

# City of Clearwater

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



## Work Session Agenda

**Monday, August 1, 2022**

**9:00 AM**

**Main Library - Council Chambers**

**Council Work Session**

## **1. Call to Order**

## **2. Economic Development and Housing**

- 2.1 [ID#22-0675](#) Discuss City of Clearwater Small Business Enterprise Readiness Report (Phase 1 - Evaluation) and provide direction for next steps. (WSO)
- 2.2 [ID#22-0673](#) Declare surplus for the purpose of sale, through Request for Proposals and Qualifications 43-22, real property located at 1454 South Martin Luther King Jr. Avenue, whereby the successful proposal meets the terms established by Council. (APH)

## **3. Finance**

- 3.1 [ID#22-0752](#) Approve the allocation of American Rescue Plan Act (ARPA) Coronavirus Local Fiscal Recovery Funds in the amount of \$22,483,893 to fiscal year 2022 General Fund government operations as revenue recovery; approve offsetting increases to fiscal year 2022 General Fund expenditures as detailed in this agenda item; and authorize the appropriate officials to execute same.

## **4. Gas System**

- 4.1 [ID#22-0748](#) Approve a Services Agreement and Purchase Order to Heath Consultants, Inc. of Houston, TX to provide gas leak surveys, corrosion inspections and meter maintenance in the annual not-to-exceed amount of \$217,360.00 with the option for two, one-year renewals, pursuant to Invitation to Bid (ITB) 15-22, and authorize the appropriate officials to execute same. (consent)

## **5. Parks and Recreation**

- 5.1 [ID#22-0754](#) Approve co-sponsorship and waiver of requested city fees and service charges for 27 Co-sponsored Special Events at an estimated General Fund cost of \$430,550.00 (\$86,000.00 in cash contributions and \$344,550.00 in service contributions) and Enterprise Fund cost of \$83,234.00 for the purposes of Fiscal Year 2022/23 departmental budget submittals. (consent)
- 5.2 [ID#22-0759](#) Authorize a Guaranteed Maximum Price proposal to Certus Builders, Inc., of Bristol, FL for the construction of a new pier and dock at the Ross Norton Recreation Complex located at 1426 South Martin Luther King Jr. Avenue, in the amount of \$231,194.70, which includes a 10% contingency, pursuant to RFQ 40-20, Construction Manager at Risk (CMAR) Services for Continuing Contracts and authorize the appropriate officials to execute same. (consent)

**6. Police Department**

- 6.1 [ID#22-0694](#) Approve an agreement with the Pinellas County Sheriff's Office of Largo, FL for forensic crime scene processing, latent prints, property and evidence storage, and Pinellas Juvenile Assessment Center services in an amount not-to-exceed \$618,438.00, which includes contingency, for the term October 1, 2022 through September 30, 2023, and authorize the appropriate officials to execute same. (consent)
- 6.2 [ID#22-0696](#) Renew Financial Assistance Agreement between the Florida Department of Law Enforcement and the City of Clearwater, necessary to facilitate a current mutual aid agreement between the two entities, effective upon execution through June 30, 2023, and authorize the appropriate officials to execute same. (consent)

**7. Engineering**

- 7.1 [ID#22-0643](#) Approve Supplemental Work Order One to Black and Veatch, of Tampa, FL, for Project Management Services 22-0007-UT in the amount of \$380,000, increasing the work order from \$95,000 to \$475,000 pursuant to Request for Qualifications (RFQ) 26-19, Engineer of Record Consulting Services (EOR), and authorize the appropriate officials to execute same. (consent)
- 7.2 [ORD 9598-22](#) Approve the request from the owner of property addressed 1979 Hastings Drive, Clearwater to vacate the 5-foot-wide platted Utility Easement, located on Lot 24, Re-Plat of Willow Ridge, according to the map or plat thereof as recorded in Plat Book 71, Pages 98-101, Public Records of Pinellas County, Florida, less and except the east and west 10 feet thereof, and pass Ordinance 9598-22 on first reading.
- 7.3 [ID#22-0723](#) Approve Supplemental Work Order 1 to WSP USA, Inc. for the Reverse Osmosis Plant 2 (RO2) Injection Well 1 (IW-1) Retrofit, Project 20-0020-UT, in the amount of \$98,768.80, increasing the project amount from \$28,545.00 to \$127,313.80 pursuant to Request for Qualifications (RFQ) 26-19, Engineer of Record Consulting Services (EOR) and authorize the appropriate officials to execute same. (consent)

