

# City of Clearwater

*City Hall  
112 S. Osceola Avenue  
Clearwater, FL 33756*



## Meeting Minutes

Wednesday, May 17, 2017

6:00 PM

Council Chambers

**City Council**

**Roll Call**

**Present:** 4 - Mayor George N. Cretekos, Vice Mayor Hoyt Hamilton,  
Councilmember Doreen Caudell and Councilmember Bill Jonson

**Absent:** 1 - Councilmember Bob Cundiff

**Also Present:** William B. Horne II – City Manager, Jill Silverboard – Deputy City Manager, Pamela K. Akin - City Attorney, Rosemarie Call - City Clerk and Nicole Sprague – Official Records and Legislative Services Coordinator

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

**Unapproved****1. Call to Order – Mayor Cretekos**

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

**2. Invocation – Pastor Bob Brubaker from Christ Community Presbyterian Church****3. Pledge of Allegiance – Vice Mayor Hamilton****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 May Service Awards**

*One service award was presented to a city employee.*

*The May/June 2017 Bimonthly Team Award was presented to the Long Center Life Savers Team: Shaun Beasley, Mark Roberson, Dawn Lewellyn, Nate Browne, Megan MacLean, Lt. Kyle Mueller and Ahmad Jackson.*

- 4.2** Habitat Home In Honor of Mayor George Cretekos - Mike Sutton, Chief Executive Officer, Habitat for Humanity of Pinellas County
- 4.3** Poppy Days Proclamation –May 26-27, 2017 - Gigi Jansek of the American Legion
- 4.4** Safe Boating Week Proclamation, May 20-26, 2017 – Mike Lloyd, Flotilla Commander
- 4.5** Florida Orchestra Presentation - Mr. Pastreich, Florida Orchestra President

*Mr. Pastreich provided a PowerPoint presentation.*

- 4.6** Emergency Medical Services Presentation – Fire Chief Scott Ehlers

*Mr. Ehlers provided a PowerPoint presentation.*

- 4.7 Emergency Medical Services Week Proclamation, May 21-27, 2017 - Assistant Fire Chief Anthony Tedesco

## **5. Approval of Minutes**

- 5.1 Approve the minutes of the May 4, 2017 City Council Meeting as submitted in written summation by the City Clerk.

**Councilmember Jonson moved to approve the minutes of the May 4, 2017 City Council Meeting as submitted in written summation by the City Clerk. The motion was duly seconded and carried unanimously.**

## **6. Citizens to be heard re items not on the agenda – None.**

## **7. Consent Agenda – Approved as submitted.**

- 7.1 Approve the settlement agreement between the City of Clearwater and LaShante Keys for payment of \$68,632.36 and authorize the appropriate officials to execute same. (consent)
- 7.2 Approve a proposal by Construction Manager at Risk, Keystone Excavators, Inc., of Oldsmar, Florida in the amount of \$334,345, which includes a 10% contingency, for site work and construction of a twelve -foot wide pedestrian trail bridge on the Ream Wilson Trail and authorize the appropriate officials to execute same. (consent)
- 7.3 Approve a proposal by Construction Manager at Risk, Keystone Excavators, Inc., of Oldsmar, Florida in the amount of \$125,797.60, which includes a 10% contingency, for site work, erosion control and construction of a bridge at Moccasin Lake Nature Park and authorize the appropriate officials to execute same. (consent)
- 7.4 Approve a License Agreement between the Clearwater Audubon Society (CAS), and the City of Clearwater to operate and maintain the Bird of Prey Program at Moccasin Lake Park and authorize the appropriate officials to execute same. (consent)
- 7.5 Approve an Engineer of Record (EOR) Work Order to McKim and Creed of Clearwater, Florida in the amount of \$119,444.00 for RO2 Well Modifications (17-0008-UT) and authorize the appropriate officials to execute same. (consent)
- 7.6 Approve a Joint Project Agreement between the City of Clearwater and Pinellas County for Utility Relocations as part of a Pinellas County Lake Avenue Culvert Project with an estimated cost of \$273,273.00; and authorize the appropriate officials to execute same. (consent)

