

City of Clearwater

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



Meeting Minutes

Thursday, January 20, 2022

6:00 PM

Main Library - Council Chambers

City Council

Roll Call

Present: 4 - Mayor Frank Hibbard, Vice Mayor Hoyt Hamilton, Councilmember David Allbritton and Councilmember Kathleen Beckman

Absent: 1 - Councilmember Mark Bunker

Also Present: Micah Maxwell – Assistant City Manager, Michael Delk – Assistant City Manager, David Margolis - City Attorney, Rosemarie Call – City Clerk, 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 Hibbard**

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

2. Invocation – Rev. Norma Fontaine-Philbert from Garden of Grace Ministries**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 2022 Service Awards**

The December 2021 Employee of the Month Award was presented to Paul Roskey, Parks and Recreation.

4.2 National Mentoring Month Proclamation, January 2022 - presented to Dr. Valerie Brimm, Debbie Buschman, and Lisa Leonarduzzi with Office of Strategic Partnership at Pinellas County Schools.**4.3 2021 Citywide Big Cleanup Presentation - Samantha (Sam) Moullet, Recreation Specialist.**

Sam Moullet provided a PowerPoint presentation.

5. Approval of Minutes

- 5.1 Approve the minutes of the December 16, 2021 City Council Meeting as submitted in written summation by the City Clerk.

Vice Mayor Hamilton moved to approve the minutes of the December 16, 2021 City Council Meeting as submitted in written summation by the City Clerk. The motion was duly seconded and carried unanimously.

6. Citizens to be heard re items not on the agenda

Lina Teixeira said the artists who created art exhibits from the trash collected at the Big Clean Up deserve to be celebrated. She urged all to visit the exhibits located throughout the city and to continue the conversation about the environment.

Maranda Douglas expressed concerns regarding comments raised during the work session and said the upcoming city election determines which leaders the citizens of Clearwater feel would best represent them, their interests, ideas and their goals for the future of our city.

Kathy Flaherty expressed concerns with the visible unenclosed dumpsters located within the community redevelopment agency area and urged city officials to enforce the dumpster ordinance.

Angela Tisdale requested consideration to allow non-traditional youth recreation programs access to city fields while not being utilized.

Audrey Brooks and Amari Santana said they were students at Discovery Academy of Science and supported Item 7.10.

Sarah Covington and Jane Standen Bolton submitted eComments regarding comments made during the work session which were read into the record by the City Clerk (see pages 28-29).

Stacy Lome submitted an eComment regarding a city-sponsored meet and greet event for a council candidate which was read into the record by the City Clerk (see page 28).

Jovante Scott expressed concerns with vehicular speed near Clearwater Intermediate Middle School and requested Council to approve the installation of school zone signs.

Mr. Holuba supported the volunteer clean-up efforts and expressed concerns with a Clearwater Police Officer for continued behavior unbecoming of an officer.

7. Consent Agenda – Approved as submitted, less Items 7.5 and 7.10.

- 7.1** Approve agreement between the City of Clearwater and The Kaleidoscope Group LLC, for consulting services to complete a citywide Cultural Assessment at a cost of \$241,980 and authorize the appropriate officials to execute same. (consent).
- 7.2** Approve the collective bargaining agreement as negotiated between the City of Clearwater and IAFF Local 1158 for Fiscal Years 2021/2022, 2022/2023, 2023/2024 and authorize the appropriate officials to execute same. (consent)
- 7.3** Approve a funding agreement between the City of Clearwater and the Pinellas Suncoast Transit Authority (PSTA) to provide enhanced Jolley Trolley service during Spring Break period of March 1, 2022 through April 30, 2022, with the City contributing a lump sum not to exceed \$88,343 and authorize the appropriate officials to execute same. (consent)
- 7.4** Authorize a Purchase Order to Ten-8 Fire Equipment Inc., of Bradenton, FL, for the purchase of one new Pierce Heavy Duty Velocity Pumper in an amount of \$718,190.00 in accordance with Clearwater Code of Ordinances Section 2.563 (1)(c), Piggyback; declare G2610 surplus, effective upon receipt of the purchase vehicle, authorize for disposal at auction or trade-in, whichever is in the best interest of the City, in accordance with Clearwater Code of Ordinances Section 2.623, and authorize the appropriate officials to execute same. (consent)
- 7.5** Approve a tax service broker agreement with Fallbrook Tax Credits LLC of Calabasas, CA, to manage the transfer of ownership of the City of Clearwater's Voluntary Clean-Up Tax Credits (VCTC), pursuant to Invitation to Bid 44-21 and authorize the appropriate officials to execute same. (consent)

See Below

- 7.6** Authorize a Guaranteed Maximum Price proposal to Khors Construction, Inc., of Pinellas Park, FL, for the construction of a new pier and floating docks at the Clearwater Community Sailing Center (CCSC) located at 1001 Gulf Boulevard in the amount of \$728,222.00 which includes a 10% contingency, pursuant to RFQ 40-20, Construction Manager at Risk (CMAR) Services for Continuing Contracts; approve a first quarter budget amendment to transfer \$102,851.67 from project 93673 - Jack Russell Stadium Improvements, \$230,000 from project 93499 - Pier 60/Sailing Center Maintenance, and allocate \$400,000 from general fund reserves all transferred to project C2210 -Sailing Center Dock Replacement and authorize the appropriate officials to execute same. (consent)

