinellas County Housing Trust Fund (PCHTF) Program is also included in the narrative section. For FY 2023-2024, SHIP fund expenditures totaled \$3,383,561 and PCHTF fund expenditures totaled \$175,481.

The report provides HUD with necessary information for the Department to meet its requirement to assess each grantee's ability to carry out relevant Community Planning and Development programs in compliance with all applicable rules and regulations. It also provides information necessary for HUD's Annual Report to Congress, and it provides grantees an opportunity to describe to citizens their successes in revitalizing deteriorated neighborhoods and in meeting objectives stipulated in their Consolidated Planning document. The City of Clearwater's FY 2023-2024 CAPER contains information on the City's assessment of the following activities:

- Assessment of Five-Year Goals and Outcomes
- Resources and Investments
- Affordable Housing
- Homeless and Other Special Needs
- Public Housing
- Other Actions to Address Barriers to Affordable Housing
- Monitoring
- CDBG
- HOME

A list of notable accomplishments utilizing federal, state, and local funds for FY 2023-2024 include:

- Provided 18 down payment and closing cost assistance loans/grants totaling \$447,850.
- Assisted 3,225 homeless persons with public facility or infrastructure activities, 124 homeless persons with public service activities, and 698 homeless persons with overnight shelter.
- The City assisted 6,265 special needs persons with public facility or infrastructure activities, and 114 special needs persons with public service activities.
- City provided \$1,093,360 for six single-family home projects built by Habitat for Humanity and Clearwater Neighborhood Housing Services: \$826,416.80 in SHIP funds for homes at 1160 LaSalle Street, 1414 Monroe Avenue, 1420 Monroe Avenue, 1130 LaSalle Street, 1132 LaSalle Street, and 406 Vine Avenue. In addition, the City provided \$505,964 in HOME and HOME CHDO funds for homes at 1537 Palmetto Street and 1541 Palmetto Street. General Funds in the amount of \$889,953.95 were allocated for homes located at 1205 Roosevelt Avenue, 922 Eldridge Avenue and 1002 Jones Street.
- Provided \$616,500 in SHIP funds to help 10 low-income families purchase homes in Clearwater and utilized \$103,653.27 in SHIP funds to assist 3 low-income Clearwater homeowners with housing rehabilitation needs.
- Using General Funds, converted from American Rescue Plan Act Local Fiscal Recovery Funds allocated to affordable housing, the city rehabilitated 2 owner-occupied homes at a cost of \$58,474.45 and rehabilitated a 179 rental unit project at a cost of \$500,000 using ARPA and PCHTF; the city also provided funds for 7 downpayment loans totaling \$315,000; and 1 grant for down payment assistance totaling \$15,000.
- Expended special CDBG-CV funds in the amount of \$1,199,784.70 out of an available \$1,351,560. These funds were expended on CDBG-CV eligible activities to prevent, prepare for, and respond to coronavirus. Since the initial allocation, these funds have been expended on COVID-19 related homeless services, case management, emergency non-congregate shelter, legal services, housing navigation, and business assistance through various providers, including Directions for Living (COVID-19 case management for elderly, and emergency non-congregate shelter), Tampa Bay Community Development Corporation (COVID-19 mortgage/utility assistance), Homeless Leadership Alliance of Pinellas, Inc. (COVID-19 housing navigation), Gulfcoast Legal Services, Inc. (COVID-19 housing legal services), St. Vincent de Paul CARES (COVID-19 emergency non-congregate shelter), R'Club Child Care, Inc. (COVID-19 air quality improvements), and St. Vincent de Paul UPC (COVID-19 emergency non-congregate shelter). These funds have also been used to create outdoor recreational opportunities. These efforts addressed the goals in the substantially amended FY 2019 Annual Action Plan that allocated the City's CDBG-CV funds for coronavirus response.

- Provided \$161,800 for technical assistance services to Hispanic Business Initiative Fund of Florida, Inc. dba Prospera and WeeCare, Inc. dba Upwards that assisted 42 entrepreneurs and businesses.
- Provided \$26,875 to two organizations to deliver homeownership education and counseling to assist 152 Clearwater residents: Clearwater Neighborhood Housing Services and Tampa Bay Community Development Corporation.
- While the City does not provide legal services, the City provided \$22,833 in CDBG funds to Gulfcoast Legal Services, Inc. (GLS) to provide civil legal aid related to housing related matters to 12 residents.

