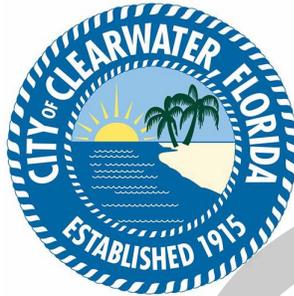


City of Clearwater

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



Meeting Minutes

Thursday, February 19, 2026

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, Alfred Battle – Assistant City Manager, Owen Kohler – Interim 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 Steve Kreloff from Lakeside Community Chapel

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 Youth Art Month Proclamation - Clearwater Arts Alliance; Beth Daniels, President CAA Board and Betsy Adler, Creative Projects Director.

5. Approval of Minutes

- 5.1 Approve the minutes of the February 5, 2026 City Council Meeting as submitted in written summation by the City Clerk.

Vice Mayor Teixeira moved to approve the minutes of the February 5, 2026 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 6.2-6.4.

- 6.1 Approve a Developer Agreement with JEN Tampa 14, LLC; approve an updated Developer Agreement template for future use; authorize the Gas System Executive Director to approve future Developer Agreements in substantially similar form, subject to

City Attorney review; and authorize the appropriate officials to execute same. (consent)

- 6.2** Approve a purchase order to Rep Services, Inc., of Longwood, Florida for the purchase and installation of playground equipment at Montclair Park located at 1821 Montclair Road in the total amount of \$192,509.44 pursuant to Clearwater Code of Ordinances Sections 2.563(1)(c), piggyback, and 2.563(1)(d), Impractical, and authorize the appropriate officials to execute same. (consent)

See below.

- 6.3** Approve an increase to existing purchase orders with Quality Sod and Landscape LLC, Sunbelt Sod & Grading Co. and Tom's Sod Service, Inc. for citywide sod needs in the amount of \$60,000.00 for Year 2 to address additional sod requirements resulting from Hurricanes Helene and Milton, bringing the total amount for this contract term to \$360,000.00, pursuant to ITB 19-24, and authorize the appropriate officials to execute same. (consent)

See below.

- 6.4** Authorize a purchase order to Wise Hands, LLC. of St Petersburg, FL for citywide landscape plant material needs in the cumulative annual not-to-exceed amount of \$300,000.00, for the initial term from March 5, 2026 through March 4, 2027, with up to three, one-year renewal options pursuant to Invitation to Bid 06-26 and authorize the appropriate officials to execute same. (consent)

See below.

- 6.5** Authorize a purchase order to Elxsi dba Cues of Orlando, FL for the purchase of a Ford F550 diesel cab with a 16' cargo box equipped with Cues equipment in the amount of \$514,399.74 pursuant to Clearwater Code of Ordinances Section 2.563(1)(c) - Piggyback; declare G4858 surplus and authorize disposal by auction or trade-in pursuant to code sections 2.623(6) and (7), whichever is deemed to be in the City's best interest, and authorize the appropriate officials to execute same. (consent)
- 6.6** Authorize a funding revision and contract extension to the purchase order with Enforcement One of Oldsmar, FL for citywide vehicle upfitting services, increasing annual funding from the originally assumed \$250,000.00 to \$950,000.00 for contract year two and \$1,100,000.00 for contract year three, for a cumulative not-to-exceed contract total of \$2,300,000.00; extend the final renewal option from April 30, 2027 to September 30, 2027 pursuant to Invitation to Bid (ITB) No. 18-24; and authorize the appropriate officials to execute same. (consent)
- 6.7** Authorize a purchase order with APG Electric Inc, dba APG Technology (APG) for audio and video equipment, wireless equipment, supplies, and related services, in an amount not to exceed \$950,000.00, for the period March 1, 2026 through May 31, 2028, pursuant

to Clearwater Code of Ordinances Section 2.563(1)(c), Piggyback or Cooperative Purchasing, and authorize the appropriate officials to execute same. (consent)

