

City of Clearwater

*City Hall
112 S. Osceola Avenue
Clearwater, FL 33756*



Meeting Minutes

Thursday, May 19, 2016

6:00 PM

Council Chambers

City Council

Roll Call

Present: 3 - Mayor George N. Cretekos, Vice Mayor Bill Jonson and Councilmember Bob Cundiff

Absent: 2 - Councilmember Doreen Caudell and Councilmember Hoyt Hamilton

Also Present: William B. Horne II – City Manager, Jill S. Silverboard – Assistant City Manager, Pamela K. Akin - City Attorney, Rosemarie Call - City Clerk, and Nicole Sprague – Official Records and Legislative Services Coordinator

To provide continuity for research, items are listed in agenda order although not necessarily discussed in that order.

Unapproved

1. Call to Order – Mayor Cretekos

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

2. Invocation – Rev. Jefferson Cox from Grace Lutheran Church

3. Pledge of Allegiance – Vice Mayor Jonson

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 May Service Awards

Two service awards were presented to city employees.

The May 2016 Employee of the Month award was presented to David Pearson, Library.

4.2 School Resource Officer of the Year - Officer Cathi Long

4.3 Excellence in Youth Sportsmanship Awards - Mayor Cretekos

4.4 Homeownership Month Proclamation, June 2016 - Terry Malcolm-Smith, Economic Dev. and Housing

4.5 Safe Boating Week Proclamation, May 21-27, 2016

U.S. Sail and Power Squadron

Commander Marcia Freeman
Various other members

U.S. Coast Guard Auxiliary

Accepting is the Clearwater Flotilla Commander - Leslie Long

Aux also attending:

Mike Lloyd
Jesse Scott
Manny Sousa
Jim Rudolph
Karen Miller
Jeff Lawlor

U.S. Coast Guard Station Sand Key

an Active Duty USCG Petty Officer for Station Sand Key (TBD)

City of Clearwater

Harbormaster William D. Morris

4.6 Update on St. Pete - Clearwater International Airport - Tom Jewsbury

Mr. Jewsbury presented a PowerPoint presentation.

5. Approval of Minutes

- 5.1** Approve the minutes of the May 5, 2016 City Council Meeting and the April 11, 2016 Special City Council Meeting as submitted in written summation by the City Clerk.

Vice Mayor Jonson moved to approve the minutes of the May 5, 2016 City Council Meeting as submitted in written summation by the City Clerk. The motion was duly seconded and carried unanimously.

Vice Mayor Jonson moved to continue the approval of the April 11, 2016 Special City Council Meeting minutes to June 1, 2016. The motion was duly seconded and carried unanimously.

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

Phillip Kitchens opposed allowing alcohol at events held in Coachman Park; he suggested holding events not allowing alcohol.

Linda Varonich said the Environmental Advisory Board recently approved a recommendation to ban hydraulic fracking and requested Council to consider adopting a resolution that bans hydraulic fracking.

7. Consent Agenda – Approved as submitted, less Items 7.1 and 7.5.

- 7.1 Amend Jolley Trolley Contract for services during the Summer Pilot and authorize the appropriate officials to execute same. (consent)
See below.
- 7.2 Approve an amendment between American Healthways Services, Inc. (Healthways) and the City of Clearwater (City), allowing the City to be a provider of fitness services and benefits for eligible Medicare Members (SilverSneakers Program) and Prime Members (Prime) at the Morningside Recreation Complex, 2400 Harn Blvd. Clearwater, FL; and authorize the City Manager and/or his designee to approve any future amendments to the agreement in regards to location, amenity and/or programs changes. (consent)
- 7.3 Approve increase to Blanket Purchase Order 511097 for tree removal services to O'Neil's LLC, dba O'Neil's Tree Service, from \$125,000 to \$175,000. (consent)
- 7.4 Approve a Supplemental Work Order to Engineer of Record (EOR) King Engineering Associates, Inc. in the amount of \$67,757 for East Water Reclamation Facility (WRF) Clarifier Rehabilitation Project (15-0039-UT) and authorize the appropriate officials to execute same. (consent)
- 7.5 Authorize expanded Scope of Work for HR and A Waterfront/Bluff Imagine Clearwater Project. (consent)
See below.
- 7.6 Approve a Contract (Blanket Purchase Order) to Honeywell International, Inc. - Building Solutions of Chicago, IL for an amount not to exceed \$200,000 for the quarterly Maintenance Fees for the period May 1, 2016 through April 30, 2017, per the contracts dated November 17, 2008 and April 28, 2010, and authorize the appropriate officials to execute same. (consent)
- 7.7 Reappoint Joseph DeCicco as the agency or government representative and appoint Matt Crum as the business owner or representative to the Brownfields Advisory Board with terms to expire May 31, 2020. (consent)
- 7.8 Appoint Mark Wright to the Environmental Advisory Board to fill the remainder of an unexpired term through September 30, 2018. (consent)