- 7.7 Approve an Engineer of Record (EOR) work order to McKim and Creed, Inc. in the amount of \$114,116 to provide engineering services related to the Northeast Water Reclamation Facility SCADA System PLC Upgrades Project (16-0022-UT) and authorize the appropriate officials to execute same. (consent)
- 7.8 Approve an Engineer of Record (EOR) work order to McKim and Creed, Inc. in the amount of \$195,300.00 to provide a systematic inspection of the Beach Area sanitary manholes and perform night flow isolations study; and authorize the appropriate officials to execute same. (consent)
- 7.9 Approve City Council Policies. (consent)
- 7.10 Move the Tuesday, September 19 council meeting to Monday, September 18 at 6:00 p.m. for a council meeting only and move the start time for the Thursday, December 7 council meeting to 7:00 p.m. (consent)

**Councilmember Caudell moved to approve the Consent Agenda as submitted and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.**

### **Public Hearings - Not before 6:00 PM**

## **8. Administrative Public Hearings**

- 8.1 Approve the annexation, initial Future Land Use Map designation of Residential Low (RL) and initial Zoning Atlas designation of Low Medium Density Residential (LMDR) District for 3064 Grand View Avenue and the annexation, initial Future Land Use Map designation of Residential Urban (RU) and initial Zoning Atlas designation of Low Medium Density Residential (LMDR) for 3121 Wolfe Road; and pass Ordinances 9019-17, 9020-17 and 9021-17 on first reading. (ANX2017-03004)

These voluntary annexation petitions involve 0.423-acres of property consisting of two parcels of land occupied by two single family homes. The parcels are located generally north of Drew Street, south of SR 590, and within ¼ mile west or east of McMullen Booth Road. The applicants are requesting annexation in order to receive solid waste service from the City and will be connected to the city sanitary sewer as part of the Kapok Terrace Sanitary Sewer System Extension Project. The properties are contiguous to existing city limits along at least one property boundary. It is proposed that the property located at 3064 Grand View Avenue be assigned a Future Land Use Map designation of Residential Low (RL) and a Zoning Atlas designation of Low Medium Density Residential (LMDR) and that the property located at 3121 Wolfe Road be assigned a Future Land Use Map designation of Residential

Urban (RU) and a Zoning Atlas designation of Low Medium Density Residential (LMDR).

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

- The properties currently receive water service from the City. Collection of solid waste will be provided to the properties by the City. The applicants will connect to the City's sanitary sewer service when it is available, and are aware of the fee that must be paid in order to connect and the financial incentives available. The properties are located within Police District III and service will be administered through the district headquarters located at 2851 N. McMullen Booth Road. Fire and emergency medical services will be provided to these properties by Station 49 located at 565 Sky Harbor Drive. The City has adequate capacity to serve these properties with sanitary sewer, solid waste, police, fire and EMS service. The proposed annexations will not have an adverse effect on public facilities and their levels of service; and
- The proposed annexations are consistent with and promote the following objectives and policy of the Clearwater Comprehensive Plan:

Objective A.6.4 Due to the built-out character of the City of Clearwater, compact urban development within the urban service area shall be promoted through application of the Clearwater Community Development Code.

Objective A.7.2 Diversify and expand the City's tax base through the annexation of a variety of land uses located within the Clearwater Planning Area.

Policy A.7.2.3 Continue to process voluntary annexations for single-family residential properties upon request.

- The proposed Residential Low (RL) and Residential Urban (RU) Future Land Use Map categories are consistent with the current Countywide Plan designation of these properties. The Residential Low (RL) designation primarily permits residential uses at a density of 5 units per acre, and the Residential Urban (RU) designation primarily permits residential uses at a density of 7.5 units per acre. The proposed zoning district to be assigned to the properties is Low Medium Density Residential (LMDR). The use of the subject properties is consistent with the uses allowed in the District and the properties exceed the District's minimum dimensional requirements. The proposed annexations are therefore consistent with the Countywide Plan and the City's Comprehensive Plan and Community Development Code; and
- The properties proposed for annexation are contiguous to existing city limits along at least one property boundary; therefore, the annexations are consistent with Florida Statutes Chapter 171.044.