- 6.8** 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, March 1, 2026 through May 3, 2026, with the City contributing an amount not to exceed \$154,325.00 and authorize the appropriate officials to execute same. (consent)
- 6.9** Approve a retainer agreement with Banker Lopez Gassler Law Firm P.A. for Claudia Baker vs. City of Clearwater and authorize the appropriate officials to execute same. (consent)
- 6.10** Approve a retainer agreement with Banker Lopez Gassler Law Firm P.A. for Bella Fayer vs. City of Clearwater and authorize the appropriate officials to execute same. (consent)
- 6.11** Approve a retainer agreement with Banker Lopez Gassler Law Firm P.A. for Eve Julian vs. City of Clearwater and authorize the appropriate officials to execute same. (consent)
- 6.12** Approve an agreement with Bush Graziano Rice and Hearing, P.A. in Nathaniel Brooks v. City of Clearwater and Joseph Roseto, Appeal Number 25-14524-D, and Nathaniel Brooks v. City of Clearwater, FMCS Case #250925-09977, and authorize the appropriate officials to execute same. (consent)
- 6.13** Request authority to initiate foreclosure actions on behalf of the City to recover amounts owed on municipal liens imposed against certain real property. (consent)

Councilmember Allbritton moved to approve the Consent Agenda as submitted, less Items 6.2 - 6.4, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.2** Approve a purchase order to Rep Services, Inc., of Longwood, Florida for the purchase and installation of playground equipment at Montclair Park located at 1821 Montclair Road in the total amount of \$192,509.44 pursuant to Clearwater Code of Ordinances Sections 2.563(1)(c), piggyback, and 2.563(1)(d), Impractical, and authorize the appropriate officials to execute same.

The existing playground has served the local community and its visitors for the past 20 years but is now in need of replacement. The materials used in the existing playground are substandard when compared to current playground construction standards. Additionally, the existing playground provides limited ADA accessibility. The new playground will meet enhanced ADA standards by offering accessible elevated and ground-level play activities, including ground-level play structures.

The proposed playground equipment features an innovative design that fosters an open format playscape with engaging challenges comparable to, and in some cases exceeding, traditional playgrounds. The materials used in the proposed playground structure consist of recycled plastic and coated galvanized steel, providing corrosion resistance and UV stability. All materials are manufactured in the United States. The amenities are attractive, easy to maintain, sustainable, and anticipated to have a life cycle exceeding 20 years, resulting in long-term savings to the City through reduced maintenance costs and extended service life compared to the existing playground. The playground will also include a rubberized play surface that meets all applicable safety standards and will further reduce maintenance requirements when compared to traditional wooden mulch surfacing.

The proposed pricing from Rep Services, Inc. is based on its agreement with the School Board of Manatee County under Contract No. 26-0041-MR. Rep Services, Inc. was selected as one of the awarded vendors for the replacement of park and playground equipment under this contract, which was approved by the Manatee County School District on September 1, 2025, and expires on August 31, 2030. Rep Services, Inc. has offered the City of Clearwater an additional 2% discount on the playground equipment and a 5% discount on the rubberized surfacing, resulting in additional savings of \$4,521.02.

In accordance with Section 2.563(1)(c), staff is requesting authorization to piggyback the School Board of Manatee County's Contract No. 26-0041-MR for playground equipment and installation in the amount of \$173,043.94. This amount includes \$58,524.75 for playground equipment, \$62,489.41 for rubber poured-in-place surfacing, and \$52,029.78 for installation.

Additionally, pursuant to Section 2.563(1)(d), non-competitive purchase, a total amount of \$19,465.50 under Proposal No. 22090.06 is considered impractical to bid. This amount includes \$3,400.00 for engineering services, \$10,327.50 for freight, and \$5,738.00 for the required bond.

Upon Council approval, the Parks and Recreation Department will proceed with submitting the purchase request to Rep Services, Inc. to secure the proposed pricing.