- 7.7** Approve Second Amendment to Lease Agreement between Clearwater Golf Club, LLC and the City of Clearwater to increase the length of the Agreement by ten years, from May 1, 2011 through April 30, 2041, set a schedule to complete additional improvements to the course by the Club, and authorize the appropriate officials to execute same. (consent)
- 7.8** Appoint Michael Kachurik to the Board of Trustees, Clearwater Police Supplementary Pension Plan, in accordance with Florida Statute 185.05. (consent)
- 7.9** Approve an agreement between the City of Clearwater and Flock Safety of Atlanta, Georgia, for License Plate Reader (LPR) equipment, monitoring and maintenance, in an amount not to exceed \$200,000.00, to commence upon execution of the contract and expire four calendar years after the execution date, pursuant to City Code of Ordinances Section 2.563(1)(a), Single Source, and authorize the appropriate officials to execute same. (consent)
- 7.10** Approve the final plat for Unity Church and Discovery Academy of Science, whose physical address is 2465 Nursery Road and located on the southwest corner of Nursery Road and South Haven Drive. (consent)
See Below.
- 7.11** Approve a purchase order increase to Parkmobile, LLC of Atlanta, Ga, for reimbursement of transaction fees for mobile parking in the amount of \$135,000 for a new total of \$356,060.00, pursuant to Clearwater Code of Ordinances Section 2.563 (1) (c), Piggyback, and authorize the appropriate officials to execute same. (consent)
- 7.12** Approve Supplemental Work Order 1 to Advanced Engineering and Design, Inc., of Pinellas Park, FL, for additional design of Nash Street and Old Clearwater Bay Improvements in the amount of \$129,974.90 for a new contract total of \$675,763.91 pursuant to Request for Qualifications (RFQ) 29-20 and authorize the appropriate officials to execute same. (consent)
- 7.13** Approve a work order to Mead and Hunt, Inc. of Tampa, FL, for the Citywide Transportation Mobility Assessment (21-0036-EN) in the amount of \$352,800.00 pursuant to Request for Qualifications (RFQ) 26-19, Engineer of Record Continuing Services (EOR), and authorize the appropriate officials to execute same. (consent)
- 7.14** Approve a Road Transfer Interlocal Agreement (Agreement), which includes, as an exhibit, an Assignment of Easement Agreement, between Pinellas County, Florida (County) and the City of Clearwater (City), which will be presented to the Board of County Commissioners for consideration, and authorize the appropriate officials to execute same. (consent)
- 7.15** Ratify and confirm purchase order to Engineer of Record (EOR) Hazen and Sawyer, of

Tampa, Florida, for Engineering support for the Marshall Street (MS) and Northeast (NE) Water Reclamation Facilities (WRF) Digester Covers Evaluation and Repairs Project (21-0022-UT) in the amount of \$180,000.00 per City Manager's approval of emergency procurement, Clearwater Code of Ordinances Section 2.563(1)(k) and authorize the appropriate officials to execute same. (consent)

7.16 Approve the First Amendment to Contract for Purchase of Real Property by the City of Clearwater, by and between the City (City) and Covenant Property Investors, LLC, (Covenant) (collectively, the Parties), amending that certain Contract for Purchase of Real Property between the parties entered into on September 22, 2021 (the Contract), providing for the extension of time to close the sale contemplated therein of a city-owned Parking Condominium containing 450 public parking spaces, (Parking Unit) located at 490 Poinsettia Street, Clearwater; and authorize the appropriate officials to execute same, together with all other instruments required to affect closing. (consent)

7.17 Declare Laboratory and Maintenance Equipment surplus and authorize the sale of the equipment listed in the Exhibit through either a notice inviting bids or public auction to the highest bidder, pursuant to Clearwater Code of Ordinances Section 2.623, and authorize the appropriate officials to execute same. (consent)

7.18 Appoint Robyn Fiel to the Neighborhood and Affordable Housing Advisory Board as a citizen who is actively engaged in the banking/mortgage industry in connection with affordable housing with term to expire January 31, 2026. (consent)

7.19 Reappoint Donna M. Dennis to the Library Board with term to expire January 31, 2026. (consent)

7.20 Request for authority to settle the case of Phillips v. City of Clearwater, Case No. 20-006001-CI for \$95,000.00. (consent)

Councilmember Allbritton moved to approve the Consent Agenda as submitted, less Items 7.5 and 7.10, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

7.5 Approve a tax service broker agreement with Fallbrook Tax Credits LLC of Calabasas, CA, to manage the transfer of ownership of the City of Clearwater's Voluntary Clean-Up Tax Credits (VCTC), pursuant to Invitation to Bid 44-21 and authorize the appropriate officials to execute same. (consent)

The City of Clearwater issued Invitation to Bid #44-21, Brokerage Services for Sale of Brownfield Tax Credits for the sale of seven City of Clearwater Brownfields Voluntary Cleanup Tax Credit (VCTC) certificates. The VCTCs were received between 2017 - 2021 for a total amount of \$785,886.07. To

maximize the City's optimum return on investment Fallbrook Tax Credits LLC (Fallbrook) was selected, as they offered the highest return for each certificate. The Florida Department of Environmental Protection (FDEP) administers the VCTC program and awards certificates based on approved cost incurred for environmental remediation work. The two locations that received VCTC certificates are:

- **Clearwater Gas System:**
 - Location: Former Manufactured Gas Plant site, 777 Maple St
 - Four certificates awarded for calendar years 2017, 2018, 2019 & 2020.
 - Total amount: \$744,076.07
- **Economic Development and Housing:**
 - Location: Former CarPro property, 1359 Cleveland Street
 - Three certificates awarded for calendar years 2018, 2019 & 2020.
 - Total amount: \$41,810.00
- **Total certificate amount:** \$785,886.07

Tax credit selling price is determined by the marketplace. Transferable tax credits are priced with a cents-per-dollar of credit purchase price. Fallbrook provided a bid selling price of \$0.9112 per dollar of each credit. Therefore, Fallbrook will retain \$69,786.68 in brokerage fees for selling off the credits and the City will receive \$716,099.39. Even though the brokerage fee is under \$100,000, this agreement still needs to be approved by Council due to the indemnification language outlined in section 7 of the agreement.

The City has a five-year time frame, from the issue date on the original certificate, to transfer the VCTC certificates to an entity that has a Florida corporate income tax liability. When a transfer occurs, the five-year "clock" restarts, the transferee will receive a certificate with a new issue date (date of transfer) and the transferee will have five years from that date to use the certificate. The certificate is not eligible to be sold once a new certificate is issued.

The Florida Legislature created the VCTC program to encourage participants to conduct voluntary cleanup of certain contaminated sites and brownfield sites in designated brownfield areas. Participants may be private or public entities and must enter into either a Voluntary Cleanup Agreement or a Brownfield Site Rehabilitation Agreement (BSRA) under the provisions of FL Statutes 376.3078, 376.30781 and 376.82.

