

City of Clearwater

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



Meeting Minutes

Thursday, January 16, 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, Owen Kohler – Lead Assistant 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 – Father Bob Swick from St. Francis of Assisi Old Catholic Church.

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 January Service Awards

The January Employee of the Month Award was presented to Firefighter Christopher Collins.

The January/February Bi Monthly Team Award was presented to the Ross Norton Shelter Team: Dave Scrivener, Jarrel Wade, Dan Crider, Ethan Winget, Ural Robinson, David Spielvogel, Hunter Walks, Freda Dixon, Thelma Catio, Jamie Gatewood, Dora Monterroza, Antionette Alcala, Steven Alejandro-Mar, Marty Bell, Pierre LaBrie, Matt Sammel, Ruth Willis, Brent Jones, Danielle Tipton, and Denise Pettus.

4.2 North Beach Update

4.3 Human Trafficking Proclamation – January 2024

5. Approval of Minutes

- 5.1** Approve the minutes of the December 19, 2024 City Council Meeting as submitted in written summation by the City Clerk.

Councilmember Cotton moved to approve the minutes of the December 19, 2024 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, 6.6 and 6.8.

- 6.1** Approve a four-year funding agreement in the amount not to exceed \$130,625.22 between the Pinellas Suncoast Transit Authority (PSTA) and the City of Clearwater for expanded Ferry Services and authorize the appropriate officials to execute same. (consent)

See Below

- 6.2** Authorize City of Clearwater Interim Economic Development Director to enter into negotiations with the Clearwater Urban Leadership Coalition (CULC) for the leasing of certain real properties located at 1321 N. Martin Luther King, Jr. Avenue, 1317 N. Martin Luther King, Jr. Avenue, and 1106 Tangerine Street along with certain property owned by the City of Clearwater Community Redevelopment Agency (CRA) located at 1325 N. Martin Luther King, Jr. Avenue to CULC. (consent)
- 6.3** Approve a purchase order to Cale America, d/b/a Flowbird, of Clearwater, FL, for the purchase of direct replacement of 50 multi-space parking kiosks, in an amount of \$334,810.15, pursuant to Clearwater Code of Ordinances Section 2.563 (1)(d), non-competitive purchase; authorize the trade-in of the damaged meters in accordance with Code of Ordinance Section 2.623(7)(e), trade-in, and authorize the appropriate officials to execute same. (consent)
- 6.4** Approve a Guaranteed Maximum Price proposal from Bandes Construction Company, Inc. of Dunedin, FL, to build the Traffic Maintenance Center and an office, in the amount of \$195,957.00 pursuant to Request for Qualifications (RFQ) 51-24 and authorize the appropriate officials to execute same. (consent)
- 6.5** Declare furniture and related items in the Municipal Services Building (MSB) surplus as part of the MSB Renovations project (23-0035-EN), authorize disposal pursuant to Clearwater Code of Ordinances Sections 2.623(3) and (4), and authorize the appropriate officials to execute same. (consent)

- 6.6** Authorize the final rental and settlement payments to United Rentals North America, Inc. in the not-to-exceed amount of \$254,188.40 for the rental and loss of eight diesel-powered portable pumps utilized by the City of Clearwater, from June 1, 2024 through November 30, 2024, pursuant to Clearwater Code of Ordinances Section 2.563(1)(c), Piggyback; declare the eight flood damaged motors and pumps as surplus pursuant to Section 2.623 (8) and authorize the appropriate officials to execute same. (consent)

See Below.

- 6.7** Approve an amendment to the Master Services Agreement Re: Participants (Participation Amendment) between the City of Clearwater, Bank of America, N.A. for itself and as assignee of Banc of America Merchant Services, LLC (Bank), and Central Florida Expressway Authority (Lead Merchant) for the provision of merchant services beginning December 12, 2024 and renewing annually in June until CFX terminates the agreement, and authorize the appropriate officials to execute same. (consent)

- 6.8** Approve a Lease Agreement between Clearwater Ferry and the City for ferry vessels purchased under FDOT JPA Agreement G2S84 and authorize the appropriate officials to execute same. (consent)

See Below.

- 6.9** Declare list of vehicles and equipment surplus and authorize disposal through auction pursuant to Clearwater Code Section 2.623(6) and (8) and authorize the appropriate officials to execute the same. (consent)

- 6.10** Approve the collective bargaining agreement as negotiated between the City of Clearwater and International Association of Fire Fighters Bargaining Unit for Fiscal years 2024/2025, 2025/2026, 2026/2027 and authorize the appropriate officials to execute same. (consent)

- 6.11** Authorize an agreement with DEX Imaging LLC dba TotalPrint USA (TotalPrint USA), of Tampa, FL for citywide copier and printer services in an annual not to exceed amount of \$200,000.00, for the initial term January 1, 2025 through December 31, 2025, with three, one-year renewal options pursuant to RFP 56-24, and authorize the appropriate officials to execute same. (consent)

- 6.12** Authorize a purchase order to Hadronex Inc. DBA SmartCover of Escondido, California, for renewal of the SmartCare program which provides maintenance and service of the City's SmartCover sewer level monitoring system for term December 1, 2024 through January 01, 2026, in the not-to-exceed amount of \$50,000.00 pursuant to Clearwater Code of Ordinances Section 2.563(1)(d), non-competitive purchase, and authorize the appropriate official to execute same. (consent)