On January 28, 2025, the Neighborhood and Affordable Housing Advisory Board recommended City Council approval of the CAPER as written. The CAPER is typically due to HUD by December 31 each year. However, due to the impact of Hurricane Milton and Hurricane Helene and to accommodate the City of Clearwater council meeting scheduled for February 6, 2025, HUD has granted an extension, moving the deadline to February 28, 2025

STRATEGIC PRIORITY:

2.4 Support equitable housing programs that promote household stability and reduce the incidence of homelessness within Clearwater.

Councilmember Mannino moved to approve of the City of Clearwater's Fiscal Year 2023-2024 Consolidated Annual Performance and Evaluation Report (CAPER). The motion was duly seconded and carried unanimously.

- 7.2** Provide direction on the proposed Development Agreement between AP Beach Properties, LLC (the property owner) and the City of Clearwater for property located at 405 Coronado Drive, providing for the allocation of 100 units from the Hotel Density Reserve under Beach by Design; and confirm a second public hearing in City Council Chambers before City Council on February 20, 2025 at 6:00 p.m., or as soon thereafter as may be heard. (HDA2024-09001)

Site Location and Existing Conditions:

The subject property is a 1.759-acre parcel operating as a surface parking lot with frontage along Coronado and Hamden Drives (420 feet and 370 feet, respectively) and Fifth Street (220 feet). It is located within the Tourist (T) District and the Small Motel District of *Beach by Design* with an underlying future land use designation of Resort Facilities High (RFH).

The surrounding area is characterized by a mix of uses including overnight

accommodations (hotels), retail, outdoor recreation and entertainment, restaurant and attached dwellings with heights ranging from one to 15 stories. There are one- to two- story hotels adjacent to the site and a five-story attached dwelling located at the northeast corner of Bayside Drive and Hamden Drive. The City's Beach Walk project, to the west, has been constructed transforming South Gulfview Boulevard to the north of this site into a winding beachside promenade with tropical landscaping with clear views to Clearwater Beach and the water beyond. Coronado Drive has largely been improved according to *Beach by Design*.

Site History:

A portion of the property (originally five parcels on the northern end) was previously subject to a Development Agreement approved by the City Council on October 2, 2014. An amended agreement was subsequently approved on February 4, 2022, that incorporated additional land (three parcels to the south) into the site design (HDA2013-08006/HDA2013-08006A). The original Development Agreement recently expired, and the applicant is proposing a new Development Agreement and conceptual design and is requesting 100 units from the Hotel Density Reserve. The development proposal is described in detail later in this memo.

The overall size of the proposed development site has not changed; the eight parcels referenced above have been consolidated into the single subject parcel. However, the various properties comprising the site have different histories which are provided below.

North portion of the site (previously 401/405/415/419 Coronado Drive and 406 Hamden Drive):

- On April 19, 2011, the Community Development Board (CDB) approved a Level Two Flexible Development application (FLD2011-02005) for a surface parking lot which has been constructed.
- On September 18, 2014, the City Council approved the allocation of up to 100 units from the Hotel Density Reserve under Beach by Design (HDA2013-08006) and adopted a resolution to the same effect (Resolution No. 14-25). The owners proposed to develop the site with a 166-unit overnight accommodation use with associated accessory/amenity uses including commercial space, restaurant, meeting rooms, and an exercise room. This Development Agreement, as amended on February 4, 2022 (HDA2013-08006A), expired on October 8, 2024.
- On July 21, 2015, the CDB approved a Level Two Flexible Development application (FLD2015-05016) for a 166-room overnight accommodation use in the Tourist (T) District. The CDB approved an amendment on May 17, 2022 (FLD2015-05016A), subsequent to the modifications to the Development Agreement referenced above. A series of extension requests have been approved extending the validity of the issued Development Order until March 14, 2027.

South portion of the site (previously 410/420 Hamden Drive):

- On December 28, 2018, the Community Development Coordinator approved a Level One Flexible Standard Development application (FLS2018-05024) for a surface parking lot for property including 410/420 Hamden Drive. The approval expired one year later.
- On November 17, 2020, the CDB approved a Level Two Transfer of Development Rights (TDR2020-07002) which transferred four hotel units from 410 Hamden Drive (Parcel ID 08-29-15-17622-000-0100) and seven hotel units from one of the two parcels comprising 420 Hamden Drive (Parcel ID 08-29-15-17622-000-0080), all to property located at 400/405/408/409/411 East Shore Drive.
- On October 19, 2021, the CDB approved a Level Two Transfer of Development Rights (TDR2021-08004) which transferred the remaining two dwelling units from 410/420 Hamden Drive (Parcel IDs 08-29-15-17622-000-0100, 08-29-15-17622-000-0090 and 08-29-15-17622-000-0080) to property located at 619/629/631/635 Mandalay Avenue.
- The two approved TDR applications removed all development potential from these three additional parcels.