In response to questions, CGS Executive Director Chuck Warrington said other city departments may hold certificates; CGS does not have additional certificates. Assistant City Manager Micah Maxwell said CGS is an

enterprise fund and monies received from the sale of the certificates will be deposited into the gas fund; the City's general fund will receive a transfer at some point. Mr. Warrington said the clean-up was paid through the gas fund.

Councilmember Beckman moved to approve a tax service broker agreement with Fallbrook Tax Credits LLC of Calabasas, CA, to manage the transfer of ownership of the City of Clearwater's Voluntary Clean-Up Tax Credits (VCTC), pursuant to Invitation to Bid 44-21 and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 7.10** Approve the final plat for Unity Church and Discovery Academy of Science, whose physical address is 2465 Nursery Road and located on the southwest corner of Nursery Road and South Haven Drive. (consent)

This plat is a partial replat and will create 2 lots on the property located at 2465 Nursery Road.

Lot 1 is approximately 2 acres with plans for future use as a place of worship use. Lot 2 is approximately 5 acres planned for a proposed expansion of the existing school.

This plat was approved through the Development Review Committee on October 18, 2021.

Four individuals submitted eComments supporting Item 7.10 (see pages 29-30).

One individual spoke in support.

Vice Mayor Hamilton moved to approve the final plat for Unity Church and Discovery Academy of Science, whose physical address is 2465 Nursery Road and located on the southwest corner of Nursery Road and South Haven Drive. The motion was duly seconded and carried unanimously.

Public Hearings - Not before 6:00 PM

8. Administrative Public Hearings

- 8.1** Approve the request from the owner of property addressed 2637 Winding Wood Drive, Clearwater to vacate 12 feet of a platted Drainage and Utility Easement, located on lot

52, Cypress Bend of Countryside Unit One, according to the plat thereof as recorded in Plat Book 76, Page 10, of the Public Records of Pinellas County, Florida, and pass Ordinance 9527-22 on first reading.

The property owner at 2637 Winding Wood Dr., Clearwater has requested that the City vacate 12 feet of a platted Drainage and Utility Easement along the rear of their property.

The purpose of this vacation will be to eliminate an encroachment of the existing patio pavers.

There are no city utilities present within this easement. All private utility companies have no objection to the vacation provided the property owner grants easement or bears expense of facility relocation, if required. The remaining easement will be sufficient for drainage & utility purposes and future city needs. City staff have reviewed this vacation and have no objection.

Councilmember Allbritton moved to approve the request from the owner of property addressed 2637 Winding Wood Drive, Clearwater to vacate 12 feet of a platted Drainage and Utility Easement, located on lot 52, Cypress Bend of Countryside Unit One, according to the plat thereof as recorded in Plat Book 76, Page 10, of the Public Records of Pinellas County, Florida. The motion was duly seconded and carried unanimously.

Ordinance 9527-22 was presented and read by title only.

Councilmember Beckman moved to pass Ordinance 9527-22 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 4 - Mayor Hibbard, Vice Mayor Hamilton, Councilmember Allbritton, and Councilmember Beckman

- 8.2** Provide direction on the proposed first amendment to an existing Development Agreement between A P Beach Properties, LLC (the property owner) and the City of Clearwater for property located at 401/405/415/419 Coronado Drive and 406/410/420 Hamden Drive, which includes a revision to Exhibit B to provide new conceptual site plans and elevations, expands the overall size of the site and reduces overall density, and sets a new date by which time site plan approval must be obtained; and confirm a second public hearing in City Council Chambers before City Council on February 3, 2022 at 6:00 p.m., or as soon thereafter as may be heard. (HDA2013-08006A)

Site Location and Existing Conditions:

The 1.759-acre site is comprised of eight parcels, five of which were included in the original Development Agreement and an additional three proposed to be integrated into the overall site design through this amendment. The subject site is bounded by and has frontage along the following streets: approximately 420 feet of frontage along Coronado Drive (west), 370 feet of frontage along Hamden Drive (east), and 220 feet of frontage along Fifth Street (north). The larger (original) site is occupied by a surface parking lot, and the three smaller adjacent parcels (new) are largely vacant with the exception of some pavement. The overall subject site is zoned Tourist (T) District with an underlying future land use category of Resort Facilities High (RFH) and is also located within the Small Motel District of *Beach by Design*.

Access to the surface parking lot on the original site is currently provided by one two-way driveway centrally located along Fifth Street and a second one along Hamden Drive at the southeast corner of the lot. Non-compliant parking exists along Hamden Drive where parking spaces exist partially or wholly within, and back out into, the Hamden Drive right-of-way.

The larger area is characterized by a variety of uses including overnight accommodations, retail, outdoor recreation and entertainment, restaurant and attached dwelling uses with heights ranging from one to 15 stories. The immediate area is characterized by one- to two- story hotels. A five-story attached dwelling is located at the northeast corner of Bayside Drive and Hamden Drive. Detached dwellings are located farther along the length of Bayside Drive where it changes zoning from Tourist (T) District to Low Medium Density Residential (LMDR) District. 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 lush landscaping, artistic touches and clear views to Clearwater's award-winning beach and the water beyond. Coronado Drive has largely been improved according to *Beach by Design*.

Site History:

It is important to note that a primary component of this amendment proposes the inclusion of three additional adjacent parcels addressed collectively as 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). At the time of approval of HDA2013-08006, these three parcels were under separate ownership from the five parcels originally included in the Development Agreement. Therefore, these properties have different approval histories as outlined below.

401/405/415/419 Coronado Drive and 406 Hamden Drive (original site):

- On April 19, 2011, the CDB approved a Level II 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

(Case No. HDA2013-08006) and adopted a resolution to the same effect (Res. No. 14-25). The owners proposed to develop the site with a 166-unit overnight accommodations use with associated accessory/amenity uses including commercial space, restaurant, meeting rooms, exercise room and the like.

