

City of Clearwater

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



Meeting Minutes

Thursday, July 10, 2025

6:00 PM

Main Library - Council Chambers

City Council

Roll Call

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

Also Present: Jennifer Poirrier – City Manager, Daniel Slaughter – Assistant City Manager, Alfred Battle – Assistant City Manager, David Margolis – City Attorney, 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 – Pastor Bob Brubaker from Christ Community Presbyterian 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 Parks and Recreation Proclamation, July 2025 - Art Kader, Parks and Recreation Director.

4.2 727 Day Proclamation, July 27, 2025

5. Approval of Minutes

5.1 Approve the minutes of the June 18, 2025 city council meeting as submitted in written summation by the City Clerk.

Vice Mayor Teixeira moved to approve the minutes of the June 18, 2025 city council meeting as submitted in written summation by the City Clerk. The motion was duly seconded and carried unanimously.

6. Consent Agenda – Approved as submitted, less Items 6.2 and 6.17

6.1 Approve of an Interlocal Agreement (ILA) Between Pinellas County, the City of

Clearwater, and neighboring municipalities for Multimodal Impact Fee Coordination (MIFO) to update the existing Countywide Multimodal Fee Ordinance and authorize the appropriate officials to execute same. (consent)

- 6.2** Approve a work order with Chen Moore and Associates, Inc., of Fort Lauderdale, FL, for North Beach Stormwater Pump Stations design, permitting, and bidding support (24-0037-EN), in the amount of \$1,291,598.00 pursuant to Request for Qualifications (RFQ) 50-24, North Beach Stormwater and Tidal Flooding Improvements, and authorize the appropriate officials to execute same. (consent)

See below.

- 6.3** Authorize a Purchase Order to Weedoo Greenboat, Inc of West Palm Beach, FL for the purchase of one 2025 TC-3012 Weedoo pond maintenance machine with accessories and one Weedoo Amphi-King 6450 Amphibious pond maintenance machine with accessories in a total amount of \$510,382.60, pursuant to Section 2.563(1)(c) piggyback GSA Contract 47QMCA20D0042 and 2.563(1)(d) Non-competitive purchase and authorize the appropriate officials to execute same. (consent)
- 6.4** Approve work order proposals from Terracon Consultants, Inc of Olathe, Kansas, for Brownfield Assessment Grant Services and the Former Wolfe Parcels Brownfield Site Assessment, in a total not-to-exceed amount of \$79,600.00, pursuant to continuing contract Request for Qualifications (RFQ) 34-23, and authorize the appropriate officials to execute same. (consent)
- 6.5** Approve a Work Order under the continuing contract with WSP-USA, Inc. to provide seawall inspection services and future emergency support, as needed, in the amount of \$197,531.00 pursuant to Request for Qualifications (RFQ) 34-23, Engineer of Record Consulting Services (EOR) and authorize the appropriate officials to execute same. (consent)
- 6.6** Approve the Fourth Amendment to Contract for Sale of City-Owned Vacant Land between the City of Clearwater, Habitat for Humanity of Pinellas County, Inc., and Clearwater Neighborhood Housing Services, Inc. for real property located at 1454 South Martin Luther King Jr. Avenue and authorize the appropriate officials to execute same and such requisite documents necessary to effectuate the sale. (consent)
- 6.7** Approve an estimate in the amount of \$777,067.52 for reconstruction and replacement work for the Beach Marina building to be performed by SERVPRO of Largo. (consent)
- 6.8** Ratify and confirm a not-to-exceed amount of \$88,128.50 for reconstruction and replacement work at Lifeguard Tower 0 performed by SERVPRO of Largo and Overhead Doors. (consent)