Development Proposal:

The proposal is to remove all the existing site improvements on the 1.759-acre site and to construct a hotel with 135 overnight accommodation units as well as retail and restaurant spaces. The northern portion of the property that has remaining development potential is 1.32 acres, and as previously discussed, the 0.439-acre southern portion does not have remaining development potential. The underlying Resort Facilities High (RFH) future land use designation allows for 50 overnight accommodations units per acre or 1.2 FAR for nonresidential uses.

The proposal of 20,000 square feet of retail area and 6,825 square feet of restaurant area requires 0.613 acres of land, leaving 0.707 acres of land with development potential that can be used for overnight accommodations units. To achieve the proposed number of units, the project utilizes the 35 units possible from this remaining acreage, in addition to the requested 100-unit allocation from the Hotel Density Reserve (Reserve) through *Beach by Design*.

With the incorporation of the retail and restaurant area, and the reduction of the number of hotel units from 166 as approved in 2014 (HDA2013-08006) to 135 rooms, the subject site's density (hotel units per acre) will decrease from 94.32 hotel units per acre to 77 units per acre. The reduction of the number of hotel units will enable the provision additional services to the hotel guests. The building will continue to be 100 feet in height as measured from the established design flood elevation to flat roof. The proposal continues to include a tropical modern architecture, which is consistent with and complements the tropical

vernacular envisioned in *Beach by Design*. The request includes a conceptual site plan and accompanying building elevations (Exhibit B).

The site will be accessed via a two-way driveway from Hamden Drive at the southeast corner of the property which will provide access to the parking garage component of the development. A one-way ingress is provided centrally along the north side of the site along Fifth Street which also provides access to the parking garage as well as an underbuilding drop off area. The egress for the drop off area is also located along Fifth Street. A one-way egress from the parking garage is provided at the northeast side along Hamden Drive. The primary pedestrian entrance is located at the northwest corner of the site.

The northwest corner of the building on the ground floor contains a lobby, retail area and restaurant. The first five floors of the building will contain a parking garage as well as miscellaneous back-of-house components such as maintenance rooms and laundry facilities. The sixth floor will include a pool and pool deck and other amenities such as private balconies, exercise areas and related activities such as yoga. The seventh and eighth floors will be dedicated almost entirely to hotel rooms and the ninth floor will include rooms, outdoor amenities as well as an indoor/ outdoor bar and lounge.

Proposal's Consistency with the Community Development Code (CDC):

Minimum Lot Area and Width:

Pursuant to CDC Table 2-802, the minimum required lot area and width for an overnight accommodations use is 20,000 square feet and between 100 and 150 feet in lot width, respectively. The subject property is 76,622 square feet in area and approximately 420 feet wide. The site is consistent with these Code provisions.

Minimum Setbacks:

The conceptual site plan depicts setbacks of 15 feet along the Fifth Street and Hamden Drive (north and east) frontages, and 10 feet along all remaining property lines of the site including the frontage along Coronado Drive. The proposed setbacks may be approved as part of a Level One (FLS) application, subject to meeting the applicable flexibility criteria of the Community Development Code; however, other elements such as height may require the project to be a Level Two (FLD) application.

Maximum Height:

Section B of the Design Guidelines within *Beach by Design* specifically addresses height. The proposal provides for a building 100 feet in height as measured from the design flood elevation where a height of up to 100 feet is permitted as prescribed by the CDC (subject to meeting the applicable flexibility criteria of the CDC and approved as part of a Level Two Flexible Development application) and as limited by any applicable *Beach by Design* requirements. The height of the proposed building is consistent with the guidelines of *Beach by Design*.

Minimum Off-Street Parking:

The 135-room overnight accommodations use requires a minimum of 162 off-street parking spaces. A parking garage located on the first five levels of the building will provide 400 spaces, including 50 which are available for public use. This is consistent with the applicable Sections of the CDC.

Landscaping:

While a formal landscape plan is not required to be submitted for review at this time, the conceptual landscape areas depicted on the site plan show that adequate spaces for foundation landscaping will be provided along all street frontages. Since no perimeter landscape buffers are required in the Tourist (T) District, the proposed landscape areas meet or exceed what is required. It is noted, however, that flexibility may be requested/necessary as part of a Comprehensive Landscape Program which would be reviewed at time of formal site plan approval.