**8. Planning**

- 8.1 [ID#22-0610](#) Provide direction on the proposed first amendment to an existing Development Agreement between Beachrock Lodging LLLP (the property owner) and the City of Clearwater for property located at 325 Gulfview Boulevard and 326 Coronado Drive, which includes a revision to Exhibit B to provide new conceptual site plans and elevations, and sets a new date by which time site plan approval must be obtained; and confirm a second public hearing in City Council Chambers before City Council on August 18, 2022 at 6:00 p.m., or as soon thereafter as may be heard. (HDA2013-08004A)
- 8.2 [DVA2022-06001b](#) Approve a Development Agreement between the City of Clearwater and Gotham Property Acquisitions, LLC and The DeNunzio Group providing for the redevelopment of two sites on the west side of Osceola Avenue abutting Coachman Park in the Downtown Core for overnight accommodations, attached dwellings, commercial uses such as retail, food and beverage, cultural uses and event space pursuant to Community Development Code Section 4-606; adopt Resolution 22-15, and authorize appropriate officials to execute same. (DVA2022-06001)

## **9. Public Utilities**

- 9.1 [ID#22-0755](#) Approve an increase to contract 901566 to Hach Company of Loveland, CO for the purchase of testing equipment, laboratory instruments, chemicals, parts, and related supplies in the amount of \$250,000.00, bringing the total amount to \$300,000.00 for the term June 14, 2022 through June 13, 2023 with two, one-year renewal options in the annual not to exceed amount of \$300,000.00, pursuant to Clearwater Code of Ordinances Section 2.563(1)(d), Non-competitive purchases (Impractical), and Section 2.561(5), Small Purchases, and authorize the appropriate officials to execute same. (consent)

## **10. Solid Waste**

- 10.1 [ID#22-0691](#) Authorize the purchase of vehicles (heavy and light duty) and equipment in the not-to-exceed amount of \$9,056,200.00, approved in the Fiscal Year (FY) 23 budget, pursuant to Clearwater Code of Ordinances Sections 2.563(1)(c), Piggyback, 2.563(1)(d), Non-competitive purchases, and 2.561(5), Small Purchases; authorize lease purchase under the City's Master Lease Purchase Agreement or internal financing via an interfund loan from the Capital Improvement Fund, whichever is deemed to be in the City's best interest; declare the vehicles and equipment being replaced as surplus and authorize for disposal at auction or trade-in, pursuant to Clearwater Code of Ordinances Section 2.623(7)(c), public auction, or (e) ,trade-in, whichever is in the best interest of the City and authorize the appropriate officials to execute same. (consent)

**11. Official Records and Legislative Services**

- 11.1 [ID#22-0801](#) Review updated advisory board application.