APPROPRIATION CODE AND AMOUNT:

Funding is available in capital improvement project M2206, Parks & Beautification R&R, for costs associated with the playground (\$127,252.53) and project C2406, Pour-in-Place Playground Surfacing, for costs associated with installation of poured in place safety surfacing (\$65,256.91). These Parks and Recreation capital projects are funded by revenues from the General Fund.

STRATEGIC PRIORITY:

Funding the purchase of the new playground equipment aligns with the following City of Clearwater Strategic Plan Objectives:

- 1.2: Maintain public infrastructure, mobility systems, natural lands, environmental resources, and historic features through systematic management efforts.
- 1.3: Adopt responsive levels of service for public facilities and amenities, and identify resources required to sustain that level of service.
- 1.5: Embrace a culture of innovation that drives continuous improvement and successfully serves all our customers; and
- 2.3: Promote Clearwater as a premier destination for entertainment, cultural experiences, tourism, and national sporting events.

One individual spoke in opposition.

Councilmember Mannino moved to approve a purchase order to Rep Services, Inc., of Longwood, Florida for the purchase and installation of playground equipment at Montclair Park located at 1821 Montclair Road in the total amount of \$192,509.44 pursuant to Clearwater Code of Ordinances Sections 2.563(1)(c), piggyback, and 2.563(1)(d), Impractical, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 6.3** Approve an increase to existing purchase orders with Quality Sod and Landscape LLC, Sunbelt Sod & Grading Co. and Tom's Sod Service, Inc. for citywide sod needs in the amount of \$60,000.00 for Year 2 to address additional sod requirements resulting from Hurricanes Helene and Milton, bringing the total amount for this contract term to \$360,000.00, pursuant to ITB 19-24, and authorize the appropriate officials to execute same. (consent)

The City currently has existing purchase orders with Quality Sod & Landscape LLC, Sunbelt Sod & Grading Co. and Tom's Sod Service, Inc pursuant to ITB# 19-24, Sod Material and Installation Services, which was approved by Council and awarded on April 18, 2024, for an initial one-year term with two, one-year renewal options.

In the aftermath of Hurricanes Helene and Milton, the City experienced extensive landscape damage requiring significant additional sod replacement beyond that as otherwise normally used. These conditions were not anticipated in the original Invitation to Bid. As a result, staff is requesting an increase of \$60,000.00 to address the additional sod requirements needed during the

current contract year (Year 2) bringing Year 2 to \$360,000.00.

This contract includes one remaining renewal option, which will remain at the \$300,000.00 cumulative annual amount.

APPROPRIATION CODE AND AMOUNT:

Funding will come from a variety of general fund cost centers; primarily from projects, parks and athletic codes, as well as various Parks & Rec capital improvement projects, all of which are funded by revenues from the General Fund.

Costs related to hurricane damage from hurricanes were expensed to storm codes for tracking purposes (181-D2402, Hurricane Helene and 181-D2501, Hurricane Milton) but will ultimately be funded by General Fund revenue.

STRATEGIC PRIORITY:

Approval of the purchase order supports several Strategic Plan Objectives, including:

- 1.2: Maintain public infrastructure, mobility systems, natural lands, environmental resources, and historic features through systematic management efforts.
- 1.3: Adopt responsive levels of service for public facilities and amenities, and identify resources required to sustain that level of service.
- 2.3: Promote Clearwater as a premier destination for entertainment, cultural experiences, tourism, and national sporting events.
- 3.1: Support neighborhood identity through services and programs that empower community pride and belonging.
- 3.2: Preserve community livability through responsible development standards, proactive code compliance, and targeted revitalization.

One individual spoke in opposition.