- 7.9** Request for authority to settle the case of Joel Cleveland v. City of Clearwater Case No. 15-003514-CI for \$50,000. (consent)

Vice Mayor Jonson moved to approve the Consent Agenda as submitted, less Items 7.1 and 7.5, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 7.1** Amend Jolley Trolley Contract for services during the Summer Pilot and authorize the appropriate officials to execute same. (consent)

At its February 18, 2016 meeting, City Council approved a contract with Jolley Trolley Transportation of Clearwater, Inc (Jolley Trolley) for a loopier summer pilot program to operate Friday through Sunday and holiday Mondays beginning May 27, 2016 and ending on July 4, 2016. Service hours of the summer pilot program are from 10:00 a.m. to 12:00 a.m. except on July 4, which will run from 10:00 a.m. to 9:00 p.m.

Jolley Trolley will provide two trolleys during the program with the ability to add a third trolley if ridership demand warrants the use. The not to exceed amount of the program \$51,330 and is comprised of the maximum service hours for 3 trolleys at an hourly rate of \$60.75 plus an administrative fee.

This First Amendment to the Jolley Trolley System Grant Funding Agreement for Fiscal Year 15-16 is an addendum to the contract, with Exhibit B detailing the loopier route.

APPROPRIATION CODE AND AMOUNT:

A mid-year budget amendment will establish special program 181-98605, Fiscal Year 16 Jolley Trolley Summer Pilot, recognizing a budget increase of parking expenses in the amount of \$51,330 to fund this contract. Increased Parking Revenues will be recognized to offset this expenditure.

In response to a question, Economic Development Director Denise Sanderson said a mid-year budget amendment will recognize a budget increase of parking expenses to fund this contract.

Councilmember Cundiff moved to approve Item 7.1. The motion was duly seconded and carried unanimously.

- 7.5** Authorize expanded Scope of Work for HR and A Waterfront/Bluff Imagine Clearwater

Project. (consent)

Staff has provided a proposed expanded scope for additional services for HR & A consultants for the review and analysis of location criteria for aerial transportation modes between downtown Clearwater and Clearwater Beach. The consultant will review and analyze possible downtown terminus locations and assess technical and downtown redevelopment implications. In addition, the consultant will evaluate general estimates of capacity, speed, and headway, pylon placement ranges, terminus location requirements, possible supporting infrastructure needs, and system connectivity and expansion implications.

The consultant will not analyze specific corridor alignments, beach terminus locations, system financial feasibility or return. Estimated time to complete this work is approximately 10 weeks.

APPROPRIATION CODE AND AMOUNT:

Funding will come from ULI project implementation funding account. The estimated cost of the expanded scope is \$50,000 to \$60,000 and is subject to change as the scope of work becomes more defined.

In response to a concern, Planning and Development Director Michael Delk said the consultants would evaluate the typical and supporting infrastructure, including parking and access needs. Two individuals have approached the City regarding potential alternative modes of transportation; one of the proposals envisions an opportunity for a funding source, potentially via the State or other resources, within the next two years. Whether the transportation alternative can be accommodated is a compelling issue for these individuals. Mr. Delk said, to the extent regarding the immediacy of the item before Council, staff is getting ready to start the impact, assessments, and evaluations of everything that will be going into the Waterfront/Bluff Master Plan. The study is narrowly focused on downtown and the waterfront bluff integration to those assets currently in place. The consultants will look at the connectability of the transportation alternatives to a more regional system. Mr. Delk said the timing for this study is not inappropriate; the consultants say the timing is perfect since research involved is inherently research that will occur within the first 30% of the work for the Waterfront Bluff Master Plan. He said the work leads to a draft plan in the mid-August timeframe. The consultant is more concerned with what they may be asked to do with this work in August and beyond, which would require additional council discussion based on the work results/findings. Mr. Delk said one of the advantages of doing the work in parallel with the waterfront bluff master plan is looking at parking and vehicular access and circulation in order to identify the benefits/costs/opportunities for a modal stop location for downtown to the beach. He said this information will be provided to MPO staff. Staff anticipates the turnaround for this work would be approximately four days. If approved by Council, staff will have to detail out the scope with an hourly figure and timeline.