**12. Legal**

- 12.1 [ID#22-0780](#) Approve the Contract for Sale of Real Property by the City of Clearwater, Florida (Contract) between the City of Clearwater, Gotham Property Acquisitions, LLC (Gotham) and The DeNunzio Group, LLC (DeNunzio) for the former City Hall site located at 112 S. Osceola Avenue and authorize the appropriate officials to execute same, together with all other instruments required to effect closing.
- 12.2 [ID#22-0788](#) Approve the Contract for Sale of Real Property by the City of Clearwater, Florida (Contract) between the City of Clearwater, Gotham Property Acquisitions, LLC (Gotham) and The DeNunzio Group, LLC (DeNunzio) for the former Harborview site, which was located at 320 Cleveland Street, and is being re-addressed as 50 N. Osceola Avenue and authorize the appropriate officials to execute same, together with all other instruments required to effect closing.
- 12.3 [9575-22 2nd rdg](#) Adopt Ordinance 9575-22 on second reading, amending the future land use plan element of the Comprehensive Plan of the city to change the land use designation for certain real property whose post office address is 905 S. Highland Avenue, Clearwater, FL 33756, from Residential/Office General (R/OG) to Institutional (I).
- 12.4 [9576-22 2nd rdg](#) Adopt Ordinance 9576-22 on second reading, amending the Zoning Atlas of the city by rezoning certain real property whose post office address is 905 S. Highland Avenue, Clearwater, FL 33756, from Office (O) to Institutional (I).
- 12.5 [9580-22 2nd rdg](#) Adopt Ordinance 9580-22 on second reading, annexing certain real property whose post office address is 2843 St. John Drive, Clearwater, FL 33759, into the corporate limits of the city and redefining the boundary lines of the city to include said addition.
- 12.6 [9581-22 2nd rdg](#) Adopt Ordinance 9581-22 on second reading, amending the future land use plan element of the Comprehensive Plan of the city to designate the land use for certain real property whose post office address is 2843 St. John Drive, Clearwater, FL 33759, upon annexation into the City of Clearwater, as Residential Low (RL).
- 12.7 [9582-22 2nd rdg](#) Adopt Ordinance 9582-22 on second reading, amending the Zoning Atlas of the city by zoning certain real property whose post office address is 2843 St. John Drive, Clearwater, FL 33759, upon annexation into the City of Clearwater, as Low Medium Density Residential (LMDR).

- 12.8 [2nd rdg 9597-22b](#) Adopt Ordinance 9597-22 on second reading, calling for an election to be held on November 8, 2022 on a proposed amendment to the City Charter to allow the City to negotiate the development and sale of certain unoccupied properties in the downtown core for the purpose of creating a vibrant, mixed-use development consisting of apartments, hotel and commercial space including restaurant dining, cafes, and event space, activating the area adjacent to Coachman Park.
- 12.9 [9586-22 2nd rdg cont'd](#) CONTINUE TO A DATE UNCERTAIN: Adopt Ordinance 9586-22 on second reading, annexing certain real property whose post office address is 1219 Sunset Point Road, Clearwater, FL 33755, into the corporate limits of the city and redefining the boundary lines of the city to include said addition.
- 12.10 [9587-22 2nd rdg cont'd](#) CONTINUE TO A DATE UNCERTAIN: Adopt Ordinance 9587-22 on second reading, amending the future land use plan element of the Comprehensive Plan of the city to designate the land use for certain real property whose post office address is 1219 Sunset Point Road, Clearwater, FL 33755, upon annexation into the City of Clearwater, as Residential Urban (RU).
- 12.11 [9588-22 2nd rdg cont'd](#) CONTINUE TO A DATE UNCERTAIN: Adopt Ordinance 9588-22 on second reading, amending the Zoning Atlas of the city by zoning certain real property whose post office address is 1219 Sunset Point Road, Clearwater, FL 33755, upon annexation into the City of Clearwater, as Low Medium Density Residential (LMDR).
- 12.12 [LUP2022-04 004 2nd rdg](#) Withdrawn: Deny a Future Land Use Map Amendment from the Residential Low (RL) category to the Institutional (I) category for the property located at 1885 County Road (CR) 193 and do not pass Ordinance 9577-22 on first reading. (LUP2022-04004)
- 12.13 [REZ2022-04 004b](#) Withdrawn: Deny a Zoning Atlas Amendment from the Low Medium Density Residential (LMDR) District to the Institutional (I) District for the property located at 1885 County Road (CR) 193 and do not pass Ordinance 9578-22 on first reading. (REZ2022-04004)

### **13. City Manager Verbal Reports**

- 13.1 [ID#22-0728](#) City Manager and City Attorney Evaluations.

### **14. City Attorney Verbal Reports**

- 14.1 [ID#22-0616](#) Discuss employee retirement gifts. (WSO)

### **15. Council Discussion Item**