- 6.9** Ratify and confirm payments in the amount of \$666,256.80 for restoration work at BayCare Ballpark (Phillies Stadium) to include roof repairs, freezer replacement, drywall replacement, painting, and damaged contents removal due to the damage caused by Hurricane Milton. (consent)
- 6.10** Authorize an increase to the existing purchase orders with Doodie Calls, LLC and United Site Services of Florida, LLC for the rental of portable toilets, hand washing stations, and other related items in the cumulative annual amount of \$75,000.00 for the remaining contract terms, bringing the total annual purchase order amount to \$250,000.00 pursuant to ITB 37-23 and authorize the appropriate officials to execute same. (consent)
- 6.11** Authorize the City of Clearwater to enter into an Interlocal Agreement with the Town of Belleair to provide as needed water sampling, laboratory analysis, and compliance drinking water reporting services and authorize the appropriate officials to execute same. (consent)
- 6.12** Authorize a purchase order to Hewlett-Packard Enterprise, of Spring, TX, for the equipment lease of desktops, laptops, and tablet computers in an amount not-to-exceed \$2,801,725.46, for the term of July 1, 2025 through June 30, 2028, pursuant to Clearwater Code of Ordinances Section 2.563 (1)(c), Piggyback, and authorize the appropriate officials to execute same. (consent)
- 6.13** Authorize purchase orders and agreements to both InfoSend of Anaheim, CA for utility bill printing, processing and mailing services, and to Catalis Payments of Alpharetta, GA for payment collection and processing services, in the cumulative amount of \$1,080,000.00 for an initial three-year term with two additional two-year renewal options at \$720,000.00 per renewal term, pursuant to RFP 13-25, Utility Billing and Lockbox Services and authorize the appropriate officials to execute same. (consent)
- 6.14** Reappoint Candace Gardner to the Parks and Recreation Advisory Board to a term expiring May 31, 2029. (consent)
- 6.15** Appoint Kelly Batsford to the Neighborhood and Affordable Housing Advisory Board, as the Citizen who represents employers within the City of Clearwater, to fill the remainder of an unexpired term through September 30, 2025. (consent)
- 6.16** Appoint Bianca Latvala to the Parks and Recreation Advisory Board with an unexpired through January 31, 2026. (consent)
- 6.17** Request for authority to settle case of Williams v. City of Clearwater, Case No. 22-2843-CI. (consent)

See below.

Councilmember Allbritton moved to approve the Consent Agenda as submitted, less Item 6.2 and 6.17, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

6.2 Approve a work order with Chen Moore and Associates, Inc., of Fort Lauderdale, FL, for North Beach Stormwater Pump Stations design, permitting, and bidding support (24-0037-EN), in the amount of \$1,291,598.00 pursuant to Request for Qualifications (RFQ) 50-24, North Beach Stormwater and Tidal Flooding Improvements, and authorize the appropriate officials to execute same. (consent)

North Clearwater Beach has long faced chronic flooding due to flat topography, and tidal influences exacerbated by sea level rise. These recurring issues have disrupted daily life, and constrained access in and out of the North Beach Neighborhood. In response, the City developed a comprehensive Master Plan and partnered with engineers, environmental experts, and the community to implement phased, resilient infrastructure upgrades.

This agenda item requests approval of a professional engineering agreement to initiate the first Work Order under RFQ 50-24, North Beach Stormwater & Tidal Flooding Improvements, with Chen Moore and Associates.

The selected engineering firm, Chen Moore and Associates, was chosen by a five-member Public Works selection committee in June 2024 based on qualifications submitted in response to RFQ 50-24. The committee recognized the team's strong experience delivering complex drainage and pump station systems in low-lying coastal areas, and their ability to align resilient infrastructure design with strategic funding.

This initial work includes final design, permitting, and bidding support for five new stormwater pump stations, raising the electrical components at the existing Kipling Plaza stormwater pump station, and the design of the Bruce Avenue and Carlouel storm basins gravity pipe interconnection. These areas are identified as implementation ready. The work order also includes detailed design of interconnecting pipes of the drainage system to create backup routes for stormwater flow. Additional hydraulic modeling will be completed to help decide what future improvements should be made in the next phase of the project (a future supplemental work order presented to council at a later date). The work order includes the development of a comprehensive grant funding roadmap and permitting strategy. Key allowances are included to evaluate future interconnection corridors, support geotechnical investigations, and advance landscape design. An optional allowance is included for the design of a sixth pump station at Carlouel, which will be evaluated further based on funding availability and project performance.

This work order reflects a modular, scalable approach that allows early construction of standardized pump stations while deferring more complex elements to a future work order. The City intends to maximize economies of scale by reusing design elements across multiple sites. Construction is targeted to begin around 9 months following issuance of design notice to proceed. Construction-phase engineering services will be included in a later supplemental work order and are not included in this initial work order.

APPROPRIATION CODE AND AMOUNT:

ENST240001-DSGN-PROSVC \$1,291,598.00

Funding for this work order is available in Capital Improvement Project ENST240001, North Beach Pump Station, to fund this project.

This project is funded by revenues from the Stormwater Utility Enterprise Fund.

STRATEGIC PRIORITY:

This item falls under objective 1.2 (maintaining public infrastructure) within High Performing Government.

One individual spoke in opposition.