- On July 21, 2015, the Community Development Board (CDB) approved a Level II Flexible Development application (FLD2015-05016) for a 166-room overnight accommodations use in the Tourist (T) District. A series of extension requests have been approved extending the validity of the issued Development Order until December 10, 2022.

410/420 Hamden Drive (additional three parcels):

- On December 28, 2018, the Community Development Coordinator approved a Level I Flexible Standard Development application (FLS2018-05024) for a surface parking lot for property including that as located at 410/420 Hamden Drive (Community Development Code Section 2-802.O). Required deadlines were not met and that approval expired.
- On November 17, 2020, the Community Development Board (CDB) approved a Level II 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 Community Development Board (CDB) approved a Level II Transfer of Development Rights (TDR2021-08004) which transferred the remaining two dwelling units from 410 and 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.

The two above approved TDR applications removed all development potential from these three additional parcels.

Development Proposal:

This proposed first amendment will add three parcels (located centrally along Hamden Drive) totaling 0.44 acres to the original site, increasing the area from 1.32 acres to 1.759 acres. The owners propose to utilize the otherwise permitted density of 50 units per acre or 66 units associated with the original 1.32 acres and incorporate the previously approved allocation of an additional 100 units from the Hotel Density Reserve through *Beach by Design* resulting in a total of 166 units as originally approved. As previously discussed, the three new parcels do not have remaining development potential. With the incorporation of these parcels, the subject site's density (hotel units per acre) will decrease from 125.75 hotel units per acre to 94.32 units per acre. The additional property will enable the applicant to provide a more efficient building and parking layout. The request includes a new conceptual site plan and accompanying building elevations (Exhibit B) and certain changes to the

Development Agreement as listed below.

- Fifth Recital is updated to provide an increase in project area to 1.759 acres.
- Sixth Recital is updated because the proposed demolition of a hotel in the original agreement is no longer applicable as that hotel has since been demolished. This revised recital also reflects the provision of a minimum of 50 parking spaces for use by the public.
- Section 3.3 is updated to reflect the addresses of the three additional lots.
- Section 4.2 is updated to show an increase in provided parking spaces. The number of spaces required (199 spaces) has not increased; however, the applicant is committing to providing more parking than otherwise required by providing a minimum of 50 spaces available for use by the public.
- Exhibit A is updated to provide a revised legal description which includes the three additional lots.
- Exhibit B is updated to reflect the three additional lots on the conceptual site plan and elevations.

The current proposal will result in the removal of the existing surface parking lot and redevelop the site with a 166-unit overnight accommodations use (94.32 hotel units per acre, including the previously approved allocation of 100 rooms from the Hotel Density Reserve). The building will be 100 feet as measured from the point at which minimum floor elevations have been established by law (design flood elevation) to flat roof with the parking located on the first four levels. The proposal continues to include a tropical modern architecture, which is consistent with and complements the tropical vernacular envisioned in *Beach by Design*.

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 point for the drop off area is also located along Fifth Street. A one-way egress from the parking garage is provided at the northeast quadrant of the 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 is the lobby. As noted, the first four 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 fifth floor will include a pool and pool deck (over parking, centrally located along west side of the building). Floors six through nine will be dedicated almost entirely to hotel rooms.

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, respectively. The subject property is 76,665 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 to building along the front (north and east) along Fifth Street and Hamden Drive, respectively, and 10 feet to building along all other remaining sides of the site including 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 will 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 as approved as part of a Level II Flexible Development application) and limited by *Beach by Design*.

The height of the proposed building is consistent with the guidelines of *Beach by Design*.

Minimum Off-Street Parking:

The 166-room overnight accommodations use requires a minimum of 199 off-street parking spaces. A parking garage located on the first four levels of the building will provide 249 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.

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*. It is noted, however, that 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.

Staff must note that the three added parcels have had, or are in the process of having, 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. The three parcels to be incorporated were not in common ownership at the time the 100 units were allocated to the original site, 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 that approval of the request should be considered.

Standards for Development Agreements:

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 first amended and restated amendment to the existing 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);
- Revises Exhibit B which includes new conceptual site plans, architectural drawings, elevations and perspectives;
- Requires the developer to obtain building permits within one year of approval of the amended and restated Development Agreement and certificates of occupancy in accordance with Community Development Code (CDC) Section 4-407;
- 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 Section 4-406, CDC. 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 staff is supportive of the request.

In response to a question, Senior Planner Mark Parry said there will be approximately 13,000 sq. ft. in additional landscaping and 50 parking spaces for the general public.

Applicant representative Brian Aungst reviewed the request.

Vice Mayor Hamilton moved to confirm a second public hearing in City Council Chambers before City Council on February 3, 2022 at 6:00 p.m., or as soon thereafter as may be heard. The motion was duly seconded and carried unanimously.

- 8.3** Approve the proposed second amendment to an existing Development Agreement between the City of Clearwater and N E S C LLC (as assigned by Louis Developments LLC) which provides for certain changes which will permit eight of 32 marina slips at this overnight accommodation to be used for limited commercial purposes; adopt Resolution 22-02, and authorize the appropriate officials to execute same. (DVA2012-03001B; 443/455 East Shore Drive)

Body: Site Location and Existing Conditions:

The 1.260-acre site is located primarily on the east side of East Shore Drive at the northeast corner of East Shore Drive and Papaya Street. An approximately

0.265-acre portion of the site is located on the west side of East Shore Drive. The subject property is comprised of one parcel with a frontage of approximately 300 feet along East Shore Drive. The subject property is zoned Tourist (T) District and is located within the Marina District of Beach by Design. The immediate area is characterized by a variety of uses including overnight accommodation, retail, outdoor recreation and entertainment, restaurant and attached dwelling uses with heights ranging from one to three stories. The site has been developed with a 139-unit hotel and 50-slip dock on the east side of East Shore Drive and a parking lot on the west side of East Shore Drive. The site has been developed as consistent with FLD2009-02009 (as amended); FLD2012-03008 (as amended); TDR2018-10001/TDR2018-10002; DVA2012-03001; and HDA2012-03001A.