Councilmember Cundiff moved to approve Item 7.5. The motion was duly seconded and carried unanimously.

Public Hearings - Not before 6:00 PM

8. Administrative Public Hearings

- 8.1** 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 1918 Ashland Drive, together with all abutting right-of-way of Ashland Drive; and pass Ordinances 8886-16, 8887-16 and 8888-16 on first reading. (ANX2016-03010)

This voluntary annexation petition involves one parcel of land totaling 0.188 acres, occupied by a single-family dwelling. It is located on the north side of Ashland Drive approximately 210 feet east of Beecher Road. The applicant is requesting annexation in order to receive solid waste and sanitary sewer service from the City. The Development Review Committee is also proposing that the 0.081 acres of abutting Ashland Drive right-of-way not currently within the City be annexed. The property is contiguous to existing city limits to the west, south and north. It is proposed that the property be assigned a Future Land Use Map designation of Residential Low (RL) and a zoning category of Low Medium Density Residential (LMDR).

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

- The property currently receives water service from the City. The closest sewer line is located in the adjacent Ashland Drive 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 to the property by the City. The property is located within Police District III and service will be administered through the district headquarters located at 2851 North McMullen Booth Road. Fire and emergency medical services will be provided to this property by Station 50 located at 2681 Countryside Boulevard. The City has adequate capacity to serve the property with sanitary sewer, solid waste, police, fire and EMS service. The proposed annexation will not have an adverse effect on public facilities and their levels of service; and
- The proposed annexation is consistent with and promotes the following objectives and policy of the Clearwater Comprehensive Plan:

Objective A.6.4 Due to the built-out character of the City of

Clearwater, compact urban development within the urban service area shall be promoted through application of the Clearwater Community Development Code.

Objective A.7.2 Diversify and expand the City's tax base through the annexation of a variety of land uses located within the Clearwater Planning Area.

Policy A.7.2.3 Continue to process voluntary annexations for single-family residential properties upon request.

- The proposed Residential Low (RL) Future Land Use Map category is consistent with the current Countywide Plan designation of this property. This designation primarily permits residential uses at a density of 5 units per acre. The proposed zoning district to be assigned to the property is the Low Medium Density Residential (LMDR) District. The use of the subject property is consistent with the uses allowed in the Low Medium Density Residential (LMDR) 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 limits to the west, south and north; therefore, the annexations are consistent with Florida Statutes Chapter 171.044.

Vice Mayor Jonson 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 1918 Ashland Drive, together with all abutting right-of-way of Ashland Drive. The motion was duly seconded and carried unanimously.

Ordinance 8886-16 was presented and read by title only.

Councilmember Cundiff moved to pass Ordinance 8886-16 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes:3 - Mayor Cretkos, Vice Mayor Jonson and Councilmember Cundiff

Ordinance 8887-16 was presented and read by title only. Vice Mayor Jonson moved to pass Ordinance 8887-16 on first reading.

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

Ayes:3 - Mayor Cretkos, Vice Mayor Jonson and Councilmember Cundiff

Ordinance 8888-16 was presented and read by title only.

Councilmember Cundiff moved to pass Ordinance 8888-16 on first reading. The motion was duly seconded and upon roll call, the vote

was:

Ayes: 3 - Mayor Cretkos, Vice Mayor Jonson and Councilmember Cundiff

8.2 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 2100 Burnice Drive and 2188 Bell Cheer Drive; and pass Ordinances 8892-16, 8893-16 and 8894-16 on first reading. (ANX2016-03012)

These voluntary annexation petitions involve two parcels of land totaling 0.742 acres. The parcels are occupied by single family dwellings and are located generally south of Druid Road, east of South Hercules Avenue, north of Lakeview Road, and west of South Belcher Road. The applicants are requesting annexation in order to receive solid waste service from the City and will be connected to city sewer as part of the Belcher Area Sewer System Extension Project. The properties are contiguous to existing city limits along at least one property boundary. It is proposed that the properties be assigned a Future Land Use Map designation of Residential Low (RL) and a zoning category of Low Medium Density Residential (LMDR).