*One individual questioned when his property, 3065 Grand View Avenue, would be annexed into city limits.*

**Vice Mayor Hamilton moved to approve the annexation, initial Future Land Use Map designation of Residential Low (RL) and initial Zoning Atlas designation of Low Medium Density Residential (LMDR) District for 3064 Grand View Avenue and the annexation, initial Future Land Use Map designation of Residential Urban (RU) and initial Zoning Atlas designation of Low Medium Density Residential (LMDR) for 3121 Wolfe Road. The motion was duly seconded and carried unanimously.**

**Ordinance 9019-17 was presented and read by title only. Councilmember Jonson moved to pass Ordinance 9019-17 on first reading. The motion was duly seconded and upon roll call, the vote was:**

**Ayes:** 4 - Mayor Cretekos, Vice Mayor Hamilton, Councilmember Caudell and Councilmember Jonson

**Ordinance 9020-17 was presented and read by title only. Councilmember Caudell moved to pass Ordinance 9020-17 on first reading. The motion was duly seconded and upon roll call, the vote was:**

**Ayes:** 4 - Mayor Cretekos, Vice Mayor Hamilton, Councilmember Caudell and Councilmember Jonson

**Ordinance 9021-17 was presented and read by title only. Vice Mayor Hamilton moved to pass Ordinance 9021-17 on first reading. The motion was duly seconded and upon roll call, the vote was:**

**Ayes:** 4 - Mayor Cretekos, Vice Mayor Hamilton, Councilmember Caudell and Councilmember Jonson

- 8.2** Approve the annexation, initial Future Land Use Map designations of Residential Low (RL), Preservation (P) and Water/Drainage Feature Overlay and initial Zoning Atlas designations of Low Medium Density Residential (LMDR) and Preservation (P) Districts for 1516 Stevenson's Drive; and pass Ordinances 9022-17, 9023-17, and 9024-17 on first reading. (ANX2017-03006)

This voluntary annexation petition involves a 0.26-acre property consisting of one parcel of land occupied by a single-family dwelling. The property is located on the west side of Stevenson's Drive, approximately 80 feet south of Carol Drive. The applicant is requesting annexation in order to receive solid

waste service from the City. The property is contiguous to existing city boundaries to the north, east and west. It is proposed that the property be assigned the Future Land Use Map designations of Residential Low (RL), Preservation (P) and Water/Drainage Feature Overlay and Zoning Atlas designations of Low Medium Density Residential (LMDR) and Preservation (P). 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 property currently receives water and sanitary sewer service from the City of Clearwater. Collection of solid waste for the property will be provided by the City of Clearwater. The property is located within Police District II and service will be administered through the district headquarters located at 645 Pierce Street. Fire and emergency medical services will be provided to this property by Station 51 located at 1720 Overbrook Avenue. The City has adequate capacity to serve this property with solid waste, police, fire and EMS service. The proposed annexation will not have an adverse effect on public facilities and their levels of service; and
- The proposed annexation is consistent with and promotes the following objectives and policy of the Clearwater Comprehensive Plan:
  - Objective A.6.4 Due to the built-out character of the City of Clearwater, compact urban development within the urban service area shall be promoted through application of the Clearwater Community Development Code.
  - Objective A.7.2 Diversify and expand the City's tax base through the annexation of a variety of land uses located within the Clearwater Planning Area.
  - Policy A.7.2.3 Continue to process voluntary annexations for single-family residential properties upon request.
- The proposed Residential Low (RL), Preservation (P) and Water/Drainage Feature Overlay Future Land Use Map categories are consistent with the current Countywide Plan designation of this property. The Residential Low (RL) designation primarily permits residential uses at a density of 5 units per acre. The Preservation (P) and Water/Drainage Feature Overlay categories proposed to be applied to the property recognize the watershed and drainage features on the properties. The proposed zoning districts to be assigned to this property are the Low Medium Density Residential (LMDR) and Preservation (P) Districts. The use of the subject property is consistent with the uses allowed in the District and the property exceeds the District's minimum dimensional requirements. The proposed annexation is therefore consistent with the Countywide Plan and the City's Comprehensive Plan and Community Development Code; and