Councilmember Cotton moved to approve an increase to existing purchase orders with Quality Sod and Landscape LLC, Sunbelt Sod & Grading Co. and Tom's Sod Service, Inc. for citywide sod needs in the amount of \$60,000.00 for Year 2 to address additional sod requirements resulting from Hurricanes Helene and Milton, bringing the total amount for this contract term to \$360,000.00, pursuant to ITB 19-24, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

6.4 Authorize a purchase order to Wise Hands, LLC. of St Petersburg, FL for citywide landscape plant material needs in the cumulative annual not-to-exceed amount of

\$300,000.00, for the initial term from March 5, 2026 through March 4, 2027, with up to three, one-year renewal options pursuant to Invitation to Bid 06-26 and authorize the appropriate officials to execute same. (consent)

Invitation to Bid #06-26, Citywide Landscape Plant Materials, was issued on November 19, 2025, and two submissions were received by the December 23, 2025, deadline. The Parks & Recreation Department evaluated each submission and determined that Wise Hands LLC. was the most responsive, responsible bidder in accordance with the bid specifications and was able to provide all requested plant material.

The Parks & Recreation Department is recommending award of the contract to Wise Hands LLC. This contract will be used to support Parks & Recreation facilities as well as other city projects, as needed.

The estimated annual expenditure under this contract is \$300,000.00, with up to three, one-year renewal options in the amount of \$300,000.00 annually. The Parks & Recreation Department will ensure compliance with all contractual requirements, including applicable insurance provisions.

APPROPRIATION CODE AND AMOUNT:

Funding will come from a variety Parks and Recreation cost centers and capital projects. The Parks and Recreation department and capital projects which support are funded by revenues from the General Fund.

STRATEGIC PRIORITY:

Approval of the purchase order supports several Strategic Plan Objectives, including:

- 1.2: Maintain public infrastructure, mobility systems, natural lands, environmental resources, and historic features through systematic management efforts;
- 2.3: Promote Clearwater as a premier destination for entertainment, cultural experiences, tourism, and national sporting events;
- 3.2: Preserve community livability through responsible development standards, proactive code compliance, and targeted revitalization; and
- 4.3: Protect the conservation of urban forests and public green spaces to promote biodiversity and reduce our carbon footprint.

One individual spoke in opposition.

Vice Mayor Teixeira moved to authorize a purchase order to Wise Hands, LLC. of St Petersburg, FL for citywide landscape plant material needs in the cumulative annual not-to-exceed amount of \$300,000.00, for the initial term from March 5, 2026 through March 4,

2027, with up to three, one-year renewal options pursuant to Invitation to Bid 06-26 and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

Public Hearings - Not before 6:00 PM

7. Administrative Public Hearings

- 7.1** Declare as surplus for the purpose of sale to Rosemary Cooper, certain unaddressed real property located at the southeast corner of Palm Bluff Street and North Myrtle Avenue; approve the agreement for transfer of real property; and authorize appropriate officials to execute same together with all other instruments required to affect closing. (APH)

The unaddressed city-owned property located at the southeast corner of Palm Bluff Street and North Myrtle Avenue (subject property) is 0.02 acres in size. Staff believes this parcel to be an uneconomic remainder of land and a confirmation of such status shall be made by the city council through the approval of this agenda item.

The Pinellas County Property Appraiser defines this property under property use code 1000 (vacant commercial land) and has assigned a "just market" value of \$8,748.00 and an assessed value of \$1,089.00 to the property.

The request for letters of interest was published on December 5, 2025. Respondents were given 30 days to submit a letter of interest. One submission was received from the individual who owns the adjacent property, a homesteaded single-family residence. The letter of interest included an offer of \$500.00 for the parcel. Staff recommends declaring the subject property as surplus and proceeding with its disposition and sale, for the proposed sale price of \$500.00.

STRATEGIC PRIORITY:

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

Councilmember Allbritton moved to declare as surplus for the purpose of sale to Rosemary Cooper, certain unaddressed real property located at the southeast corner of Palm Bluff Street and North Myrtle Avenue; approve the agreement for transfer of real property; and authorize appropriate officials to execute same together with all other instruments required to affect closing. The

motion was duly seconded and carried unanimously.