Site History:

- On February 16, 2010, Community Development Board (CDB) approved application FLD2009-02009 to permit the construction of a 7,305 square foot 50-slip dock of which 32 slips will be used as a marina facility to be rented to the public and the remaining 18 slips will be used as commercial dock accessory to existing attached dwellings. Condition number 5 of that approval provided that no tenants conduct any commercial business from any slip in this marina.
- On June 19, 2012, the CDB approved FLD2012-03008, a 134-unit overnight accommodation project (which included the allocation of 71 overnight accommodation units from the Hotel Density Reserve) with 6,500 square feet of restaurant use floor area, a building height of 85.5 feet, 193 off-street parking spaces, and flexibility from setback and landscape requirements. At that same meeting the CDB also recommended approval to the City Council of a Development Agreement (DVA2012-03001) for the allocation of 71 hotel units from the Hotel Density Reserve.
- On July 19, 2012, the City Council approved a Development Agreement along with a concept plan and elevations as part of application DVA2012-03001 for the allocation of 71 hotel units from the Hotel Density Reserve.
- On August 10, 2018, the applicant's representative sent a Notice of Assignment of Development Agreement by Louis Developments LLC to N E S C LLC to the City. Copies of the Assignment and Assumption as well as a release of Developer's Obligation under Hotel Density Reserve Development Agreement (dated August 7, 2018) were subsequently submitted to the City.
- On December 18, 2018, the CDB approved applications FLD2012-03008A/TDR2018-10001/TDR2018-10002 which transferred five hotel units to the site increase the total number of units from 134 to 139. No changes to the conceptual site plan or elevations were proposed.
- On January 17, 2019, the Council approved the first amendment to the approved Development Agreement (HDA2012-03001A) which increased the total number of overnight accommodation units from 134 to 139. The

additional five hotel units were transferred to the site as part of a transfer of development rights (TDR2018-10001/TDR2018-10002) and included amendments to an approved Flexible Development application (FLD2012-03008A). No changes to the conceptual site plan or elevations were proposed. Please note the case was erroneously assigned a case number under "HDA" when it should have been "DVA". The current request case number reverts to the more appropriate and accurate "DVA" assignment.

- On October 19, 2021, the CDB approved a request of reconsideration of condition five of approved FLD2009-02009 to allow for limited licensed, captained/guided commercial operations out of eight of the marina slips. The current request for a second amendment to an existing Development Agreement is required as part of the process to formalize the approved reconsideration of the aforementioned condition five.

It should be noted that the address under which all prior approvals as listed above were submitted was 443 East Shore. When the development was submitted for building permit the address was changed to 455 East Shore Drive. As such, the current Development Agreement application has been submitted under the address of 455 East Shore Drive.

Development Proposal:

Brian J. Aungst, representative of N E S C LLC (property owner), is requesting a second amendment to the approved Development Agreement (DVA2012-03001) as amended (DVA2012-03001A) for the referenced project located at 455 East Shore Drive.

The original Development Agreement, as amended, included a reference to the approved dock (Section 6.1.7) providing the dock would be constructed in accordance with the issued Development Order associated with application FLD2009-02009.

As noted, approved application FLD2009-02009 included one condition (condition number 5) which provided "that no tenants conduct any commercial business from any slip in this marina". The applicant has secured approval of a reconsideration of condition five in October 2021. The reconsideration of the condition was approved and amended to read as follows:

"That, no more than eight (8) of the 32 marina slips may be used for licensed charter vessels and no more than two (2) of the eight (8) slips may be used for licensed jet ski rentals (guided tours only) with multiple jet skis per slip. The eight (8) slips that may be used for licensed charter vessels pursuant to the terms of this condition shall be located on the southernmost marina slips as depicted on the approved site plan. There shall be no public cleaning or commercial sale of fish or amplified music at the marina."

The applicant is requesting a second amendment to the Development Agreement with the following main changes:

- The 12th recital referencing the previously approved dock (FLD2009-02009) is amended to reference the reconsideration of FLD2009-02009 condition of approval No. 5;
- Section 4.5 is amended to permit up to eight marina facility slips to be for limited commercial purposes;
- Section 6.1.7 is amended to reference the amendment of FLD2009-02009 and permit up to eight marina facility slips to be for limited commercial purposes; and
- Section 6.1.7.1 is added to clarify the limits and specifics of the noted limited commercial purposes.

No other changes are proposed to the agreement.

Standards for Development Agreements:

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:

- Amends the agreement to provide that no more than eight of the 32 marina slips may be used for licensed charter vessels and no more than two of those eight slips may be used for licensed jet ski rentals (consisting of guided tours only) with multiple jet skis per slip. In addition, there shall be no public cleaning or commercial sale of fish nor shall there be amplified music at the marina.

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 Section 4-406, CDC. 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 is consistent with applicable components of the Community Development Code and *Beach by Design* and staff is supportive of the request and recommends approval.

Senior Planner Mark Parry said 32 of the boat slips were originally approved as a marina facility, which includes the 8 slips in question for limited commercial uses. The site has enough parking to accommodate the request.

Applicant Representative Brian Aungst reviewed the request.

Councilmember Allbritton moved to approve the proposed second amendment to an existing Development Agreement between the City of Clearwater and N E S C LLC (as assigned by Louis Developments LLC) which provides for certain changes which will permit eight of 32 marina slips at this overnight accommodation to be used for limited commercial purposes; and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

Resolution 22-02 was presented and read by title only. Councilmember Beckman moved to adopt Resolution 22-02. The motion was duly seconded and upon roll call, the vote was:

Ayes: 4 - Mayor Hibbard, Vice Mayor Hamilton, Councilmember Allbritton, and Councilmember Beckman

- 8.4** Approve amendments to the Clearwater Comprehensive Plan creating a new Property Rights Element, modifying the Future Land Use and Housing Elements to support workforce, affordable and “missing middle” housing types, and updating the Coastal Storm Area and Hurricane Storm Surge maps, and pass Ordinance 9515-22 on first reading. (CPA2021-11001)

This proposed ordinance creates a new Private Property Rights Element within the Clearwater Comprehensive Plan based on new statutory requirements signed into law on June 29, 2021 through House Bill 59. This new element is required in all local governments' Comprehensive Plans to “ensure that private property rights are considered in local decision-making,” and there are four rights which must be considered (Section 163.3177(6)(i), Florida Statutes):

- The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- The right of a property owner to use, maintain, development, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
- The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- The right of a property owner to dispose of his or her property through sale or gift.