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

**Councilmember Jonson moved to Approve the annexation, initial Future Land Use Map designations of Residential Low (RL), Preservation (P) and Water/Drainage Feature Overlay and initial Zoning Atlas designations of Low Medium Density Residential (LMDR) and Preservation (P) Districts for 1516 Stevenson's Drive. The motion was duly seconded and carried unanimously.**

**Ordinance 9022-17 was presented and read by title only. Councilmember Caudell moved to pass Ordinance 9022-17 on first reading. The motion was duly seconded and upon roll call, the vote was:**

**Ayes:** 4 - Mayor Cretekos, Vice Mayor Hamilton, Councilmember Caudell and Councilmember Jonson

**Ordinance 9023-17 was presented and read by title only. Vice Mayor Hamilton moved to pass Ordinance 9023-17 on first reading. The motion was duly seconded and upon roll call, the vote was:**

**Ayes:** 4 - Mayor Cretekos, Vice Mayor Hamilton, Councilmember Caudell and Councilmember Jonson

**Ordinance 9024-17 was presented and read by title only. Councilmember Jonson moved to pass Ordinance 9024-17 on first reading. The motion was duly seconded and upon roll call, the vote was:**

**Ayes:** 4 - Mayor Cretekos, Vice Mayor Hamilton, Councilmember Caudell and Councilmember Jonson

- 8.3** Approve the annexation, initial Future Land Use Map designation of Residential Low (RL) and initial Zoning Atlas designation of Low Medium Density Residential (LMDR) District for 2134 Burnice Drive; and pass Ordinances 9025-17, 9026-17, and 9027-17 on first reading. (ANX2017-03005)

This voluntary annexation petition involves a 0.24-acre property consisting of one parcel of land occupied by a single-family dwelling. The property is located on the north side of Burnice Drive, approximately 830 feet west of Belcher Road. The applicant is requesting annexation in order to receive sanitary sewer and solid waste service from the City. The property is located within an enclave and is contiguous to existing city boundaries on all sides. It is proposed that the property be assigned a Future Land Use Map designation of



Residential Low (RL) and a Zoning Atlas designation of Low Medium Density Residential (LMDR).

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 property currently receives water service from the City of Clearwater. The closest sanitary sewer line is located in the adjacent Burnice Drive right-of-way. The applicant has paid the City's sewer impact and assessment fees and is aware of the additional costs to extend city sewer service to this property. 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 48 located at 1700 North Belcher Road. The City has adequate capacity to serve this property with sanitary sewer, solid waste, police, fire and EMS service. The proposed annexation will not have an adverse effect on public facilities and their levels of service; and
- The proposed annexation is consistent with and promotes the following objectives and policy of the Clearwater Comprehensive Plan:
  - Objective A.6.4 Due to the built-out character of the City of Clearwater, compact urban development within the urban service area shall be promoted through application of the Clearwater Community Development Code.
  - Objective A.7.2 Diversify and expand the City's tax base through the annexation of a variety of land uses located within the Clearwater Planning Area.
  - Policy A.7.2.3 Continue to process voluntary annexations for single-family residential properties upon request.
- The proposed Residential Low (RL) Future Land Use Map category is consistent with the current Countywide Plan designation of this property. This designation primarily permits residential uses at a density of 5 units per acre. The proposed zoning district to be assigned to the property is the Low Medium Density Residential (LMDR) District. The use of the subject property is consistent with the uses allowed in the District and the property exceeds the District's minimum dimensional requirements. The proposed annexation is therefore consistent with the Countywide Plan and the City's Comprehensive Plan and Community Development Code; and
- The property proposed for annexation is contiguous to existing city boundaries on all sides; therefore the annexation is consistent with Florida Statutes Chapter 171.044.