Councilmember Mannino moved to approve a work order with Chen Moore and Associates, Inc., of Fort Lauderdale, FL, for North Beach Stormwater Pump Stations design, permitting, and bidding support (24-0037-EN), in the amount of \$1,291,598.00 pursuant to Request for Qualifications (RFQ) 50-24, North Beach Stormwater and Tidal Flooding Improvements, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

6.17 Request for authority to settle case of Williams v. City of Clearwater, Case No. 22-2843-CI. (consent)

On June 19, 2021, an on-duty Clearwater police officer vehicle rear-ended plaintiff, Ricky Williams, near US HWY 19 (SR 55) and Gulf-to-Bay Blvd. Williams sustained physical injuries to his neck and shoulder because of the accident. The shoulder injury required Williams to undergo surgery in October 2021.

Authority is being sought to settle this case for \$150,000.00, in exchange for which the City will receive a full release and the pending civil action will be dismissed with prejudice.

APPROPRIATION CODE AND AMOUNT:

Funding is available in the Central Insurance Fund cost code 5907590-545900, Insurance Claims-Liability. The Central Insurance Fund is an internal service fund of the city.

One individual spoke in opposition and suggested terminating the police department.

Councilmember Cotton moved to request for authority to settle case of Williams v. City of Clearwater, Case No. 22-2843-CI. The motion was duly seconded and carried unanimously.

Public Hearings - Not before 6:00 PM

7. Administrative Public Hearings

- 7.1** Approve a Purchase Order to Station Square Condominium Association, Inc., of Clearwater, FL, for 2025 Condo Association owners' fees in a cumulative not-to-exceed amount of \$113,419.56 pursuant to Clearwater Code of Ordinances Section 2.563(1)(d), Non-Competitive purchases, and authorize the appropriate officials to execute same.

In 2009, the City entered into an agreement with Station Square Condominium Association, Inc. (Station Square) to own and operate the first 100 parking spaces in that garage as public parking. Due to this agreement, the City is a member of Station Square Condo Association. Membership requires the City to pay Condo fees to the association.

In 2011, the City entered into a Maintenance Agreement that clarified some of the City's maintenance responsibilities, and that Agreement renews each year along with the Association's budget. Each year Station Square passes an annual budget, and the City encumbers funds to pay the City's share of the assessed fees. The 2025 budget approved by Station Square Condominium Association includes the City's share of assessed fees due monthly at \$9,451.63 for an annual total of \$113,419.56.

2024 fees were \$139,863.42 due to a special assessment for increased insurance premiums.

APPROPRIATION CODE AND AMOUNT:

4351333-530300 \$113,419.56.

Funds are available in Public Works - Parking cost code 4351333-530300, Parking System Contractual Services, to fund this contract. The Parking

division of Public Works is funded by the Parking Fund, an enterprise fund of the City.

Vice Mayor Teixeira recused herself from voting because she owns a unit in the condominium.

Councilmember Allbritton moved to approve a Purchase Order to Station Square Condominium Association, Inc., of Clearwater, FL, for 2025 Condo Association owners' fees in a cumulative not-to-exceed amount of \$113,419.56 pursuant to Clearwater Code of Ordinances Section 2.563(1)(d), Non-Competitive purchases, and authorize the appropriate officials to execute same. The motion was duly seconded and carried with the following vote:

Ayes: 4 - Mayor Rector, Councilmember Allbritton, Councilmember Cotton and Councilmember Mannino

Recused: 1 - Vice Mayor Teixeira

- 7.2** Approve the five-year update of the Pinellas County 2025 Local Mitigation Strategy (LMS), which has a purpose to reduce death, injuries, and property losses caused by natural and man-made hazards, and adopt Resolution 25-08.

The Local Mitigation Strategy provides an explanation of how Pinellas County and the 24 municipalities identify strategies and implement an effective, comprehensive county-wide hazard mitigation.

The purpose of the 2025 LMS is to: reduce risk to people, property, and critical infrastructure; increase public awareness and education about the plan and the planning process; maintain grant eligibility for participating jurisdictions; update the plan in accordance with the Community Rating System requirements; maintain compliance with state and federal legislative requirements for local hazard mitigation plans; and complete an update of information in the plan to demonstrate progress and reflect current conditions.

The 2025 update includes the ten-step planning process which is consistent with FEMA's multi-hazard mitigation planning regulations pursuant to the Disaster Mitigation Act of 2000.

Resolution 25-08 was presented and read by title only.