The statements provided for in the bill are largely duplicative of rights already protected by the Constitutions of both the United States and the State of Florida as well as Florida's Bert Harris Act. The proposed amendments use the statute's language as policies, an approach being used by many municipalities to comply with the House Bill. Until this new element is adopted, cities cannot adopt any other amendments to their comprehensive plans, including Future Land Use Map amendments.

In addition, Ordinance 9215-22 proposes various housing-related amendments in the Future Land Use and Housing Elements, the majority of which address housing affordability and diversity of housing types, including "missing middle" housing types such as tiny houses, duplexes, courtyard housing, and accessory dwelling units (ADUs). The amendments would allow the City to develop a density bonus for missing middle housing and establish standards in the Community Development Code for accessory dwelling units, which would be exempt from density provisions. Additional amendments support reduced fees for affordable and workforce housing, correct typographical errors and clarify policy intent.

Lastly, the Coastal Storm Area and Hurricane Storm Surge Areas maps within the Coastal Element are proposed to be amended to reflect updated Sea, Lake and Overland Surges from Hurricanes (SLOSH) model data from the National Oceanic and Atmospheric Administration (NOAA) effective in 2021.

The Planning and Development Department has determined that the proposed Comprehensive Plan amendments are consistent with and further the goals, objectives and policies of the Comprehensive Plan as outlined in the staff report. The Community Development Board (CDB) reviewed the proposed amendments at its meeting on December 21, 2021 and unanimously recommended approval.

As this is a text amendment to the Clearwater Comprehensive Plan, review and approval by the Florida Department of Economic Opportunity is required. As part of the state review, the proposed amendments will be transmitted to the various State agencies and Pinellas County for review prior to second reading (adoption) by City Council, which is anticipated to occur in April.

Vice Mayor Hamilton moved to approve amendments to the Clearwater Comprehensive Plan creating a new Property Rights Element, modifying the Future Land Use and Housing Elements to support workforce, affordable and "missing middle" housing types, and updating the Coastal Storm Area and Hurricane Storm Surge

maps. The motion was duly seconded and carried unanimously.

Ordinance 9515-22 was presented and read by title only.

Councilmember Allbritton move to pass Ordinance 9515-22 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 4 - Mayor Hibbard, Vice Mayor Hamilton, Councilmember Allbritton, and Councilmember Beckman

- 8.5** Approve amendments to the Community Development Code addressing recent legislative changes related to home-based businesses, building design review and building permit fees, and supporting the City's affordable and workforce housing initiatives, and pass Ordinance 9514-22 on first reading. (TA2021-11004)

The 2021 Florida legislative session passed and enrolled several bills, now effective, which impart certain planning and building requirements. In order to provide clarity or remain consistent with state statutes governing home based businesses, building design review, and building permit fees, certain amendments to the Community Development Code are proposed in Ordinance 9414-22. Staff is also proposing a limited number of amendments to the Code to support the city's affordable and workforce housing initiatives.

Proposed Ordinance No. 9514-22 includes the following amendments:

- Repeals existing home occupation regulations and replaces with new home-based business standards consistent with the statutes.
- Incorporates "Design Review Board" into Section 5-201 to clarify and affirm this under the powers and duties of the Community Development Board.
- Establishes a prorated increase to the current affordable housing density bonus at a rate of 2.5% bonus for each 1% increase in certified affordable units provided between 15% and 25% of total units in a project.
- Provides additional reductions in required off-street parking for certain certified affordable housing units.
- Requires long-term bicycle parking for affordable housing projects approved with reduced off-street parking in certain situations.
- Groups all fee reductions provided for affordable housing projects within a single location of the Code.
- Modifies Appendix A Fee Schedule to increase existing and establish new reductions of 50% reduction to plan review and permit fees for projects using a private provider for plan review or inspections, and establishing a 75% reduction to plan review and permit fees for one- and two- family residential projects that are certified affordable housing.

The Planning and Development Department has determined that the proposed

text amendments to the Community Development Code are consistent with and further the goals, objectives and policies of the Comprehensive Plan and the Community Development Code as outlined in the staff report. The Community Development Board (CDB) reviewed the proposed text amendment at its meeting of December 21, 2021, and unanimously recommended approval.

One individual spoke in support.

Councilmember Beckman moved to approve amendments to the Community Development Code addressing recent legislative changes related to home-based businesses, building design review and building permit fees, and supporting the City's affordable and workforce housing initiatives. The motion was duly seconded and carried unanimously.

Ordinance 9514-22 was presented and read by title only. Vice Mayor Hamilton moved to pass Ordinance 9514-22 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 4 - Mayor Hibbard, Vice Mayor Hamilton, Councilmember Allbritton, and Councilmember Beckman

9. City Manager Reports

- 9.1** Accept a Gas Utility Easement from Cedar Hill Apartment, for the construction, installation, and maintenance of gas utility facilities on real property located at 851 E. Klosterman Road, Tarpon Springs, FL, 34689 and adopt Resolution 22-04.

Cedar Hill Apartment (Grantor) has granted a non-exclusive five-foot wide natural gas easement, on property located at 851 E. Klosterman Rd, Tarpon Springs, FL, 34689 (Parcel ID# 19-27-16-89442-000-0270) for the installation of a natural gas distribution line. This line will serve residential apartments.

The easement grant is sufficient for the City to maintain and replace its facilities as necessary in perpetuity, or until such time as the City determines to abandon its use.

Councilmember Allbritton moved to accept a Gas Utility Easement from Cedar Hill Apartment, for the construction, installation, and maintenance of gas utility facilities on real property located at 851 E. Klosterman Road, Tarpon Springs, FL, 34689. The motion was duly seconded and carried unanimously.