**Councilmember Caudell moved to approve the annexation, initial Future Land Use Map designation of Residential Low (RL) and initial Zoning Atlas designation of Low Medium Density Residential (LMDR) District for 2134 Burnice Drive. The motion was duly seconded and carried unanimously.**

**Ordinance 9025-17 was presented and read by title only. Vice Mayor Hamilton moved to pass Ordinance 9025-17 on first reading. The motion was duly seconded and upon roll call, the vote was:**

**Ayes:** 4 - Mayor Cretekos, Vice Mayor Hamilton, Councilmember Caudell and Councilmember Jonson

**Ordinance 9026-17 was presented and read by title only. Councilmember Jonson moved to pass Ordinance 9026-17 on first reading. The motion was duly seconded and upon roll call, the vote was:**

**Ayes:** 4 - Mayor Cretekos, Vice Mayor Hamilton, Councilmember Caudell and Councilmember Jonson

**Ordinance 9027-17 was presented and read by title only. Councilmember Caudell moved to pass Ordinance 9027-17 on first reading. The motion was duly seconded and upon roll call, the vote was:**

**Ayes:** 4 - Mayor Cretekos, Vice Mayor Hamilton, Councilmember Caudell and Councilmember Jonson

**8.4 Approve an amendment to the Clearwater Community Development Code to modify freestanding signage provisions to incorporate the US 19 zoning district and pass Ordinance 9030-17 on first reading. (TA2017-03004)**

Proposed Ordinance 9030-17 amends only Section 3-1807 of the Community Development Code (CDC), and only adds language that would enable those properties now within the new US 19 zoning district to have freestanding signage because, in its present form, the CDC would not permit for any such signage. There are no changes proposed to those regulations on height, area, number and location of signs.

The Planning and Development Department has determined that the proposed text amendment to the Community Development Code is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan and the Community Development Code as outlined in the staff report. The CDB reviewed the proposed text amendment at its meeting of April 18, 2017 and unanimously recommended approval of the amendment.

**Vice Mayor Hamilton moved to approve an amendment to the Clearwater Community Development Code to modify freestanding signage provisions to incorporate the US 19 zoning district. The motion was duly seconded and carried unanimously.**

**Ordinance 9030-17 was presented and read by title only. Councilmember Jonson moved to pass Ordinance 9030-17 on first reading. The motion was duly seconded and upon roll call, the vote was:**

**Ayes:** 4 - Mayor Cretkos, Vice Mayor Hamilton, Councilmember Caudell and Councilmember Jonson

- 8.5** Approve the annexation of 3109 and 3111 Wolfe Road and 421 and 501 North McMullen Booth Road, together with certain abutting rights-of-way of Wolfe Road and North McMullen Booth Road; and pass Ordinance 9005-17 on first reading. (ANX2017-01002)

This voluntary annexation petition involves four vacant parcels of land totaling 0.83 acres located at the southeast corner of Wolfe and North McMullen Booth Roads. The City of Clearwater owns the property, and is requesting annexation in order to expand park facilities. The property is contiguous to existing city boundaries along the north, south and east. The Development Review Committee is proposing that 0.696-acres of abutting Wolfe Road and North McMullen Booth Road rights-of-way also be annexed.

The City has also submitted applications to change the property's Future Land Use Map designation of Residential Urban (RU) to Recreation/Open Space (R/OS) (LUP2017-01001) and to rezone the property to the Open Space/Recreation (OS/R) District (REZ2017-01001) upon annexation into the City of Clearwater.

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

- The property currently receives water from the City. Sewer service is not readily available to the property, but will be made available in the future as part of the Kapok Terrace Sanitary Sewer System Extension Project. Collection of solid waste will be provided by the City. The property is located within Police District III and service will be administered through the district headquarters located at 2851 N. McMullen Booth Road. Fire and emergency medical services will be provided to the property by Station 49 located at 565 Sky Harbor Drive. The City has adequate capacity to serve the property with sanitary sewer, solid waste, police, fire and EMS service. The proposed annexation will not have an adverse effect on public facilities and their

levels of service; and

- The proposed annexation is consistent with and promotes the following objectives of the Clearwater Comprehensive Plan:

Objective A.6.4 Due to the built-out character of the City of Clearwater, compact urban development within the urban service area shall be promoted through application of the Clearwater Community Development Code.