Proposal's Consistency with Beach by Design:

Design Guidelines:

A review of the provided architectural elevations and massing study was conducted and the proposed building does appear to be generally consistent with the applicable Design Guidelines established in *Beach by Design*. However, a more formal review of these Guidelines will need to be conducted as part of the final site plan approval process.

Hotel Density Reserve:

The project has been reviewed for compliance with those criteria established within *Beach by Design* concerning the allocation of hotel rooms from the Reserve. The project appears to be generally consistent with those criteria, including that the development complies with the Metropolitan Planning Organization's (MPO) countywide approach to the application of traffic concurrency management for transportation facilities. The submitted Traffic Impact Study concludes that traffic operations at nearby intersections and on adjacent roadways would continue at acceptable levels of service.

It is important to note that the south portion of the site has had all development potential transferred to other properties within the *Beach by Design* planning area. *Beach by Design* Section V.B.2 provides that "Those properties and/or developments that have had density transferred off to another property and/or development(s) through an approved Transfer of Development Rights (TDR) application by the City after December 31, 2007, are not eligible to have rooms allocated from the Reserve." Staff believes that the intent of this provision is to prevent a property owner from selling off development potential and then requesting units from the Reserve thereby profiting from the Reserve. This portion of the site was not in common ownership at the time the 100 units were allocated to the original proposal, and the inclusion of the parcels will result in the overall site density (units per acre) decreasing; therefore, the project does not utilize these lots for development potential at all. The primary purpose of adding these parcels is to provide the opportunity to provide a more efficient parking garage layout which will allow for the provision of all required parking spaces as well as a minimum of 50 spaces for use by the public. In short, the proposal provides for a scenario that Staff believes was not considered at the

time that *Beach by Design* was written. Staff believes that the proposal meets the intent of *Beach by Design* and approval of the request.

Standards for Development Agreements:

CDC Section 4-606 sets forth the procedures and criteria for reviewing development agreements. Specifically, development agreements shall be consistent with Clearwater 2045, the city's Comprehensive Plan. The proposal furthers the goals, objectives and policies of the Comprehensive Plan as provided below.

Goal QP 3: Support the on-going transformation of the Downtown and Clearwater Beach Activity Centers as high intensity, walkable, and attractive regional centers for living, working, shopping, and entertainment.

Objective QP 3.3: Continue to use *Beach by Design: A Preliminary Design for Clearwater Beach and Design Guidelines (Beach by Design)* to guide development, redevelopment, and placemaking on Clearwater Beach.

Policy QP 3.3.4: Continue to utilize the Hotel Density Reserve allocation as established in *Beach by Design* to facilitate hotel development on Clearwater Beach.

The proposal is in compliance with the standards for development agreements, is consistent with the Comprehensive Plan and furthers the vision of beach redevelopment set forth in *Beach by Design*. The proposed Development Agreement will be in effect for a period not to exceed ten years, meets the criteria for the allocation of rooms from the Hotel Density Reserve under *Beach by Design* and includes the following main provisions:

- Provides for no change in the number of units (100 units) allocated from the Hotel Density Reserve (previously approved as part of HDA2013-08006/Resolution No. 14-25 and HDA2013-08006A/ Resolution No. 22-01);
- Includes conceptual site plans, architectural drawings, elevations and perspectives in Exhibit B that appear to be generally consistent with the applicable Design Guidelines established in *Beach by Design*;
- Requires the developer to obtain site plan approval within one year of approval, commence vertical construction within four years from the date of site plan approval, and obtain a certificate of occupancy within six years from the date of site plan approval;
- Requires the return of any hotel unit obtained from the Hotel Density Reserve that is not constructed;
- Prohibits the conversion of any hotel unit allocated from the Hotel

Density Reserve to a residential use and requires the recording of a covenant restricting use of such hotel units to overnight accommodations usage; and

- Requires a legally enforceable mandatory evacuation/closure covenant that the hotel will be closed as soon as practicable after a hurricane watch that includes Clearwater Beach is posted by the National Hurricane Center.

Changes to Development Agreements:

Pursuant to Section 4-606.I, CDC, a Development Agreement may be amended by mutual consent of the parties, provided the notice and public hearing requirements of Section 4-206 are followed. Revisions to conceptual site plans and/or architectural elevations attached as exhibits to this Development Agreement shall be governed by the provisions of the CDC, Section 4-406. Minor revisions to such plans may be approved by the Community Development Coordinator. Other revisions not specified as minor shall require an amendment to this Development Agreement.