Resolution 22-04 was presented and read by title only.

Councilmember Beckman moved to adopt Resolution 22-04. The motion was duly seconded and upon roll call, the vote was:

Ayes: 4 - Mayor Hibbard, Vice Mayor Hamilton, Councilmember Allbritton, and Councilmember Beckman

- 9.2** Accept a Gas Utility Easement from City Square LLC, for the construction, installation, and maintenance of gas utility facilities on real property located at 512 Cleveland Street, Clearwater FL, 33755 and adopt Resolution 22-05.

City Square, LLC (Grantor) has granted a non-exclusive five-foot wide natural gas easement, on property located at 512 Cleveland Street, Clearwater FL,

33755 (Parcel ID# 16-29-15-32274-005-0040) for the installation of a natural gas distribution line. This line will serve commercial business.

The easement grant is sufficient for the City to maintain and replace its facilities as necessary in perpetuity, or until such time as the City determines to abandon its use.

Vice Mayor Hamilton moved to accept a Gas Utility Easement from City Square LLC, for the construction, installation, and maintenance of gas utility facilities on real property located at 512 Cleveland Street, Clearwater FL, 33755. The motion was duly seconded and carried unanimously.

Resolution 22-05 was presented and read by title only.

Councilmember Allbritton moved to adopt Resolution 22-05. The motion was duly seconded and upon roll call, the vote was:

Ayes: 4 - Mayor Hibbard, Vice Mayor Hamilton, Councilmember Allbritton, and Councilmember Beckman

- 9.3** Approve First Amendment to Lease Agreement between Clearwater For Youth, Inc. and the City of Clearwater, to provide additional office space and clarify agreement language, and authorize the appropriate officials to execute same.

On April 21, 2005, the Council approved a 5-year Agreement between Clearwater For Youth, Inc. (CFY), and the City of Clearwater, which expired on January 31, 2010, and has been successfully renewed for additional five-year periods since that time. The original Lease Agreement allowed for CFY to utilize

offices located at the Long Center as a base for their operations, and to provide financial support to the CFY through in-kind services of general office space and utility services.

This Amendment to the Lease Agreement will provide for additional language which clarifies the provided utility services by the City and provides for additional leased space for the CFY which is required due to their growing business needs. In exchange, CFY will contribute an additional \$100,000 annually to support various City Co-Sponsored Organizations, which benefit various youth programs throughout the community.

Staff recommends amending the current lease agreement to provide for additional office space, and to provide clarification of the in-kind services provided by the City.

In response to questions, Parks and Recreation Assistant Director Mike Lockwood said CFY provides a financial report that is grouped by the co-sponsor contributions as some funds are directed to registrations or equipment. The CFY agreement requires itemized reporting of in-kind contributions.

Vice Mayor Hamilton said he serves on the CFY Board of Trustees and has confirmed with the City Attorney that he does not have a voting conflict.

Councilmember Beckman moved to approve First Amendment to Lease Agreement between Clearwater For Youth, Inc. and the City of Clearwater, to provide additional office space and clarify agreement language, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

10. City Attorney Reports

The City Attorney reviewed some of the common issues Councilmembers may face that come up during elections. Councilmembers have every right to register voters and it is permissible by law; keep in mind all individuals who physically touch/handle voter applications for prospective voters must register with the Division of Elections as a third-party voter registration organization. Campaign financing and fundraising in city facilities is not allowed by anyone. He said there is a narrow exception in Florida law for those circumstances in which a candidate's campaign rents out a public facility. Florida law is clear that the City cannot expend public funds in

furtherance of a political campaign. He said he has heard no evidence that has occurred in this campaign season. Florida law prohibits the use of city personnel during working hours in furtherance of a campaign. Regarding endorsements, councilmembers have a first amendment right to get involved, or not get involved, in the political process to the extent one desires. He said there is nothing wrong for any member of Council choosing to publicly endorse a candidate, criticize a candidate, or participating in fundraising for a candidate. The City's general decorum rule has been traditionally understood to mean the City does not engage in physical or verbal display of endorsement from the dais. Political signage can be placed on private property with the property owner's permission. He said Florida law prohibits campaign signs anywhere in the public right-of-way. If citizens see signs they believe are located in the public right-of-way, they should contact the City's code enforcement. He said removing the signs will be considered a theft. Private non-profit organizations, such as a 501c3, are private organizations that are typically organized as a public charity that cannot participate or intervene in political campaigns.

Discussion ensued regarding Councilmember Allbritton's upcoming Meet and Greet. Councilmember Allbritton said he will postpone the scheduled event to a later date after the election and if he is not re-elected, the new councilmember could attend.

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

Vice Mayor Hamilton said most of the people he spoke to view the recent Twitter posts about the Big Clean-Up Art Exhibit as derogatory comments towards Lina Teixeira. He said he allowed his emotions to get the best of him as he made a public endorsement. He said he wished he had not done that and apologized. He said Go Bucs!

Councilmember Allbritton said he wished the best for all those running in the March election, and he is glad there are more people interested in serving the community. He wished everyone luck.

Councilmember Beckman said there are continued concerns from residents regarding the speed and accidents on Drew Street. She said she would like to propose that Council give direction to staff to draft a resolution to call for an immediate reduction of speed on state and country roads, a resolution bears more weight than a letter. She said by lowering speed limits now will get people used to the lower speed in the future. She said Happy New Year and encouraged all to register to vote. Discussion ensued and staff was directed to draft a resolution.

12. Closing Comments by Mayor

Mayor Hibbard sent condolences to the Crown family for the passing of Bill Crown. He has done a lot for Clearwater and the Bay Area and helped form the Florida Aquarium and was in the Clearwater Marine Aquarium at the beginning. He thanked Sandy Lane Elementary for their art magnet program and said he is seeing improvements in the community. He thanked the Parks and Recreation staff for their work during Outback Bowl Beach Day which was a great success and showed off Clearwater Beach and the hospitality of Clearwater. He said Clearwater is the 6th leading search in Trip Advisor.

13. Adjourn

The meeting adjourned at 7:58 p.m.