Vice Mayor Teixeira moved to approve the five-year update of the

Pinellas County 2025 Local Mitigation Strategy (LMS), which has a purpose to reduce death, injuries, and property losses caused by natural and man-made hazards, and adopt Resolution 25-08.

The motion was duly seconded and upon roll call, the vote was:

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

7.3 Adopt a tentative millage rate of 5.8850 mills for fiscal year 2025/26 and set public hearing dates on the budget for September 3, 2025 and September 17, 2025, to be held at 6 p.m. (APH)

In accordance with the Truth in Millage (TRIM) process, the City Council must adopt a tentative millage rate and set public hearing dates prior to finalizing and adopting a budget. This information must be provided to the Pinellas County Property Appraiser and Tax Collector by July 29, 2025. The City's proposed millage rate and public hearing dates will be included on the TRIM notices mailed to taxpayers in August. This tentative rate cannot be increased without first-class mailing notification to each taxpayer at the expense of the City of Clearwater, not less than 10 days and not more than 15 days before the public hearing.

The City Manager's recommended millage rate is 5.8850 mills, the same as the current year. This rate is 4.34% more than the rolled back rate of 5.6402 mills. The rolled-back rate is the millage rate that will provide the City with the same property tax revenue as was levied in the prior year. If the proposed millage rate of 5.8850 mills is adopted, the City's ordinance adopting the millage rate will reflect an 4.34% increase from the rolled-back rate of 5.6402 mills.

The proposed millage rate as well as other TRIM millage rates will be noted on the 2025 compliance forms as follows:

- 5.8850 mills - Tentative millage rate
- 5.6402 mills - Rolled-back millage rate
- 5.8946 mills - Maximum majority vote rate
- 6.4841 mills - Maximum two-thirds vote rate

A special budget work session is scheduled for Wednesday, August 6, 2025, at 10:00 a.m. to fully discuss the proposed budget.

STRATEGIC PRIORITY:

The budgeting process aligns resource allocation to the advancement of our community in all five strategic priorities: high performing government, economic and housing opportunity, community well-being, environmental stewardship, and superior public service.

Budget Director Kayleen Kastel provided a PowerPoint presentation.

Councilmember Allbritton moved to adopt a tentative millage rate of 5.8850 mills for fiscal year 2025/26 and set public hearing dates on the budget for September 3, 2025 and September 17, 2025, to be held at 6 p.m. The motion was duly seconded and carried unanimously.

- 7.4** Approve a local government contribution of \$610,000.00 in General Fund Reserves as a funding commitment required for Blue Fort Harrison, LLC (Blue Sky Communities) to receive a basis boost under the State of Florida's Low Income Housing Tax Credit (LIHTC) Program for an 82-unit affordable housing development project at 1219 Fort Harrison; and authorize the appropriate officials to execute documents necessary to effect closing.

The LIHTC Program is governed by the U.S. Department of Treasury under Section 252 of the Tax Reform Act of 1986 and Section 42 of the Internal Revenue Code, as amended. The program provides for-profit and non-profit organizations with a dollar-for-dollar reduction in federal tax liability in exchange for the acquisition and substantial rehabilitation or new construction of low- and very low-income rental housing units. In the State of Florida, the LIHTC Program is administered by the Florida Housing Finance Corporation (FHFC).

On May 21, 2025, the City of Clearwater (City) issued a Notice of Funding Availability (NOFA) to support the minimum local match required for the FHFC's 2025-202 Request for Applications (RFA), anticipated for release in October. The NOFA's application period was open for 30 days and closed on June 20, 2025.

Two proposals were received in response to the NOFA. The first was submitted by Blue Sky Communities (Blue Sky) for the development of an 82-unit apartment community at 1219 Fort Harrison Avenue, known as Blue Fort Harrison. The second proposal was submitted jointly by American Residential Communities and New South Residential for an 84-unit development at 1467 Martin Luther King Jr. Avenue, referred to as Bellevue Manor.

Blue Fort Harrison is a mixed-income project that includes:

- 12 units at 30% Area Median Income ("AMI")
- 48 units at 60% AMI
- 18 units at 80% AMI
- 4 units at 120% AMI

Blue Sky also submitted a non-binding letter of intent from BayCare Health Systems expressing interest in exploring a partnership that could include rental preferences for BayCare employees. In addition, Blue Sky is collaborating with Ready for Life to house eight young adults, primarily former foster youth.