- 6.13** Approve a Work Order to McKim and Creed for engineering services through

construction for the installation of a solar photovoltaic (PV) system on top of the Chlorine Contact Chambers (CCC) at the Northeast Water Reclamation Facility (NE WRF), Project 24-0039-UT, in the amount of \$221,407.00 pursuant to RFQ 34-23, Engineer of Record (EOR) Consulting Services and authorize the appropriate officials to execute same. (consent)

- 6.14** Schedule a work session on Monday, July 7, 2025 at 1:30 p.m. and a council meeting on Thursday, July 10, 2025 at 6:00 p.m. (consent)

Councilmember Teixeira moved to approve the Consent Agenda as submitted, less Items 6.1, 6.6 and 6.8, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.1** Approve a four-year funding agreement in the amount not to exceed \$130,625.22 between the Pinellas Suncoast Transit Authority (PSTA) and the City of Clearwater for expanded Ferry Services and authorize the appropriate officials to execute same.

In the ongoing effort to relieve traffic congestion, address parking challenges, and provide alternative forms of transportation, PSTA has worked in collaboration with city staff in Clearwater and Dunedin to obtain a grant to expand ferry services. PSTA has obtained a grant to support this endeavor. The City of Clearwater already has an agreement with the Clearwater Ferry to provide ferry services between these two locations for 10-hours on Friday, Saturday and Sunday. As part of the grant administered by PSTA, PSTA and the city staff seek to expand ferry services to include 10-hours of service on Thursday from the Clearwater Downtown Marina and the Clearwater Beach Marina.

The Clearwater Ferry was selected by PSTA through a competitive process to provide the expanded ferry service. PSTA has a separate agreement with the Clearwater Ferry to provide expanded ferry services, and the Thursday service is contracted by PSTA with the Clearwater Ferry in a separate agreement.

The annual cost associated to expand service coverage on Thursdays would be \$65,312.61, with the PSTA grant paying 50%, or \$32,656.30, of the cost and the City of Clearwater covering the other 50%. Based on the agreement, the City of Clearwater would have a not to exceed responsibility for no more than \$32,656.31 per fiscal year. PSTA has agreed to pay the City of Clearwater \$100,000 to help offset the subsidies the City has already paid the Clearwater Ferry for expanded service and equipment, resulting in a net cost of \$7,656.30 per year to add the Thursday service.

The term of the agreement would be from date of approval through September 30, 2028. There is a one-time, three-year renewal option.

APPROPRIATION CODE AND AMOUNT:

A first quarter amendment will establish special program 181-M2503, Clearwater Ferry - PSTA, to account for revenues and expenditures associated with this agreement.

STRATEGIC PRIORITY:

4.4 Develop accessible and active transportation networks that enhance pedestrian safety and reduce citywide greenhouse gas emissions.

Two individuals spoke in opposition.

Vice Mayor Allbritton moved to approve a four year funding agreement in the amount not to exceed \$130,625.22 between the Pinellas Suncoast Transit Authority (PSTA) and the City of Clearwater for expanded Ferry Services and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.6** Authorize the final rental and settlement payments to United Rentals North America, Inc. in the not-to-exceed amount of \$254,188.40 for the rental and loss of eight diesel-powered portable pumps utilized by the City of Clearwater, from June 1, 2024 through November 30, 2024, pursuant to Clearwater Code of Ordinances Section 2.563(1)(c), Piggyback; declare the eight flood damaged motors and pumps as surplus pursuant to Section 2.623 (8) and authorize the appropriate officials to execute same. (consent)

United Rentals provided two separate quotes containing four diesel powered portable pumps each, for a total of eight pumps. The pumps were procured through a piggyback off Sourcewell contract #062320-URI valid through August 27, 2024, with one-year renewal option which was exercised. Public Works anticipated the rental would extend through November 30, 2024, coinciding with the “official” end of the hurricane season. The six-month rental cost was approved by Council on May 16, 2024. However, on September 26, 2024, the eight operating pumps and motors were destroyed when the hurricane flooded the island.

To resolve this matter fully and finally, the following actions are recommended:

- **Payment of Remaining Rental Costs:** Approve payment for Months 5 and 6 of the rentals, as billed on Invoices 234592328-007 and 234592328-008 (\$10,998 each), and 234594345-006 and 234594345-007 (\$10,998 each), totaling \$43,992.00, per the contract terms.
- **Payment of Final Rental Costs:** Approve payment for the newly billed

"FINAL" rental costs, detailed on Invoices 2634592328-008 (\$8,981.20) and 234592328-009 (\$8,981.20), both dated November 26, 2024, totaling \$17,962.40.

- **Purchase of Damaged Equipment:** Approve the purchase of the damaged motors, pumps, hoses, and accessories for an amount not exceeding \$192,234.00. This amount represents the "Fair Market Value" as determined by United Rentals and outlined in the "Sale Agreement/Invoice" document #239711986-001, dated November 26, 2024.
- **Declaration and Sale of Surplus Equipment:** Declare the damaged motors and pumps, as detailed in the aforementioned Sale Document, as surplus. Authorize their sale to the highest bidder(s) in a manner deemed most advantageous to the City by the General Services Director of Fleet Operations or designee, pursuant to Section 2.623(8) via Tampa Machinery Auction pursuant to Pinellas County Contract 190-0534-R(JJ) valid through November 17, 2027.