Attest

Mayor
City of Clearwater

City Clerk

City Council on 2022-01-20 6:00 PM

Meeting Time: 01-20-22 18:00

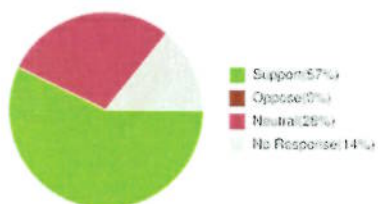
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
City Council on 2022-01-20 6:00 PM	01-20-22 18:00	47	7	4	0	2

Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



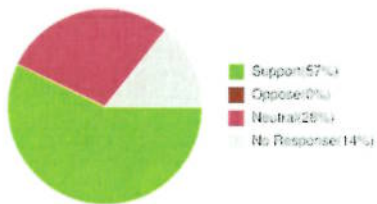
City Council on 2022-01-20 6:00 PM
01-20-22 18:00

Agenda Name	Comments	Support	Oppose	Neutral
6. Citizens to be heard re items not on the agenda	3	0	0	2
7.10 ID#21-10102 Approve the final plat for Unity Church and Discovery Academy of Science, whose physical address is 2465 Nursery Road and located on the southwest corner of Nursery Road and South Haven Drive. (consent)	4	4	0	0

Sentiments for All Agenda Items

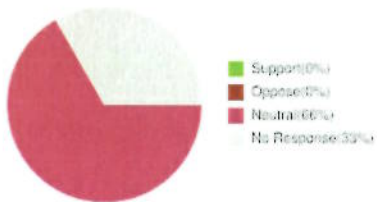
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Agenda Item: eComments for 6. Citizens to be heard re items not on the agenda

Overall Sentiment



Sarah Covington

Location:

Submitted At: 9:29am 01-20-22

I wanted to voice my opinion about the election decorum conversation from Tuesday's Work Session. I agree that what City Councilmember Bunker wrote can be considered derogatory to both Ms. Teixeira and even to City Councilmember Hamilton as the term could be referring to either one. I understand Mr. Hamilton's frustrations and believe his point of view is valid. I also do not believe Mr. Bunker meant it that way at all as he seems to be a kind-hearted person but when elections become divisive, things can easily be taken the wrong way. Additionally, I believe that Council Members should be able to endorse candidates if they so choose, but it could make things more political and create division amongst the Council. Mayor and City Council Members, thank you for all that you do.

Stacy Lome

Location:

Submitted At: 6:15pm 01-19-22

Why is the City sponsoring a meet and greet for a sitting Councilmember who is actively engaged in campaigning? He has qualified for the election and is now campaigning for re-election. My understanding is that the meet and greets were held before Thanksgiving. Both the Mayor and Councilmember Beckman held theirs during the designated time frame. It seems inappropriate for the City to sponsor an event where there will be direct and/or indirect campaigning. This is an appearance of endorsement. Will Dave Allbritton be able to hand out campaign literature, ask for money, direct people to his website to donate, state he "wants four more years" and ask people to support him/vote for him? He can't campaign while he is performing Councilmember business/duties, correct?

Jane Standen Bolton

Location:

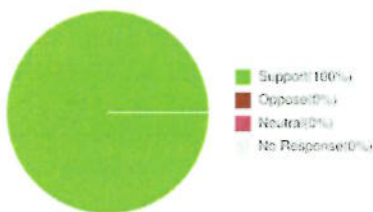
Submitted At: 9:49am 01-19-22

I was shocked and dismayed at the council work session to see a sitting Councilmember promoting a candidate to replace him from the Dias. Very disappointing and in my opinion far worse than anything he perceived other Councilmembers may have said. Whoever replaces him all I can think at this point is at least there will be one less member of the Clearwater old boy's network on the council. The old white men club is certainly trash to be taken out.

As to the point being raised about a tweet, while Councilmember Bunker is perfectly able to defend himself, I feel like I should say that perhaps some were reading into it what they wanted to. I read his tweet and took it to be riffing off the trash exhibition but referring to the cult in downtown that he, and one of the seat 5 candidates, have so strongly voiced opinions about, not a dig at anyone else. They are the true trash in our city that needs to be taken out. It's interesting that we see what we want to see, and only the author themselves can tell us the reality. Whatever the result in March, let's hope the Councilmember elected is as firm as Mr Bunker in seeing the need for action in connected to the life ruining, money grabbing scam and it's violent sadistic leader that is truly trash.

Agenda Item: eComments for 7.10 ID#21-10102 Approve the final plat for Unity Church and Discovery Academy of Science, whose physical address is 2465 Nursery Road and located on the southwest corner of Nursery Road and South Haven Drive. (consent)

Overall Sentiment



Jessica Lykon

Location:

Submitted At: 11:27am 01-20-22

Discovery Academy of Science is an excellent school that provides a quality education to their students. They achieve an 'A' grade from the Florida Department of Education almost every year since their inception. Additionally, they are active in their community with both the Parent Volunteer Organization and students from the National Junior Honor Society regularly giving back to the community through charitable donations and volunteer work. DAS would be a great addition to the Clearwater community!

melihcan duman

Location:

Submitted At: 9:18am 01-20-22

Discovery Academy is a great school. I am excited to hear that they are moving to Clearwater. The council should approve the plat.

Enver Tzekas

Location:

Submitted At: 8:57am 01-20-22

I have been a proud Clearwater resident for 70 years and love Clearwater.

I have several rental properties and Businesses located in Clearwater.

I'm so happy to hear that Discovery Academy of Science will be a part of the Clearwater area!

My grandchildren are students there and they have received the best education.

I could not be more happy to hear that we will have such a prestigious school here in Clearwater!

Emre Akbaba

Location:

Submitted At: 8:14am 01-20-22

Dear City Council Members,

I strongly support the consent agenda approval 7.10 plat approval for Unity Church and Discovery Academy of Science. DAS is a very successful "A" rated public school. I believe having DAS in Clearwater will be a great addition for Clearwater residents. DAS provide tuition-free public education for grades K-8. You can see some of the accomplishments in this link <http://www.discoveryacademy.info/index.php/das-news/newsletters>