Objective A.7.2 Diversify and expand the City's tax base through the annexation of a variety of land uses located within the Clearwater Planning Area.

Policy A.7.2.4 Allow voluntary annexations for noncontiguous properties that are within an enclave as defined by Section 171.031(13)(a), Florida Statutes ("Type A" enclaves) and as authorized by the 2014 Interlocal Service Boundary Agreement (ISBA) between Pinellas County and municipalities, including the City of Clearwater.

- The parcels proposed for annexation located at 3109 and 3111 Wolfe Road and 421 North McMullen Booth Road are contiguous to existing city boundaries along the south and east; therefore, the annexations are consistent with Florida Statutes Chapter 171.044. The parcel at 501 North McMullen Booth Road is non-contiguous to city boundaries but is located in a Type A Enclave; therefore, the annexation is consistent with the Interlocal Service Boundary Agreement authorized by Section 171.204.

*One individual spoke in support.*

**Councilmember Caudell moved to approve the annexation of 3109 and 3111 Wolfe Road and 421 and 501 North McMullen Booth Road, together with certain abutting rights-of-way of Wolfe Road and North McMullen Booth Road. The motion was duly seconded and carried unanimously.**

**Ordinance 9005-17 was presented and read by title only. Vice Mayor Hamilton moved to pass Ordinance 9005-17 on first reading. The motion was duly seconded and upon roll call, the vote was:**

**Ayes: 4 - Mayor Cretokos, Vice Mayor Hamilton, Councilmember Caudell and Councilmember Jonson**

- 8.6 Approve a Future Land Use Map Amendment from the Residential Urban (RU) category to the Recreation/Open Space (R/OS) category for 3109 and 3111 Wolfe Road and 421 and 501 North McMullen Booth Road; and pass Ordinance 9006-17 on first reading. (LUP2017-01001)**

This Future Land Use Map amendment application involves four parcels totaling 0.83 acres located directly at the southeast corner of Wolfe Road and North McMullen Booth Road. The property is owned by the City of Clearwater and is currently vacant. The City is requesting to amend the property's Future Land Use Map category of Residential Urban (RU) to the Recreation/Open Space (R/OS) category, indicating the intention to redevelop the site as a trail head for the adjacent Ream Wilson Trail; however, no plans have been submitted at this time. The City has also submitted a petition for annexation for the property (ANX2017-01002) and a Zoning Atlas Amendment (REZ2017-01001) which are being processed concurrently with this case.

The proposed Recreation/Open Space (R/OS) category permits nonresidential development at a FAR of 0.25. The City designates its parkland and parks facilities as Recreation/Open Space (R/OS) on the Future Land Use Map; therefore, this amendment is required in order to appropriately designate the property to reflect the City's intended use upon annexation.

The Planning & Development Department has determined that the proposed Future Land Use Map amendment is consistent with the 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 property 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.

In accordance with the Countywide Plan Rules, this 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 Economic Opportunity (Division of Community Planning) is not required.

The Community Development Board reviewed this application at its April 18, 2017 public hearing and unanimously recommended approval.

*One individual expressed concern with the deed restrictions that were to remain for residential purposes but are no longer in place and questioned how the parcel will be developed.*

*In response to questions, the City Attorney said at the time the City purchased the property, staff researched the deed restrictions that were recorded. The original deed restrictions were recorded in 1954 and were good for 30 years unless they were re-recorded. The City Attorney said the deed restrictions were not re-recorded and have been extinguished. Parks and Recreation Director Kevin Dunbar said there have been no staff discussions to date with the neighborhood. Staff created a site plan when the property was acquired to show what may be considered for development. Mr. Dunbar said staff will engage the neighborhood in a year when funding will be in place and address any concerns raised. The site is contiguous to Del Oro Park; staff is proposing to create a trail head at the site. Mr. Dunbar said individuals will have access to the Ream Wilson Trail, the Bayshore Trail, or the Courtney Campbell Causeway. A typical trail head has a restroom facility that would be available during the trail system's operation hours. Staff anticipates including water and air stations for cyclists. Mr. Dunbar said the Phase 4 of the Druid Road Trail will connect the trail system to Clearwater Beach.*