Public Works staff and legal counsel confirm that all contractual obligations have been met. They recommend proceeding with the financial settlement with United Rentals, the salvage sale of the motors and pumps, and the final closure of this matter.

APPROPRIATION CODE AND AMOUNT:

4192090-544100 \$ 61,954.40

4192090-548000 \$192,234.00

Funds for this settlement is available in the Stormwater Maintenance operating budget.

This is funded by the Stormwater Utility Enterprise fund.

STRATEGIC PRIORITY:

1.2 Maintain public infrastructure, mobility systems, natural lands, environmental resources, and historic features through systematic management efforts.

One individual spoke in opposition.

Councilmember Mannino moved to authorize the final rental and settlement payments to United Rentals North America, Inc. in the not-to-exceed amount of \$254,188.40 for the rental and loss of eight diesel-powered portable pumps utilized by the City of Clearwater, from June 1, 2024 through November 30, 2024, pursuant to Clearwater Code of Ordinances Section 2.563(1)(c), Piggyback; declare the eight flood damaged motors and pumps as surplus pursuant to Section 2.623 (8) and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.8** Approve a Lease Agreement between Clearwater Ferry and the City for ferry vessels purchased under FDOT JPA Agreement G2S84 and authorize the appropriate officials to

execute same.

The City has always had an interest in connecting downtown and Clearwater Beach with alternative forms of transportation. Some of the reasons for the interest are reducing traffic on Memorial Causeway, addressing parking shortages on the beach and providing tourists with other avenues for entertainment.

RFP #35-16 was released on May 10, 2016, to evaluate the potential for a scheduled water taxi service in Clearwater providing waterborne transportation between Downtown Clearwater, Clearwater Beach Marina, and the Clearwater Beach Recreation Center. Since November of 2016, Clearwater Ferry Services Inc. has been the sole provider of this service for the city with the routes changing periodically during this time.

In July of 2023 the City entered into the Second Amendment and Second Extension to Water Taxi Operation Agreement between the City of Clearwater and the Clearwater Ferry Service. The agreements included the Ferry requested subsidy, in the amount of \$500,000 in multiple payments through October of 2027, designed to help cover the operating costs required to service the Clearwater routes and regular schedules (Friday-Sunday from 10 AM - 9:30PM). The City requires Clearwater Ferry Services Inc. to provide a minimum of two vessels for the routes and incorporates a penalty in the event a vessel is out of service for an extended period. Marine and Aviation is responsible for maintaining the ferry landings. The amended routes and schedules were specifically designed to facilitate the activation of downtown and Coachman Park by connecting the City's Downtown Harbor Marina and Clearwater Beach Marina by an alternative means of transportation. The operating agreement extends until September 30, 2033.

On March 7, 2024, Council approved FDOT JPA Agreement G2S84 provided for an 83% grant from FDOT for the purchase of vessels, refurbishment/construction of docks, and water transportation service, with a 17% cash match from the City. The project cost was \$1,200,000 with FDOT contributing \$1,000,000 in grant funding and the City of Clearwater contributing up to \$200,000 in matching funds. The grant allowed for up to \$800,000 of grant funds to be used for the purchase of vessels and the refurbishment and construction of docks and up to \$200,000 of grant funds to be used for water transportation service operations including maintenance and supplies.

On March 8, 2024, the City published RFP 32-24 for the purchase of two pontoon or tritoon vessels for conducting ferry services on the beautiful intercoastal waters on the west-central coast of Florida. On April 18, 2024, the evaluation committee representing City Manager's Office, Marine and Aviation and a representative from Clearwater Ferry selected Trident Pontoons, Inc. for

the purchase of the two ferry vessels. The vessels were built in accordance with specifications outlined in the RFP and the Agreement.

The vessels have been delivered. The City would like to enter into a lease agreement with the Clearwater Ferry to license and operate the vessels in compliance with the Second Amendment and Second Extension to Water Taxi Operation Agreement. The Ferry is responsible for all maintenance, registration, licensing and insuring of the vessel. The Ferry agrees to indemnify the City against all liabilities, demands, claims and suits related to the vessels. The City is agreeing to the lease for the nominal amount of \$1 in exchange for the Ferry's performance of the contract terms.

APPROPRIATION CODE AND AMOUNT:

Annual \$1 payment from Clearwater Ferry to be coded to the General Fund.

STRATEGIC PRIORITY:

High Performing Government: 1.2 Maintain public infrastructure, mobility systems, natural lands, environmental resources, and historic features through systematic management efforts.

Economic & Housing Opportunity: 2.2 Cultivate a business climate that welcomes entrepreneurship, inspires local investment, supports Eco-friendly enterprises, and encourages high-quality job growth.

Community Well-Being: 3.2 Preserve community livability through responsible development standards, proactive code compliance, and targeted revitalization.

Environmental Stewardship: 4.4 Develop accessible and active transportation networks that enhance pedestrian safety and reduce citywide greenhouse gas emissions.

Three individuals spoke in opposition.