Bellevue Manor is proposed as an age-restricted (55+) development with income-restricted units:

- 9 units at 40% AMI
- 75 units at 60% AMI

After close of the NOFA, a Technical Review Committee (TRC) comprised of city staff from diverse professional backgrounds was convened. The TRC met on June 23, 2025, at 2:30 P.M. to review and score the applications. The scoring matrix was based on developer qualifications, financial feasibility, anticipated neighborhood impact, and project compliance with applicable regulations such as the City's codes and the Live Local Act.

The results of the scoring were as follows:

- Blue Fort Harrison: Average score of 90.83
- Bellevue Manor: Average score of 82.5

Five of the six committee members ranked Blue Fort Harrison higher, with one member ranking Bellevue Manor higher. Based on the scoring, the TRC recommends Blue Fort Harrison as the selected project for funding consideration.

The City's \$610,000.00 contribution will be in the form of an interest-free, deferred loan. While staff is recommending setting aside General Fund reserves for this purpose to ensure funding is available, the loan will likely be funded with HOME Investment Partnership Program and/or State Housing Initiatives Partnership Program funds (HOME Funds and SHIP Funds respectively). The allocation of such Home Funds and SHIP Funds has been accounted for in the City's Annual Action Plan. Final approval of the City's funding will be contingent upon the award of the 2025-202 Tax Credits, a subsidy layering analysis, and the approval of building permits.

USE OF RESERVE FUNDS:

Funding for this contract will be provided by a commitment of General Fund reserves in the amount of \$610,000.

STRATEGIC PRIORITY:

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

One individual supported the Bellevue Manor application and expressed concerns with the submission process.

In response to questions, Real Estate Services Coordinator Dylan Mayeux said the application used last year was very specific and the proposed

project selected did not submit an appraisal. Staff worked with Legal and Pinellas County to create a new submission process this year, which was broad and not defined, allowing prospective applicants to respond how they wish. He said the project that was not selected (Bellevue Manor) did not submit an operating proposal but that did not restrict it from consideration. Blue Sky Communities scored higher because the review committee was able to determine the feasibility based on the operating proposal they included in their submission. Mr. Mayeux said prospective applicants were able to ask if operating proposals could be used to strengthen a request. Taking the average of highly paid professionals in a hospital will skew the average salary. He said janitorial staff would qualify for workforce housing. He said, at the state level, projects will not be negatively impacted if not shovel-ready.

Councilmember Allbritton moved to approve a local government contribution of \$610,000.00 in General Fund Reserves as a funding commitment required for Blue Fort Harrison, LLC (Blue Sky Communities) to receive a basis boost under the State of Florida's Low Income Housing Tax Credit (LIHTC) Program for an 82-unit affordable housing development project at 1219 Fort Harrison; and authorize the appropriate officials to execute documents necessary to effect closing. The motion was duly seconded and carried unanimously.

- 7.5** Declare as surplus certain real property located at 1321 N. Martin Luther King, Jr. Avenue, Clearwater, FL 33755; 1317 N. Martin Luther King, Jr. Avenue, Clearwater, FL 33755; and 1106 Tangerine Street, Clearwater, FL 33755 for the purpose of entering into a Lease, Property Operation, and Grant Agreement between the Community Redevelopment Agency (CRA), the City of Clearwater (City), and the Clearwater Urban Leadership Coalition (CULC) and approve said lease; and authorize the appropriate officials to execute same. (APH)

The purpose of this item is to declare as surplus certain real property located at 1321 N. Martin Luther King, Jr. Avenue, Clearwater, FL 33755; 1317 N. Martin Luther King, Jr. Avenue, Clearwater, FL 33755; and 1106 Tangerine Street, Clearwater, FL 33755 (collectively the City Property) for the purpose of entering into a Lease, Property Operation, and Grant Agreement between the City, the CRA, and CULC (Lease) and approve the Lease. The City Property is legal described as follows:

Lot 17 of Block "C" of Greenwood Park, according to the map or plat thereof as recorded in Plat Book 8, Page 22 of the Public Records of Pinellas County, Florida.

Together with:

Lot 18 of Block "C" of Greenwood Park, according to the map or plat

thereof as recorded in Plat Book 8, Page 22 of the Public Records of Pinellas County, Florida.

Together with:

Lot 19 of Block "C" of Greenwood Park, according to the map or plat thereof as recorded in Plat Book 8, Page 22 of the Public Records of Pinellas County, Florida.

The City and CRA jointly issued a request for letters of interest (LOI) for an operator of a shipping container village to whom the City and CRA would lease the City Property and an adjacent CRA-owned property to for such purpose. The adjacent CRA-owned property is addressed as 1325 N. Martin Luther King, Jr. Avenue, Clearwater, FL 33755 and shall be referred to collectively with the City Property as the "Project Site".