Summary and Recommendation:

The proposal appears to be generally consistent with applicable components of the Community Development Code and *Beach by Design* and the city's Comprehensive Plan. Staff is supportive of the request.

In response to a question, Interim Planning and Development Director Lauren Matzke said per city code, tonight's meeting is the first scheduled public hearing. Several years ago, the Council amended the code to require development agreements with an allocation from the density be heard by the city council at two public hearings. The City Clerk said the agenda item is seeking Council provide staff direction regarding the agreement and to confirm the hearing on the February 20, 2025 via a vote. Planning Division Manager Ted Kozak said Beach by Design and the reserve envision up to a 1.0 floor area ratio; the Applicant is slightly under that threshold.

Applicant representative Brian Aungst provided a PowerPoint presentation and reviewed the request.

One individual spoke in opposition.

One individual submitted an email in opposition (see page 15).

The City Attorney said staff fully supports the new agreement. When it was first created, the hotel density reserve was a large pool. He said the

City has reached a point in the development cycle where the units have been allocated to certain properties or have been constructed. The available density reserve units in the pool have become a valuable commodity. He said the revised agreement includes timelines, which were not clearly outlined in the original agreement.

Discussion ensued with support expressed for including the construction milestones and consequences if milestones are not achieved.

Councilmember Cotton moved to confirm a second public hearing in City Council Chambers before City Council on February 20, 2025 at 6:00 p.m., or as soon thereafter as may be heard. The motion was duly seconded and carried unanimously.

8. City Manager Reports – None.

9. City Attorney Reports – None.

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

Councilmember Cotton reviewed upcoming events.

Councilmember Teixeira wished all a good evening.

Vice Mayor Allbritton reviewed recent events and said he was excited to hear that PSTA is looking into temporary floating docks for Dunedin to get the Clearwater Ferry stops going again.

11. Closing Comments by Mayor

The Mayor reviewed recent and upcoming events.

12. Adjourn

The meeting adjourned at 6:55 p.m.

Attest

Mayor
City of Clearwater

City Clerk

Call, Rosemarie

From: DENNIS MCDERMOTT <walrus751@gmail.com>
Sent: Thursday, February 6, 2025 3:56 PM
To: Call, Rosemarie
Subject: 405 Coronado Dr
Attachments: McDermott Letter with Legal Notice.pdf

CAUTION: This email originated from outside of the City of Clearwater. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Call,

I recognize I am late in connecting with you on this.

I had planned to attend the Council Meeting tonight in person to speak on some of the points included in the attached letter I sent to City Officials in January (copy attached). Due to unforeseen circumstances, I will not be able to attend in person.

I hope you will consider including my comments into the public record for the City Council meeting scheduled for tonight, February 6, 2025 relative to agenda Item 7.2, ID 25-01b.

Thank you in advance for your consideration,

Dennis McDermott
(727) 542-6302

January 11, 2025

Jennifer Poirrier, City Manager [via email to Jennifer.Poirrier@myclearwater.com]
City of Clearwater
600 Cleveland Street, Suite 600
Clearwater, FL 33755

RE: City Council Work Session; January 13, 2025; Section 10.4, Item 25-01, "Provide direction on the proposed Development Agreement between AP Beach Properties, LLC (the property owner) and the City of Clearwater for property located at 405 Coronado Drive, providing for the allocation of 100 units from the Hotel Density Reserve under Beach by Design..."

Dear Ms. Poirrier:

A legal notice was published on January 1, 2025 (New Year's Day) [attached] providing public notice of the City's intent to consider a Development Agreement with A P Beach Properties, LLC. for a new 135-unit hotel on a 1.76 Acre parcel on the Beach.

Viewing the artist renderings of this proposed project from a single dimension, it seems to be attractive and tasteful. Yet the project proposed for 405 Coronado Drive seems to lack congruence with 21st century realities.

We just celebrated a New Year -- 2025 -- yet this proposed development project is relying on Beach by Design, a 2001 'Master Plan' intended to guide Clearwater Beach toward a 21st Century vibe. Beach by Design was created using data and studies from the 1990's. Looking back in time, it seems to have been an outstanding plan, and it did help ignite the transformation of Clearwater Beach into a world-class destination for tourism. What Beach by Design lacked was interim feedback loops, points in time where the original data and assumptions could be periodically reviewed, recalculated and revised as needed.