In response to questions, Assistant City Manager Daniel Slaughter said the subsidies end in 2028 but the agreement is effective through 2033. He said the subsidies begin to decline during the first five years of the agreement as the vendor grows ridership to be more sustainable. He said there are no subsidies during the last five years of the agreement.

Councilmember Cotton moved to approve a Lease Agreement between Clearwater Ferry and the City for ferry vessels

purchased under FDOT JPA Agreement G2S84 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** Continue to February 6, 2025: 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.

One individual submitted an email in opposition (see page 24-28).

No Action.

- 7.2** Authorize a Guaranteed Maximum Price (GMP) proposal from Creative Contractors, Inc., of Clearwater, FL, for the Long Center Renovation project (21-0026-PR) in the amount of \$14,504,354.00 increasing the purchase order total to \$14,590,729.00; authorize an increase to Wannemacher Jensen Architects (WJA) of St Petersburg, FL for supplemental work order 2 in the amount of \$298,380.00, increasing the purchase order to \$1,117,296.00 pursuant to RFQ 08-23, and authorize the appropriate officials to execute same.

The Long Center was issued a certificate of occupancy in 1990 and was operated by the Long Center Foundation until the City took ownership and responsibility for its operation in 2003. The Long Center is unique as it is one of the few indoor climate controlled competitive Olympic sized pools and therapy pools in Florida.

The natatorium's existing heating ventilation and air conditioning (HVAC) system is unable to adequately handle the latent and sensible heat load caused by the indoor pool environment along with the natatorium's hollow structural steel (HSS) and non-insulated glass wall building envelope, resulting in corrosion of the structural framing members.

On August 3, 2023, City Council approved Wannemacher Jensen Architects (WJA) for design services pursuant to Request for Qualification (RFQ) 08-23 and approved a work order in the amount of \$203,951.00 for development of two schematic level design options for the pool renovation.

On March 7, 2024, City Council approved WJA to complete Construction Documents based on the chosen schematic level design option and supplemental one work order in the amount of \$614,965.00 increasing the purchase order amount to \$818,916.00. Additionally, City Council approved a preconstruction proposal from Creative Contractors in the amount of \$86,375.00 pursuant to RFQ 07-24.

Supplemental two work order provides for construction administration and inspection, subsurface soil exploration, and design of relocating the stormwater

system and potable water mains which will be affected by the addition of an enclosed Sun Deck.

The GMP is for the construction of a renovated natatorium building including weld repairs of the corroded structural framing, replacement of the single pane window system with an insulated glass curtain wall rated for wind and large missile impact, a new reflective TPO membrane roof complete with a Solar PV array (25 KW AC), a new roof top HVAC / dehumidification system, replacement of pool room equipment for treating the pool water and the construction a 1700 sq ft air-conditioned "Sun Deck" addition.

GMP development included value engineering (VE) related to elimination of the resurfacing of the pool deck, replacement of gutter drains, elimination of Roof Top HVAC visual screening, phasing of the solar PV array, and elimination of the saltwater pool system option. This VE exercise resulted in savings totaling over \$1 million. All costs associated with the solar array (conduit, panels, inverters, labor, etc.) are eligible for a 30% cash back reimbursement through the Inflation Reduction Act (IRA) elective pay program, with this project's credit estimated at \$49,000.00. The construction duration was reduced by 80 days with anticipated general conditions savings.

Renovation of the Long Center Natatorium is expected to commence in February of 2025, with a substantial completion occurring spring of 2026.

Total project costs, including design, construction, and FFE are estimated at \$17.3 million. This also includes HVAC replacement at the Aging Well Center which will come back as a future agenda item. This project is funded with \$5 million of Penny revenue and \$12.5 million of General Fund revenue.

APPROPRIATION CODE AND AMOUNT:

3157572-561100-C2202 \$ 298,380.00

3157572-563600-C2202 \$14,504,354.00

Funds are available in capital improvement project 315-C2202, Long Center Major Renovation, to fund this contract. This is funded by General Fund and Penny for Pinellas Revenues.

STRATEGIC PRIORITY:

Maintain public infrastructure, mobility systems, natural lands, environmental resources, and historic features through systematic management efforts. The Long Center's natatorium needs structural repairs and replacement of the building envelope and air-conditioning system to prevent further deterioration of the structure. Adopt renewable resource usage and waste reduction practices to ensure a vibrant City for current and future generations. Lower the carbon footprint of the facility by incorporating a solar photovoltaic array on top of a new energy efficient natatorium building envelope. Support neighborhood identity through services and programs that empower community pride and belonging.

Enhance employee health and productivity through a holistic approach to workplace wellness and benefit resources. Improve the indoor air quality of the natatorium by providing appropriate air conditioning and fresh air quantities.

In response to questions, Parks and Recreation Director Art Kader said the Long Center Project budget was combined to include the entire facility (Long Center, gymnasium, Aging Well Center, and the Aquatics Center). He said it is too difficult to break down the budget by amenity. Public Works Director Marcus Williamson said staff did not have enough time since the work session to determine the actions needed and the costs associated with converting the pool to an outdoor pool. Based on the current construction, staff estimates it could cost approximately \$8 to \$10 million for the demolition, pool rework, tree removal, and envelope changes to the building. Mr. Kader said the City received \$200,000 annually for the facility from the Long Center Foundation. Staff researched the number of municipally run indoor pools in the state; the Long Center is the only one. He said changing the pool to an outdoor pool would impact the therapy pool, increasing the cost associated to heat the pool.