On January 13, 2025, the CRA Board of Trustees selected CULC as the winner of the request for LOI and authorized the CRA Director to enter lease negotiations with CULC.

CULC proposes to establish a shipping container village consisting of an assortment of not less than five shipping containers repurposed to provide commercial space to businesses offering retail, dining, and entertainment experiences at the Project Site.

The Lease shall be for an initial term of ten years with to two five-year renewal periods at the sole option of CULC. Rent shall be due in installments of \$2,000.00 per month increasing 3% annually. However, no rent shall be due for the first four years of the initial term. Additionally, the Lease also contains a development timeline that CULC must meet to maintain compliance with the Lease. Under the Lease, the CRA will also be giving CULC a grant in the amount of \$500,000.00 to aid in the development of the village. Additional details on rent, expenses, and terms are outlined in the Lease.

Staff recommends approval of the Declaration of Surplus and the Lease.

STRATEGIC PRIORITY:

2.1 Strengthen public-private initiatives that attract, develop, and retain diversified business sectors.

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

Councilmember Cotton moved to declare as surplus certain real property located at 1321 N. Martin Luther King, Jr. Avenue,

Clearwater, FL 33755; 1317 N. Martin Luther King, Jr. Avenue, Clearwater, FL 33755; and 1106 Tangerine Street, Clearwater, FL 33755 for the purpose of entering into a Lease, Property Operation, and Grant Agreement between the Community Redevelopment Agency (CRA), the City of Clearwater (City), and the Clearwater Urban Leadership Coalition (CULC) and approve said lease; and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 7.6** 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 1408 Seabreeze Street, together with the abutting right-of-way of Seabreeze Street and pass Ordinances 9828-25, 9829-25, and 9830-25 on first reading. (ANX2025-04004)

This voluntary annexation petition involves a 0.15-acre property consisting of one parcel of land occupied by a detached dwelling. The property is located on the north side of Seabreeze Street approximately 145 feet east of Sunny Park Road. The applicant is requesting annexation in order to receive sanitary sewer and solid waste service from the city. The Development Review Committee is proposing that the 0.09-acres of abutting Seabreeze Street right-of-way not currently within the city limits also be annexed. The property is contiguous to existing city boundaries to the west. The property is proposed to 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 city has adequate capacity to serve this property with sanitary sewer, solid waste, police, fire and EMS service. The property currently receives water service from the city of Clearwater. The closest sanitary sewer line is located in the adjacent Seabreeze Street right-of-way. The applicant has not 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 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 #47 located at 1460 Lakeview Road. Therefore the proposed annexation will not have an adverse effect on public services and their levels of service; and
- The proposed annexation is consistent with and promotes the following objective and policy of Clearwater 2045, the city's Comprehensive Plan:

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

Policy PI 9.1.2 Continue to process voluntary annexations for single-family residential properties upon request.

- The proposed Residential Low (RL) Future Land Use Map designation is consistent with the current Countywide Plan designation of the 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 to the west; therefore, the annexation is consistent with Florida Statutes Chapter 171.044.

STRATEGIC PRIORITY:

This annexation petition supports the Deliver Effective and Efficient Services by Optimizing City Assets and Resources goal of the city's Strategic Plan by reducing enclaves and delivering city services to properties within the city's service boundary. This petition also supports Ensure Exceptional Communities and Neighborhoods Where Everyone Can Thrive goal by better unifying neighborhoods and reducing issues with multiple jurisdictions.

Ordinances 9828-25, 9829-25, and 9830-25 were presented and read by title only.

Vice Mayor Teixeira 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 1408 Seabreeze Street, together with the abutting right-of-way of Seabreeze Street and pass Ordinances 9828-25, 9829-25, and 9830-25 on first reading. The motion was duly seconded and upon roll call, the vote was:

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

- 7.7** Approve 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 1115 Ridge Avenue, together with certain Ridge Avenue right-of-way and pass Ordinances 9831-25, 9832-25, and 9833-25 on first reading. (ANX2025-05005)

This voluntary annexation petition involves a 0.17-acre property consisting of one parcel of land occupied by a detached dwelling. The property is located on the east side of Ridge Avenue approximately 432 feet south of Long Street. The applicant is requesting annexation in order to receive sanitary sewer and solid waste service from the city. The Development Review Committee is proposing that the 0.10-acres of Ridge Avenue right-of-way not currently within the city limits also be annexed. The property is contiguous to existing city boundaries to the north, south, and east. The property is proposed to 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 city has adequate capacity to serve this property with sanitary sewer, solid waste, police, fire and EMS service. The property currently receives water service from the city of Clearwater. The closest sanitary sewer line is located in the adjacent Palmetto Street 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 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 1712 Overbrook Avenue. Therefore, the proposed annexation will not have an adverse effect on public services and their levels of service; and
- The proposed annexation is consistent with and promotes the following objective and policy of Clearwater 2045, the city's Comprehensive Plan:

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

Policy PI 9.1.2 Continue to process voluntary annexations for single-family residential properties upon request.