Since Beach by Design was originally approved and published, we have witnessed significant environmental and economic impacts of beach development which reach far beyond just the beach itself, and the businesses, neighborhoods, etc. which are physically located there.

It seems to be long past the time for our Clearwater City Leaders to announce a moratorium on new developments on the Beach until such time we have been able to address a myriad of issues which have been amplified and exacerbated by recent storms, including but not limited to:

- ✓ Inadequate ingress/egress issues to/from the mainland and the beach.
- ✓ Scarce public parking for beach residents; beach employees; and beach visitors, including mainland Clearwater residents who wish to visit their beach.
- ✓ Deficient public infrastructure, including roadways; public transit; sanitary sewers; and protection from wind and storm water surges.
- ✓ Substandard, inadequate and dissatisfactory stormwater management.
- ✓ An antiquated, fragile and horrendous electrical distribution infrastructure.

Although the basic principles of rational municipal land use planning haven't really changed since Johann Heinrich von Thünen first set forth his theories in the arena of Economic Geography in the 19th century, our awareness and knowledge of environmental externalities and the fragility of our physical environment have certainly advanced.

Today, there can be no legitimate debate which challenges the notion that good land use planning in the public sector must incorporate key variables, including:

- Present and future environmental impact(s).
- Current and long-term economic impact(s).
- Public community needs, plus comprehensive public vision.
- Reliable mass transit access.
- Proximal location of affordable housing.
- Equitable distribution of land uses; and
- Resilience to climate change.

And all of this while balancing the needs of different stakeholders through honest, transparent and comprehensive planning processes and regulations to help guide future development in a sustainable and socially responsible manner.

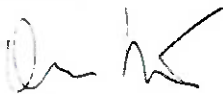
None of this is simple, and even Mr. von Thünen would be challenged to respond 'off the cuff' to these new paradigms dictated by the realities of the 21st Century.

The most concerning land use decisions are those which request and/or require accommodation or exception beyond 'as of right' current rules. A couple of simple questions I believe help to frame a robust discussion on that topic include:

- Who benefits directly from this exception / accommodation?
- How does this exception / accommodation help make our community a better place going forward?

Thank you for this opportunity to share my thoughts, and please feel welcome to contact me with questions or for clarification.

Sincerely,



Dennis McDermott

Phone: (727) 542-6302 ♦ email: walrus751@gmail.com

Ecopies to: City Clerk R. Call; City Attorney D. Margolis; Mayor B. Rector; Members of City Council; Clearwater Neighborhoods Coalition

1 attachment

EGAL NOTICE

CITY OF CLEARWATER NOTICE OF INTENT TO CONSIDER A DEVELOPMENT AGREEMENT

A public hearing will be conducted before the City Council on **January 16, 2025**, beginning at 6:00 PM (or as soon thereafter as the matter may be heard), in Clearwater Main Library City Council Chambers, 100 N. Osceola Ave., Clearwater, Florida, to consider a Development Agreement between the City of Clearwater and A P Beach Properties, LLC, for property located at 405 Coronado Drive and legally described as Parcel No. 08-29-15-17622-000-0010. **HDA2024-09001 Assigned Planner: Ted Kozak, AICP (727) 444-8941**

The Development Agreement will allow a 135-room overnight accommodation use (77 rooms/acre on 1.758 acres, including the allocation of 100 rooms from the Hotel Density Reserve) at a height of 100 feet pursuant to Beach by Design and Section 4-606 of the Community Development Code.

Interested parties may appear to be heard or file written notice of approval or objections with the Planning and Development Department or the City Clerk prior to or during the public hearing. Any person who decides to appeal any decision made by the Council, with respect to any matter considered at such hearings, will need 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.

Additional information, including the Development Agreement, is available in the Planning and Development Department at the Municipal Services Building, 100 S. Myrtle Avenue, Clearwater, Florida, or call (727) 562-4567.

Lauren Matzke, AICP Rosemarie Call, MPA, CMC
Interim Planning and City Clerk
Development Director

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

A COPY OF THIS AD IN LARGE PRINT IS AVAILABLE IN THE CITY CLERK DEPARTMENT. ANY PERSON WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATIONS, IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK DEPARTMENT WITH THEIR REQUEST AT (727) 562-4080.

To learn more about presenting to Clearwater boards and City Council, go to http://clearwater.granicus.com/ViewPublisher.php?view_id=11 and click on "Resident Engagement Video." You can also check the informational video out from any Clearwater public library.