Discussion ensued with the concerns expressed that municipalities are not building indoor pools unless in cold climates with support expressed to eliminate the sundeck. It was suggested that staff approach the swimming community for a contribution. There was council consensus to eliminate the sundeck, to consider reviewing the user fees, and to seek private donations.

Three individuals submitted emails supporting the Long Center be kept as an indoor pool (see pages 29-32).

Councilmember Teixeira moved to authorize a Guaranteed Maximum Price (GMP) proposal from Creative Contractors, Inc., of Clearwater, FL, for the Long Center Renovation project (21-0026-PR) in the amount of \$14,504,354.00 increasing the purchase order total to \$14,590,729.00; authorize an increase to Wannemacher Jensen Architects (WJA) of St Petersburg, FL for supplemental work order 2 in the amount of \$298,380.00, increasing the purchase order to \$1,117,296.00 pursuant to RFQ 08-23, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

7.3 Amend Clearwater Code of Ordinances Sections 2.413 and 2.418 to change the disability process for members of the pension plan and pass Ordinance 9813-25 on first reading.

The City of Clearwater Employees' Pension Plan governs the payment of retirement benefits for City employees. Currently, the Pension Advisory Committee determines whether an applicant is entitled to a disability retirement benefit.

In 2024, the City and labor unions agreed to a change in the disability process for members. Under the new process, the City Manager, after consideration of all relevant factors, may either enter into a stipulated approval for an applicant's disability retirement benefit or schedule an evidentiary hearing. If the City Manager enters into a stipulated approval, an agenda item shall be brought before the Pension Trustees confirming the stipulation. If the City Manager opts for an evidentiary hearing, the hearing shall be conducted by the State of Florida Division of Administrative Hearings (DOAH). The DOAH hearing officer will review the application for a disability retirement, determine whether the claim meets the criteria for awarding a disability pension benefit, and issue a recommended order. The DOAH hearing officer shall then transmit the recommended order composed of findings of fact, conclusions of law, and disposition to the Pension Trustees.

Ordinance 9813-25 was presented and read by title only.

Vice Mayor Allbritton moved to amend Clearwater Code of Ordinances Sections 2.413 and 2.418 to change the disability process for members of the pension plan and pass Ordinance 9813-25 on first reading. The motion was duly seconded and upon roll call, the vote was:

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

7.4 Adopt Resolutions 25-02 and 25-03 relating to Council rules.

On December 16, 2024, a supermajority of the City Council directed the City Attorney to update City Council rules regarding the order of business and topics of discussion during council meetings. The City Attorney has drafted a resolution incorporating those changes. A companion resolution updates and clarifies Council decorum rules. Both resolutions are submitted for Council's consideration.

Four individuals spoke in opposition.

The Council recessed from 7:32 p.m. to 7:49 p.m.

One individual expressed a concern that the Clearwater Police Department violated his rights during an arrest.

Five individuals spoke in opposition.

One individual submitted an email in opposition (see page 23).

Discussion ensued with a concern expressed that eliminating Citizens to be Heard re Items not on the Agenda would limit citizen input.

In response to a question, the City Manager said the Town Hall has been scheduled for February, 25, 2025 at the East Community Library from 5:30 p.m. to 7:30 p.m.

It was stated that having a town hall would be a better opportunity to hear from the citizens.

Resolutions 25-02 and 25-03 were presented and read by title only.

Councilmember Mannino moved to adopt Resolutions 25-02 relating to council rules. The motion was duly seconded and upon roll call, the vote carried as follows:

Ayes: 4 - Mayor Rector, Vice Mayor Allbritton, Councilmember Mannino and Councilmember Teixeira

Nays: 1 - Councilmember Cotton

Councilmember Teixeira moved to adopt Resolution 25-03 relating to council rules. The motion was duly seconded and upon roll call, the vote carried as follows:

Ayes: 4 - Mayor Rector, Vice Mayor Allbritton, Councilmember Mannino and Councilmember Teixeira

Nays: 1 - Councilmember Cotton

8. Second Readings - Public Hearing

- 8.1** Adopt Ordinance 9802-25 on second reading, annexing certain real property whose post office address is 1755 St. Anthony Drive, Clearwater, Florida 33759, into the corporate limits of the city and redefining the boundary lines of the city to include said addition.

Ordinance 9802-25 was presented and read by title only.

Councilmember Cotton moved to adopt Ordinance 9802-25 on second and final reading. The motion was duly seconded and upon roll call, the vote was:

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

- 8.2** Adopt Ordinance 9803-25 on second reading, amending the future land use element of the Comprehensive Plan of the city to designate the land use for certain real property whose post office address is 1755 St. Anthony Drive, Clearwater, Florida 33759, upon annexation into the City of Clearwater, as Residential Urban (RU).

Ordinance 9803-25 was presented and read by title only.

Councilmember Teixeira moved to adopt Ordinance 9803-25 on second and final reading. The motion was duly seconded and upon roll call, the vote was:

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

- 8.3** Adopt Ordinance 9804-25 on second reading, amending the Zoning Atlas of the city by zoning certain real property whose post office address is 1755 St. Anthony Drive, Clearwater, Florida 33759, upon annexation into the City of Clearwater, as Low Medium Density Residential (LMDR).