- 7.2** 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 1604 Bonair Street and pass Ordinances 9875-26, 9876-26, and 9877-26 on first reading. (ANX2025-12014)

This voluntary annexation petition involves a 0.16-acre property consisting of one parcel of land occupied by a detached dwelling. The property is located on the north side of Bonair Street, approximately 215 feet west of Ridge Avenue. The applicant is requesting annexation in order to receive sanitary sewer and solid waste service from the city. The property is located within an enclave and is contiguous to existing city boundaries to the north, south, and 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 Bonair 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 #47 located at 677 S. Hercules 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 5.0 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 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 9875-26, 9876-26, and 9877-26 were presented and read by title only.

Councilmember Mannino 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 1604 Bonair Street and pass Ordinances 9875-26, 9876-26, and 9877-26 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

7.3 Withdrawn: Approve the annexation, initial Future Land Use Map designation of Residential Suburban (RS) and initial Zoning Atlas designation of Low Density Residential (LDR) District for 2941 Abbey Lake Road and pass Ordinances 9872-26, 9873-26, and 9874-26 on first reading. (ANX2025-12013)

This voluntary annexation petition involves a 2.5 acre property consisting of one parcel of land occupied by a detached dwelling. The property is located on the

south side of Abbey Lake Road, approximately 512 feet west of Abbey Lake Road. The applicant is requesting annexation in order to receive solid waste service from the city. The property is located within an enclave and is contiguous to existing city boundaries to the east. The property is proposed to be assigned a Future Land Use Map designation of Residential Suburban (RS) and a Zoning Atlas designation of Low Density Residential (LDR).

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 to the southeast in the Abbey Lake Road right-of-way. The applicant is aware of the city's sewer impact and assessment fees and is aware of the additional costs to extend city sewer service to this property. Collection of solid waste will be provided by the city of Clearwater. The property is located within Police District III and service will be administered through the district headquarters located at 2851 McMullen Booth Road. Fire and emergency medical services will be provided to this property by Station #49 located at 565 Sky Harbor Drive. 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 Suburban (RS) 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 2.5 units per acre. The proposed zoning district to be assigned to the property is the Low Density Residential (LDR) 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 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.

It was noted that the Applicant withdrew the request.

7.4 Continue to March 30, 2026: Amend the Future Land Use Map to apply a new Planned Redevelopment District (PRD) overlay to the area encompassing the North Greenwood CRA boundary with the exception of the area comprising the Old Bay Character District of the Downtown which is designated as Central Business District (CBD), and any properties designated as Water, Preservation (P), or Recreation/Open Space (R/OS) on the city's Future Land Use Map and pass Ordinance 9861-26 on first reading. (LUP2025-11005)

No action.

7.5 Continue to March 30, 2026: Amend Clearwater 2045, the city's Comprehensive Plan, to establish a new Planned Redevelopment District (PRD) Overlay future land use category, with associated bonuses, and incorporate policies for a new North Greenwood Community Overlay District and pass Ordinance 9860-26 on first reading. (CPA2025-10001)

No action.

7.6 Approve the Joint Participation Agreement (JPA) G3G00 between the City of Clearwater and the State of Florida Department of Transportation (FDOT), for a grant to repaint runway and taxiway markings, authorize the appropriate officials to execute same, and adopt Resolution 26-03.

FDOT JPA Agreement G3G00 provides for an 80% grant to repaint runway and taxiway markings, with 20% cash match. The project cost is \$40,000 with FDOT contributing \$32,000 and City of Clearwater contributing \$8,000 in matching funds.

APPROPRIATION CODE AND AMOUNT:

Capital improvement project 302-G2603, Repaint Runway and Taxiway Markings, was established to account for this agreement budgeted with \$32,000.00 in grant revenues from FDOT and \$8,000.00 from Airpark Enterprise Fund revenue.

STRATEGIC PRIORITY:

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

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

Community Well-Being: 3.2 Preserve community livability through responsible development standards, proactive code compliance, and targeted revitalization.
Environmental Stewardship: 4.4 Develop accessible and active transportation networks that enhance pedestrian safety and reduce citywide greenhouse gas emissions.

Resolution 26-03 was presented and read by title only.