**Councilmember Jonson moved to approve a Future Land Use Map Amendment from the Residential Urban (RU) category to the Recreation/Open Space (R/OS) category for 3109 and 3111 Wolfe Road and 421 and 501 North McMullen Booth Road. The motion was duly seconded and carried unanimously.**

**Ordinance 9006-17 was presented and read by title only.**

**Councilmember Caudell moved to pass Ordinance 9006-17 on first reading. The motion was duly seconded and upon roll call, the vote was:**

**Ayes:** 4 - Mayor Cretokos, Vice Mayor Hamilton, Councilmember Caudell and Councilmember Jonson

## **9. Quasi-Judicial Public Hearings**

- 9.1** Approve a Zoning Atlas Amendment from R-3 District (Pinellas County) to the Open Space/ Recreation (OS/R) District (City) for 3109 and 3111 Wolfe Road and 421 and 501 North McMullen Booth Road and pass Ordinance 9007-17 on first reading. (REZ2017-01001)

This Zoning Atlas amendment involves four parcels totaling 0.83 acres located at the southeast corner of Wolfe and North McMullen Booth Roads. The property is owned by the City of Clearwater and is currently vacant. The City is requesting to rezone the property from the R-3 District (Pinellas County) to the Open Space Recreation (OS/R) District (City) indicating the intention to redevelop the site as a trail head for the adjacent Ream Wilson Trail; however,

no plans have been submitted at this time. The City has filed a petition for annexation for the property (ANX2017-01002) and a Future Land Use Map amendment (LUP2017-01001) which are being processed concurrently with this case.

The proposed Open Space/Recreation (OS/R) District is compatible with the surrounding single family residential uses, and the property will be integrated into the adjacent park facilities at Del Oro Park. The City designates its parkland and parks facilities as Recreation/Open Space (R/OS) on the Future Land Use Map; therefore, this rezoning is required in order to appropriately designate the property to reflect the City's intended use upon annexation.

The Planning and Development Department determined that the proposed Zoning Atlas amendment is consistent with 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 property and character of the neighborhood.
- The available uses in the Open Space/Recreation (OS/R) District are compatible with the surrounding area.
- The proposed amendment will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonably or disproportionate manner.
- The proposed Open Space/Recreation (OS/R) District boundary is appropriately drawn in regard to location and classification of streets, ownership lines, existing improvements, and the natural environment.

The Community Development Board reviewed this application at its April 18, 2017 public hearing and unanimously recommended approval.

*One individual questioned if the site plan would come back to Council for approval and expressed concerns regarding the number of parking spaces being provided at the site.*

*Planning and Development Director Michael Delk said the property may be developed at a minimum standard, which is approved at the staff level. Parks and Recreation staff has stated their intention to engage the neighborhood prior to developing the site.*

*The City Attorney said the item will not come back to Council for site plan approval; depending on the cost, it may come back to Council for design and construction approval.*

*In response to a question, Mr. Delk said the Parks and Recreation Department will engage the neighborhood; the design will be subject to setback standards. If the setbacks are reduced below a certain flexible amount that staff can approve, public notice for a hearing and comp infill would be required.*

*The City Manager said staff understands the importance of interacting with the neighborhood to give them an understanding of what staff plans to do. Staff will consider how the use of the site will impact residential properties.*

*One individual supported leaving the two northern lots vacant and developing the two southern lots.*

**Vice Mayor Hamilton moved to approve a Zoning Atlas Amendment from R-3 District (Pinellas County) to the Open Space/ Recreation (OS/R) District (City) for 3109 and 3111 Wolfe Road and 421 and 501 North McMullen Booth Road. The motion was duly seconded and carried unanimously.**

**Ordinance 9007-17 was presented and read by title only. Councilmember Jonson moved to pass Ordinance 9007-17 on first reading. The motion was duly seconded and upon roll call, the vote was:**

**Ayes:** 4 - Mayor Cretkos, Vice Mayor Hamilton, Councilmember Caudell and Councilmember Jonson

## **10. Second Readings - Public Hearing**

**10.1** Adopt Ordinance 9031-17 on second reading, amending Chapter 2, Section 2.527, Code of Ordinances, relating to settlement of claims, to increase the amount of settlement authorization.