Ordinance 9804-25 was presented and read by title only.

Vice Mayor Allbritton moved to adopt Ordinance 9804-25 on second and final reading. The motion was duly seconded and upon roll call, the vote was:

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

9. City Manager Reports – None.

10. City Attorney Reports – None.

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

Councilmember Cotton hoped all had a good New Year's and that 2025 be prosperous for all.

Councilmember Teixeira thanked the City for recognizing National Human Trafficking Prevention Month. She said during the last council meeting a hot mic picked up a comment she made that was a knee jerk reaction to what she witnessed in Chambers.

12. Closing Comments by Mayor

The Mayor reviewed recent and upcoming events. He said Clearwater is off to a great start this year after the storms. It is great to see the region working together.

13. Adjourn

The meeting adjourned at 8:37 p.m.

Attest

Mayor
City of Clearwater

City Clerk

Call, Rosemarie

From: Ellis Curry <cuellcu@aol.com>
Sent: Wednesday, January 15, 2025 7:24 AM
To: ClearwaterCouncil
Subject: Public comment for January 16, 2025 council meeting

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.

This comment on agenda item 25-02 is being submitted to ClearwaterCouncil@myclearwater.com to become part of the official record of the January 16, 2025 meeting: The City council is providing greater protections for themselves than they provide for their own citizens. In particular Resolution no 25-02 for rules of behavior says: "In addition, the Council has adopted a NON-EXCLUSIVE list of examples of behaviors that disrupt the meeting and will, in the exercise of reasonable discretion, be ruled out of order by the Mayor. Those disruptive behaviors include: (8) bringing signs or banners into the Council meeting room, unless advance permission is obtained from the Mayor and the sign or banner relates solely to an item on the agenda". Because this list is NON-EXCLUSIVE, the city can arbitrarily decide anything that they don't like is out of order. Meanwhile our neighborhood is subjected to a large obscene gesture of an erect phallus with an accompanying sign that literally says "Tax this Dick". The obscene gesture is on the SIDE of the house at 1001 Brookside Dr. and is targeting the FRONT ENTRANCE of the house across the street. This is hateful targeted harassment. The vehicle in the driveway is also a sign for HurricaneAir.com. In addition there are 5 other signs in the right of way at this house but the City's code enforcement will not measure the location of the right of way so they will not have these signs removed. This is a nuisance. Your staff are not enforcing your signage code. That is a total of 7 signs and this hateful display is facing a holiday nativity scene of the baby Jesus. Additionally, Florida has hate laws, harassment laws and nuisance laws that are also not being enforced. This is true for both your code enforcement and your police department who also don't understand property lines either so they threaten citizens with trespass instead and further embolden hateful harassers to continue escalating and to do as they please with the neighborhood. So now a report of molestation is being investigated at 1001 Brookside Dr. (Case number CW24-0183134). You should not be passing a resolution that treats yourselves better than you treat your constituents.

Call, Rosemarie

From: RudyChris Michalek <rudy.chris@icloud.com>
Sent: Friday, January 10, 2025 1:24 PM
To: Rector, Bruce; Allbritton, David; Cotton, Ryan; Mannino, Michael; Teixeira, Lina; Margolis, David; Poirrier, Jennifer; Slaughter, Daniel; Matzke, Lauren; Call, Rosemarie
Subject: RE: January 17, 2025 City Council Agenda Item 10.4 ... 25-01 - 405 Coronado Drive, 33767
Attachments: 2019 - Density Reserve Log.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.

Good afternoon, Mayor Rector, City Council Members, Allbritton, Cotton, Mannino and Teixeira cc: City Manager Poirrier, Assistant City Manager Slaughter, City Attorney Margolis, Interim Planning Director Matzke, City Clerk Rosemarie Call ...

RE: January 17, 2025 City Council Agenda Item 10.4 ... 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; 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)

We are writing with deep concern regarding the proposal to increase beach density with construction of a project at **405 Coronado**. This project requests an allocation of 100 units from Beach by Design's Hotel Density Reserve, resulting in **165 additional units** on Clearwater Beach!

The project has been under consideration starting as FLD-2015-05016 with approval by the City Council on **9/18/14** (see attached Density Log, presented to the City Council, September 6, 2019.) *

Plans for 405 Coronado have been re-submitted several times, to include as (AMENDED) in Case FLD2015-**05016A** properties at 401, 415, 419 Coronado and 406, 410, 420 Hamden. Of importance is that Accela Citizen Access documents each submission's request and approval for an extension, i.e., that is **apart from** the first FLD2015-05016.

While the 2019 Density Log states for: **"FLD2015-05016 approved; time extension granted 11-15-2017; its time expiration is 12-12-2021; BCP not submitted 06-28-18,"** Accela shows no approved extension!

Additionally, as per the Planning Department process, if the deadline for extension submission/approval is not met, the UNITS ARE **RETURNED TO THE POOL** -and- **ALL POTENTIAL DEVELOPERS ARE GIVEN THE OPPORUNTY TO SUBMIT A BUILDING**

PROPOSAL. No where can we find any documentation that any developer/company beyond **AP BEACH PROPERTIES, LLC Properties, LLC (MAINSTREAM PARTNERS VIII)** with agents Brian Aungst Jr., and Joe Burdette were made aware of this opportunity.