- The proposed Residential Low (RL) Future Land Use Map designation is consistent with the current Countywide Plan designation of the 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 to the north, south, and east; therefore, the annexation is consistent with Florida Statutes Chapter 171.044.

STRATEGIC PRIORITY:

This annexation petition supports the Deliver Effective and Efficient Services by Optimizing City Assets and Resources goal of the city's Strategic Plan by reducing enclaves and delivering city services to properties within the city's service boundary. This petition also supports Ensure Exceptional Communities and Neighborhoods Where Everyone Can Thrive goal by better unifying neighborhoods and reducing issues with multiple jurisdictions.

Ordinances 9831-25, 9832-25, and 9833-25 were presented and read by title only.

Councilmember Allbritton 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 1115 Ridge Avenue, together with certain Ridge Avenue right-of-way and pass Ordinances 9831-25, 9832-25, and 9833-25 on first reading. The motion was duly seconded and upon roll call, the vote was:

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

- 7.8** Approve the annexation, initial Future Land Use Map designation of Institutional (I) and initial Zoning Atlas designation of Institutional (I) District for 2885 and 2860 Sunset Point Road and an unaddressed parcel on Sunset Point Road, together with the certain rights-of-way of Union Street, Soule Road, and County Road 193, and pass Ordinances 9807-25, 9808-25, and 9809-25 on first reading. (ANX2024-09007)

This voluntary annexation petition involves three parcels of land totaling 69.65-acres consisting of one parcel occupied by a cemetery and two vacant parcels. The properties are located generally on the north and south sides of Sunset Point Road approximately halfway between US Highway 19 and

McMullen Booth Road. The applicant is requesting annexation in order to receive reclaimed water, sanitary sewer, and solid waste service from the city. The Development Review Committee is proposing that the 2.06-acres of Union Street, Soule Road, and CR 193 rights-of-way not currently within the city limits also be annexed. The two parcels on the south side of Sunset Point Road are contiguous to existing city boundaries to the east, south, and west, and the property to the north is contiguous to existing city boundaries to the north, west, and south. It is proposed that the properties be assigned a Future Land Use Map designation of Institutional (I) and a Zoning Atlas designation of Institutional (I).

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

- The city has adequate capacity to serve these properties with sanitary sewer, solid waste, reclaimed water, police, fire and EMS service. The properties currently receive water service from the city of Clearwater. The closest sanitary sewer line is located in the Union Street and County Road 193 rights-of-way. The applicant has not paid the city's sewer impact and assessment fees and is aware of the additional costs to extend city sewer service to these properties. Collection of solid waste will be provided by the city of Clearwater. The properties are 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 these properties by Station #48 located at 1700 North Belcher Road. Therefore, the proposed annexation will not have an adverse effect on public services and their levels of service; and

- The proposed annexation is consistent with and promotes the following objective of Clearwater 2045, the city's Comprehensive Plan:

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

- The proposed Institutional (I) Future Land Use Map designation is consistent with the current Countywide Plan designation of the properties. This designation primarily permits non-residential uses such as public/private schools, churches, public offices, and hospitals at a Floor Area Ratio (FAR) of 0.65 or residential uses at a density of 12.5 units per acre. The proposed zoning district to be assigned to these properties is the Institutional (I) District. The use of the subject properties 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 properties proposed for annexation is contiguous to existing city boundaries on multiple sides; therefore, the annexation is consistent with Florida Statutes Chapter 171.044.

STRATEGIC PRIORITY:

This annexation petition supports the Deliver Effective and Efficient Services by Optimizing City Assets and Resources goal of the city's Strategic Plan by reducing enclaves and delivering city services to properties within the city's service boundary. This petition also supports Ensure Exceptional Communities and Neighborhoods Where Everyone Can Thrive goal by better unifying neighborhoods and reducing issues with multiple jurisdictions.

One individual questioned why the property was being annexed and if there was a proposed development that could negatively impact traffic.