**Ordinance 9031-17 was presented and read by title only. Councilmember Caudell moved to adopt Ordinance 9031-17 on second and final reading. The motion was duly seconded and upon roll call, the vote was:**

**Ayes:** 4 - Mayor Cretkos, Vice Mayor Hamilton, Councilmember Caudell and Councilmember Jonson

## **11. City Manager Reports**

**11.1** Approve a proposal by Construction Manager at Risk, Khors Construction, Inc. of Thonotosassa, Florida in the amount of \$228,000 including a 5% contingency, for the renovation of the visitors' locker room at Jack Russell Stadium, and authorize the appropriate officials to execute same.



This contract is for the renovation of the old visitors' locker room on the third base side of Jack Russell Stadium for use by Clearwater High School as well as other teams visiting Jack Russell Stadium.

This project is the culmination of a partnership between numerous organizations including the Tampa Bay Rays, Toronto Blue Jays, Philadelphia Phillies, Clearwater for Youth, Clearwater High Baseball Boosters, Clearwater High School, and Pinellas County School System. All of these groups contributed funds so that the locker room could be renovated for use as the home field for Clearwater High School.

The renovations will include reconstructing and modernizing the interior of the locker facility to accommodate 40 individual team lockers, coach's office with lockers, restroom, and laundry facilities.

Construction will take place after the current high school baseball season is completed in May and will take approximately 120 days to complete.

The organizations mentioned in this agenda item contributed a total of \$100,000 for this project. Staff is recommending that Parks and Recreation salary savings be transferred to CIP 315-93656 - Jack Russell Demo/Refurbishment at mid-year to fund the balance of the project cost.

**APPROPRIATION CODE AND AMOUNT:**

A mid-year budget amendment will increase capital improvement project 315-93656, Jack Russell Stadium Demo/Refurbishment, by \$100,000 in donation revenues, and provide a transfer of \$128,000 from general fund salary savings to fund this project.

**Vice Mayor Hamilton moved to take Item 11.1 out of order and to be considered next (heard after Item 4.5). The motion was duly seconded and carried unanimously.**

*Three individuals spoke in support and thanked the Council and staff for their efforts and partnership.*

**Councilmember Caudell moved to approve a proposal by Construction Manager at Risk, Khors Construction, Inc. of Thonotosassa, Florida in the amount of \$228,000 including a 5% contingency, for the renovation of the visitors' locker room at Jack Russell Stadium, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.**

**12. City Attorney Reports – None.**

**13. Closing comments by Councilmembers (limited to 3 minutes)**

*Councilmember Jonson said we had a Clearwater Volunteer Appreciation Dinner for members of the City's various committees. He provided an extra shout-out for those who served on the citizens advisory committees because they spend a lot of time working for the City and the City is better because of it. Just as the volunteers who work in the Police Department, Parks and Recreation Department, the Library and other departments, they really help make Clearwater a better place. He thanked all of the volunteers. He also welcomed Assistant City Manager Micah Maxwell to the City.*

*Vice Mayor Hamilton welcomed back Assistant City Manager Micah Maxwell to the City.*

*Councilmember Caudell welcomed Assistant City Manager Micah Maxwell and said that Clearwater is the first Bike Your City to be recognized in Pinellas County. She invited all to attend the kick-off event at Station Square Park this Friday.*

**14. Closing Comments by Mayor**

*Mayor Cretokos reviewed recent and upcoming events and congratulated all local high school graduates.*

**15. Adjourn**

*The meeting adjourned at 7:49 p.m.*

Attest

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Mayor  
City of Clearwater

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City Clerk