You will be asked to sanction this development which will dramatically affect our beach neighborhood, our environment, and especially our **already overburdened infrastructure, e.g., transportation options, congestion to/from the beach, limited beach parking, inadequate electrical, sewer, stormwater systems and in fact, our beach resident quality of life!**

We respectfully request that you **VOTE NO!**

With deep appreciation for your service,
Rudolph/Rudy and Christine/Chris Michalek
Clearwater Point: 855 Bayway Blvd. #707
Clearwater Beach, Florida 33767
R: 214-418-6307 - C: 214-923-6549

*On November 17th, we requested an Updated Density Log from (now retired) Gina Clayton who delegated the request to Ms. Lauren Matzke. Ms. Matzke recently shared that an Updated Log is still in process.

P.S. FYI Factoid: On November 17, 2021, an email from former Mayor Frank Hibbard (cc: Tammy Cummings) stated: “**units are all allocated but 604 remain unbuilt.**”

Call, Rosemarie

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Sent: Friday, January 10, 2025 1:24 PM
To: Rector, Bruce; Allbritton, David; Cotton, Ryan; Mannino, Michael; Teixeira, Lina; Margolis, David; Poirrier, Jennifer; Slaughter, Daniel; Matzke, Lauren; Call, Rosemarie
Subject: RE: January 17, 2025 City Council Agenda Item 10.4 ... 25-01 - 405 Coronado Drive, 33767
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PROPOSAL. No where can we find any documentation that any developer/company beyond **AP BEACH PROPERTIES, LLC Properties, LLC (MAINSTREAM PARTNERS VIII)** with agents Brian Aungst Jr., and Joe Burdette were made aware of this opportunity.

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P.S. FYI Factoid: On November 17, 2021, an email from former Mayor Frank Hibbard (cc: Tammy Cummings) stated: **"units are all allocated but 604 remain unbuilt."**

Sept. 6
City Council
Meeting

HOTEL DENSITY RESERVE PROJECTS - UNDER CONSTRUCTION / CONSTRUCTED									
Address of Resolving Property	Rooms Allocated	Total Rooms Proposed	Average Units / Acre	Rooms per Base Density	QDB Meeting	City Council Approval	Site Plan Approval Needed by	Final Project Expiration	Case Number
101 Coronado Drive (Pho 60 Hotel)	72 ✓	108	6.72	36	8/16/2009	8/16/2009	Completed	Completed	FLD2009-00001
619 S. Oakview Boulevard (Bridgeway)	42 ✓	180	2.57	118	1/17/2009	12/17/2008	Completed	Completed	FLD2009-00002
655 S. Oakview Boulevard (Thompson Inn / Quality Inn)	80 ✓	161	1.44	71	N/A	4/16/2014	Active	2/6/2017	FLD2013-00001 / HDA2014-00001 / FLD2013-00001 / FLD2014-00001
316 Hardan Drive (Hotel B)	79 ✓	118	4.82	38	1/17/2009	12/17/2008	Completed	Completed	FLD2009-00002 / FLD2009-00002
300 Hardan Drive (Hotel A)	86 ✓	142	1.10	47	1/17/2009	12/17/2008	Completed	Completed	FLD2009-00002 / FLD2009-00002
621 South Oakview Boulevard (Bridgeway)	20 ✓	344	3.808	314	N/A	8/16/2014	8/16/2016	8/16/2016	HDA2014-00001 / FLD2013-00001 / FLD2014-00001
850 Bay Esplanade (Donatello Hotel)	85	102	0.86	47	8/16/2013	7/16/2013	8/16/2013	8/16/2013	DVA2013-00001 / FLD2013-00001

Total Rooms Allocated from Reserve 483 ✓

HOTEL DENSITY RESERVE PROJECTS - APPROVED									
Address of Resolving Property	Rooms Allocated	Total Rooms Proposed	Average Units / Acre	Rooms per Base Density	QDB Meeting	City Council Approval	Site Plan Approval Needed by	Final Project Expiration	Case Number
443 East Bione Drive (Overlook by Marriott)	71 ✓	134	1.28	63	8/16/2012	7/16/2012	8/16/2012	8/16/2012	FLD2012-00001 / DVA2012-00001
323 South Oakview Boulevard (Hotel A)	100 ✓	180	1.40	80	N/A	8/16/2014	1/16/2014	1/16/2014	HDA2013-00004 / FLD2014-00004
385 Coronado Drive (Project by J46 Corcoran)	86 ✓	144	0.862	48	N/A	8/16/2014	8/16/2014	8/16/2014	HDA2013-00004 / FLD2014-00004
108 Coronado Drive (Project by J46 Corcoran)	100 ✓	186	1.32	86	N/A	8/16/2014	1/16/2014	1/16/2014	HDA2013-00004 / FLD2014-00004
401 (421) South Oakview Boulevard (Alamo)	100	227	1.803	80	N/A	8/16/2014	8/16/2014	8/16/2014	HDA2013-00004
401 (421) South Oakview Boulevard (Alamo) 1st Amendment	100	227	1.803	80	N/A	8/16/2014	8/16/2014	8/16/2014	HDA2013-00004
48 Duane Drive (Sea Captain)	86 ✓	86	0.806	32	N/A	10/16/2014	2/6/2015	2/6/2015	HDA2014-00001 / FLD2014-00001
800 South Oakview Boulevard (Capitol Ridge)	100 ✓	189	1.19	80	N/A	1/16/2014	1/16/2014	1/16/2014	HDA2014-00001 / FLD2014-00001
811 S. Oakview Boulevard (The View)	92 ✓	202	1.35	87	N/A	10/16/2013	10/22/2013	10/22/2013	HDA2013-00001 / FLD2013-00001
716 South Oakview Boulevard	93 ✓	208	2.313	116	N/A	2/6/2014	2/6/2014	2/6/2014	HDA2013-00001 / FLD2013-00001
388 South Oakview Boulevard	89 ✓	89	0.89	39	N/A	7/20/2017	TBD	TBD	HDA2017-00001 / FLD2017-00001