Councilmember Cotton moved to approve the Joint Participation Agreement (JPA) G3G00 between the City of Clearwater and the State of Florida Department of Transportation (FDOT), for a grant to repaint runway and taxiway markings, authorize the appropriate officials to execute same, and adopt Resolution 26-03. 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 Oppose the inclusion of new offshore oil and gas leasing off the coast of Florida and adopt Resolution 26-05.

During the February 2, 2026 work session, the City Council directed the City Attorney to draft Resolution 26-05 which opposes the inclusion of new offshore oil and gas leasing off the coast of Florida.

Resolution 26-05 was presented and read by title only.

Vice Mayor Teixeira moved to oppose the inclusion of new offshore oil and gas leasing off the coast of Florida and adopt Resolution 26-05. 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 Reaffirm that land known as the Old City Hall site is unnecessary for public purposes; that disposal of said land is in the best interest of the public; authorize conveyance of the land by Special Warranty Deed pursuant to the terms of the Purchase and Sale Agreement;

authorize appropriate officials to execute said deed and other related closing documents; release any automatic reservation and right of entry in accordance with F. S. § 270.11; provide severability; provide for an effective date and adopt Resolution 26-06.

On August 4, 2022, the City Council approved a Purchase and Sale Agreement (PSA) for the Old City Hall Site, previously addressed as 150 S. Osceola Ave. The PSA was subsequently amended several times, and it now contemplates a Closing Date on or before March 1, 2026. The PSA requires the buyer to obtain all pre-development approvals, such as an approved site plan and building permit, and to provide the City with satisfactory evidence of adequate financing and construction agreements in place prior to closing. The proposed resolution is necessary to comply with the current title commitment's requirements and authorizes the appropriate officials to execute a special warranty deed and other conveyance documents as necessary in order to convey marketable title in accordance with the terms of the PSA.

One individual spoke in opposition.

Resolution 26-06 was presented and read by title only.

Councilmember Allbritton moved to reaffirm that land known as the Old City Hall site is unnecessary for public purposes; that disposal of said land is in the best interest of the public; authorize conveyance of the land by Special Warranty Deed pursuant to the terms of the Purchase and Sale Agreement; authorize appropriate officials to execute said deed and other related closing documents; release any automatic reservation and right of entry in accordance with F. S. § 270.11; provide severability; provide for an effective date and adopt Resolution 26-06. 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

8. Citizens to be Heard on topics pertaining to city business but not on the agenda.

Patrick Raftery said the proposals regarding The Landings need to be discussed with the adjacent neighborhood as many are concerned how the increased traffic, demand on public infrastructure, energy usage, and loss of green space will impact residents.

Mr. Holuba said the U.S. Constitution does not limit the freedom of speech to type of speech and it protects the right to petition government.

William Jonson said instead of adding new facilities or services, the City should evaluate the state of existing facilities. He showed pictures depicting several city sights and services at different levels of uncleanliness.

Four individuals submitted emails opposing future development of The Landings (see pages 17-21).

One individual submitted an email thanking Council for the new playground at Marymont Park (see page 22).

One individual submitted an email supporting the L. Ron Hubbard Hall project (see page 23).

9. City Manager Reports – None.

10. City Attorney Reports – None.

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

Councilmember Allbritton welcomed the Phillies back to Clearwater and encouraged all to see them during Spring Training.

Vice Mayor Teixeira reviewed recent and upcoming events and said that the new City Hall site recently achieved another exciting milestone.

12. Closing Comments by Mayor

Mayor Rector reviewed recent and upcoming events.

13. Adjourn

The meeting adjourned at 6:41 p.m.

Attest

Mayor
City of Clearwater

City Clerk

Call, Rosemarie

From: nick nicholson <nick9992009@live.com>
Sent: Tuesday, February 17, 2026 2:05 PM
To: ClearwaterCouncil
Subject: The Landings

CAUTION: This email originated from outside of the City of Clearwater. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm vehemently opposed to the land developer of The Landings Golf Course. This would bring un-wanted traffic and pollution to this quiet community. The golf course is used by us full time residents and by vacationers year round.