In response to questions, Planning and Development Director Lauren Matzke said the main reason the property is being annexed into city limits is to receive reclaimed water. The Applicant has not indicated any plans to develop the property. She said the main property being annexed into city limits is a cemetery and will be zoned Institutional.

Ordinances 9807-25, 9808-25, and 9809-25 were presented and read by title only.

Councilmember Mannino moved to approve the annexation, initial Future Land Use Map designation of Institutional (I) and initial Zoning Atlas designation of Institutional (I) District for 2885 and 2860 Sunset Point Road and an unaddressed parcel on Sunset Point Road, together with the certain rights-of-way of Union Street, Soule Road, and County Road 193, and pass Ordinances 9807-25, 9808-25, and 9809-25 on first reading. The motion was duly seconded and upon roll call, the vote was:

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

7.9 Designate Councilmember Mannino to serve as the City's official voting delegate at the Florida League of Cities' Annual Conference, August 14-16, 2025.

The Florida League of Cities is hosting their annual conference at the Signia by Hilton, Orlando, Florida on August 14-16, 2025.

The League is asking each municipality to designate one official to be the voting delegate at the Annual Business Session on Saturday, August 16 at 9:00 a.m. Election of League leadership and adoption of resolutions are undertaken at the business meeting.

At the July 7, 2025 work session, there was council consensus to designate Councilmember Mannino as the voting delegate.

Councilmember Cotton said he confirmed that he is able to attend the conference and requested consideration to designate him as the City's voting delegate.

There was council consensus to appoint Councilmember Ryan Cotton.

One individual supported Councilmember Cotton being designated as the voting delegate.

One individual spoke in support and encouraged all councilmembers to attend the conference.

Councilmember Cotton moved to designate himself to serve as the City's official voting delegate at the Florida League of Cities' Annual Conference, August 14-16, 2025. The motion was duly seconded and carried unanimously.

8. City Manager Reports

The City Manager thanked staff for organizing a wonderful July 4th event, despite the weather challenges.

9. City Attorney Reports – None.

10. Other Council Action

10.1 Proclamations Process - Councilmember Mannino

Councilmember Mannino provided copies of a proposed policy establishing a formal proclamation approval process. He said unlike many surrounding cities and regional counties, the city of Clearwater does not have a formal policy in place. The proposed policy was provided to assist with the discussion. He requested consideration to establish a formal

process that includes an online component and notification.

Discussion ensued with consensus to continue the discussion to the next work session.

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

Councilmember Cotton thanked Congresswoman Luna, Governor DeSantis, Senator Hooper, Senator DiCeglie, and Representative Berfield for supporting the City's appropriation requests. He thanked staff for all of their efforts in organizing a spectacular July 4th event.

Councilmember Allbritton said he shared with Council the City of St. Petersburg's open forum policy and requested the topic be scheduled at a future work session meeting. He said he would advise staff when he will be ready.

Vice Mayor Teixeira reviewed recent events and accolades given to the city, such as the most photogenic commutes and top Instagram hashtags. She said The Bay Care Sound was named number three nationwide

12. Closing Comments by Mayor

The Mayor reviewed recent and upcoming events and thanked Governor DeSantis for supporting the City's appropriation requests.

13. Adjourn

The meeting adjourned at 7:49 p.m.

Attest

Mayor
City of Clearwater

City Clerk

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME TEIXEIRA, LINA		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE CLEARWATER CITY COUNCIL	
MAILING ADDRESS 600 CLEVELAND ST, SUITE 600		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY CLEARWATER	COUNTY PINELLAS	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED 07/10/25		NAME OF POLITICAL SUBDIVISION: CITY OF CLEARWATER	
		MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, LINA TEIXEIRA, hereby disclose that on JULY 10, 20 25 :

(a) ☒ A measure came or will come before my agency which (check one or more)

☒ inured to my special private gain or loss;

☐ inured to the special gain or loss of my business associate, _____ ;

☐ inured to the special gain or loss of my relative, _____ ;

☐ inured to the special gain or loss of _____, by
whom I am retained; or

☐ inured to the special gain or loss of _____, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Item 7.1 - Approve a Purchase Order to Station Square Condominium Association, Inc., of Clearwater, FL, for 2025 Condo Association owners' fees in a cumulative not-to-exceed amount of \$113,419.56 pursuant to Clearwater Code of Ordinances Section 2.563(1)(d), Non-Competitive purchases, and authorize the appropriate officials to execute same.

I own a unit in the condominium.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

July 10, 2025

Date Filed



Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.