Total Rooms Allocated from Reserve 817

HOTEL DENSITY RESERVE PROJECTS - PENDING									
Address of Resolving Property	Rooms Allocated	Total Rooms Proposed	Average Units / Acre	Rooms per Base Density	QDB Meeting	City Council Approval	Site Plan Approval Needed by	Final Project Expiration	Case Number
10 Bay Esplanade	35	TBD	1.16	58	N/A	TBD	TBD	TBD	HDA2017-00002
400 Bay Esplanade	10 ✓	27	0.35	17	8/16/2018	TBD	TBD	TBD	HDA2016-00001

Total Rooms Pending Allocation 45

P.1

Call, Rosemarie

From: Sheila Sullivan <sheilasullivanfl@gmail.com>
Sent: Tuesday, January 14, 2025 1:50 PM
To: ClearwaterCouncil
Subject: Support for Retaining the Clearwater Long Center Pool Indoors

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.

Dear Clearwater City Council,

As a community member, I strongly support keeping the Clearwater Long Center pool as an indoor facility. This pool is vital for year-round swimming, serving as a resource for exercise, rehabilitation, and recreation for residents of all ages and abilities.

An indoor pool provides a unique benefit, especially for those who cannot or prefer not to swim outdoors, even in heated pools during colder months. With limited indoor pools in our area, the Long Center fills an essential need and fosters a welcoming, inclusive environment.

At Monday's council work session, the engineering department requested funds for necessary renovations. While fiscal responsibility is important, converting the pool to an outdoor facility would significantly reduce its usability and alienate many dedicated users.

I urge you to approve funding for renovations while preserving the pool as an indoor facility. Investing in the Long

Center enhances our community's health and well-being and ensures its continued value to residents across the region.

Thank you for considering this critical issue. I hope to see the council prioritize this vital community resource at Thursday's meeting.

Sincerely,
Sheila Sullivan

Call, Rosemarie

From: Sheena C <sheena.668@gmail.com>
Sent: Tuesday, January 14, 2025 3:31 PM
To: ClearwaterCouncil
Subject: Support for Keeping the Clearwater Long Center Pool Indoors

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.

Dear City of Clearwater,

I am writing as a member of our community to express my strong support for keeping the Clearwater Long Center pool as an indoor facility. The Long Center's indoor pool is a critical asset for year-round swimming and is invaluable to many residents, including myself, who rely on it for exercise, rehabilitation, and recreational use. The indoor pool provides an essential option for those who cannot or prefer not to swim outdoors, especially in colder months, even with a heated pool. Its indoor status ensures accessibility for individuals of all ages and abilities, creating a welcoming and inclusive environment. With so few indoor pools available in our area, it fills a unique and important need.

I understand that at Monday's council work session, the engineering department sought funds to renovate and address maintenance issues for the pool. While I appreciate fiscal responsibility, I urge you to consider the significant value this facility brings to our community. Converting the pool to an outdoor facility would not only diminish its year-round usability but would also potentially alienate a portion of its dedicated users. I kindly ask that you vote to support the necessary renovations while maintaining the pool as an indoor facility. The Long Center serves residents across the region and is a worthy investment in our community's health and well-being.

Thank you for your time and consideration. I look forward to seeing the council prioritize this invaluable resource at Thursday's meeting.

Sincerely,
Sheena

Call, Rosemarie

From: Stephanie <stephaniechill@gmail.com>
Sent: Tuesday, January 14, 2025 4:04 PM
To: ClearwaterCouncil
Subject: Public Comment For 1/16/25 Agenda Item 7.2

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.

Dear Council,

I recently learned of the renovation plans for the Long Center pool, and I was disappointed to hear it will close for over a year. This pool holds so many special memories for me and my husband—from learning to swim and attending high school swim meets, to now taking our toddler for swimming lessons. It's the only pool we use because as an enclosed pool it is safe from the sun and weather, providing a comfortable and reliable place for water activities year-round.

As a Clearwater-rooted family, water safety is crucial, and the Long Center pool has been vital for us. I urge the Council to increase funding to ensure the renovated pool remains an enclosed, weather-protected space that can continue to serve our community in the same meaningful way for decades more to come.

Thank you for your time and consideration.

Sincerely,

Stephanie Chill