James Nicholson
2060 Marilyn St
101
Clearwater Fl 33765

Sent from [Outlook](#)

Call, Rosemarie

From: tbrommboesen <tbrommboesen@gmail.com>
Sent: Monday, February 16, 2026 10:30 AM
To: ClearwaterCouncil
Subject: NO DEVELOPMENT AT LANDINGS!

CAUTION: This email originated from outside of the City of Clearwater. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Clearwater City Council,

This has already been defeated once! The city has already heard from the community of Clearwater..but it seems to be deaf to anyone but Developers!!

No commercial development park, restaurants, entertainment for 1500 seat venue, almost 2000 parking spots, all on the Landings. No!

**This is our residential neighborhood with schools, churches, and small business,
Habitat, greenspace!**

No traffic, No noise, No lights at night, No \$5 parking fees, membership fees ~ so many reasons to oppose this insistant plan!

NO COMMERCIAL DEVELOPMENT AT THE LANDINGS!!

Sincerely,
Theresa and Peter Boesen

Tbrommboesen@gmail.com

Sent from my T-Mobile 5G Device

Call, Rosemarie

From: suemanseau@yahoo.com
Sent: Monday, February 16, 2026 10:38 AM
To: ClearwaterCouncil
Subject: Commercial Development Park at the Landings

CAUTION: This email originated from outside of the City of Clearwater. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am opposed to the construction of a major development park at the Landings. This will have a very negative impact on our community on so many levels. I don't see any positives to those of us who live in the neighborhood regarding traffic, pollution, water and traffic issues, etc. I urge you to not go forward with this plan. We need to keep our green spaces free of commercial development as green spaces are dwindling and are necessary to preserve.

Sue Manseau
1865 Harding St
Clearwater
805.512.6818

Call, Rosemarie

From: Mike B. <mikeb132@hotmail.com>
Sent: Sunday, February 15, 2026 8:27 PM
To: ClearwaterCouncil
Subject: I oppose the development of the Landings Michael Beckwith 1954 Drew Plaza
Clearwater 33765

CAUTION: This email originated from outside of the City of Clearwater. Do not click links or open attachments unless you recognize the sender and know the content is safe.

See above.

Call, Rosemarie

From: Melissa Stamos <melissa@melissasellscoastal.com>
Sent: Sunday, February 15, 2026 10:44 AM
To: ClearwaterCouncil
Cc: Chandler-Baier, Allie; Lueking, Monica; Kader, Art
Subject: Thank you for Marymont Park Opening!

CAUTION: This email originated from outside of the City of Clearwater. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello All,

I wanted write you a personal thank you for the opening of the new playground and walking loop at Marymont Park. The feedback from the neighborhood has been very positive and appreciative.

Thank you for beautifying our neighborhood!

Sincerely,
Melissa Stamos

Melissa N. Stamos, ABR, SRS, PSA
Broker-Associate
Coastal Properties Group International
437 Main Street
Dunedin, Florida 34698
(617) 510-9309 cell
www.melissasellscoastal.com



Call, Rosemarie

From: Santiago Jarrin <santiago@fgs2.com>
Sent: Monday, February 16, 2026 12:31 PM
To: ClearwaterCouncil

CAUTION: This email originated from outside of the City of Clearwater. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Clearwater City Council,

I have worked in Clearwater for 23 years running a graphics and print shop that services multiple clients. The Church of Scientology has been one of our best clients for years. My staff and I often attend their community events throughout the year and always feel welcomed.

In regards to the L. Ron Hubbard Hall, I personally think this is a great development for our community. Bringing development, jobs and people to downtown is only going to benefit the city, in my opinion.

I hope to see this development come to fruition and for the city to work with the Church in improving our community.

Sincerely,

Santiago Jarrin

Vicepresident of Manufacturing

Florida Graphic Services

1351 N. Arcturus Av. Clearwater, Fl. 33765

877.447.9780

santiago@fgs2.com