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

- The properties currently receive water service from Pinellas County. Collection of solid waste will be provided to the properties by the City. Both of the applicants have paid the sewer impact fee in full, and will be connected to the City sewer system by the contractor soon. The properties are located within Police District III and service will be administered through the district headquarters located at 2851 North McMullen Booth Road. Fire and emergency medical services will be provided to the properties by Station 47 located at 1460 Lakeview Road. The City has adequate capacity to serve these properties with sanitary sewer, solid waste, police, fire and EMS service. Water service will continue to be provided by the County. The proposed annexations will not have an adverse effect on public facilities and their levels of service; and
- The proposed annexations are consistent with and promote the following objectives and policy of the Clearwater Comprehensive Plan:

Objective A.6.4 Due to the built-out character of the City of Clearwater, compact urban development within the urban service area shall be promoted through application of the Clearwater Community Development Code.

Objective A.7.2 Diversify and expand the City's tax base through the annexation of a variety of land uses located within the Clearwater Planning Area.

Policy A.7.2.3 Continue to process voluntary annexations for single-family residential properties upon request.

- The proposed Residential Low (RL) Future Land Use Map category is consistent with the current Countywide Plan designation of these properties. The Residential Low (RL) designation primarily permits residential uses at a density of 5 units per acre. The proposed zoning district to be assigned to the properties is the Low Medium Density Residential (LMDR) District. The uses of the subject properties are consistent with the uses allowed in the Low Medium Density Residential (LMDR) District and the properties exceed the District's minimum dimensional requirements. The proposed annexations are therefore consistent with the Countywide Plan and the City's Comprehensive Plan and Community Development Code; and
- The properties proposed for annexation are contiguous to existing City limits along at least one property boundary; therefore, the annexations are consistent with Florida Statutes Chapter 171.044.

Vice Mayor Jonson 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 2100 Burnice Drive and 2188 Bell Cheer Drive. The motion was duly seconded and carried unanimously.

Ordinance 8892-16 was presented and read by title only. Councilmember Cundiff moved to pass Ordinance 8892-16 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes:3 - Mayor Cretkos, Vice Mayor Jonson and Councilmember Cundiff

Ordinance 8893-16 was presented and read by title only. Vice Mayor Jonson moved to pass Ordinance 8893-16 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes:3 - Mayor Cretkos, Vice Mayor Jonson and Councilmember Cundiff

Ordinance 8894-16 was presented and read by title only. Councilmember Cundiff moved to pass Ordinance 8894-16 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 3 - Mayor Cretkos, Vice Mayor Jonson and Councilmember Cundiff

- 8.3** Approve the annexation of property located at 1325 Springdale Street, together with certain right-of-way of Rollen Road and pass Ordinance 8877-16 on first reading. (ANX2016-02008)

This voluntary annexation petition involves a single parcel of land totaling 0.535

acres located on the southwest corner of Springdale Street and Rollen Road. The parcel is owned by the Bethany Christian Methodist Episcopal Church which established itself in the neighborhood in 1983. The applicant is requesting annexation in order to receive sanitary sewer service from the City. The Development Review Committee is proposing that the 0.08 acres of abutting Rollen Road right-of-way not currently within the city limits also be annexed. The property is located within an enclave and is contiguous to existing City boundaries to the north, south and east.

The existing Pinellas County future land use designation is Residential Low (RL) and the zoning designation is Single Family Residential (R-3). The City's Community Development Code only allows places of worship within the Institutional (I) District, which is consistent with the Institutional (I) future land use category. Therefore, the applicant has submitted applications to change the property's Future Land Use Map designation of Residential Low (RL) to Institutional (I) (LUP2016-02001) and to rezone the property to the Institutional (I) District (REZ2016-02001) upon annexation into the City in order for the church to remain a conforming use. These additional applications are being processed concurrently with this case.

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

- The property currently receives water service from the City. The closest sanitary sewer line is located in the adjacent Springdale Street right-of-way. The applicant is aware of the City's sewer impact and assessment fees as well as the additional costs to extend City sewer service to this property. Collection of solid waste will be provided to the property 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 the property by Station 51 located at 1720 Overbrook Avenue. The City has adequate capacity to serve the property with sewer, solid waste, police, fire and EMS service. The proposed annexation will not have an adverse effect on public facilities and their levels of service; and
- The proposed annexation is consistent with and promotes the following objectives and policy of the Clearwater Comprehensive Plan:

Objective A.6.4 Due to the built-out character of the City of Clearwater, compact urban development within the urban service area shall be promoted through application of the Clearwater Community Development Code.

Objective A.7.2 Diversify and expand the City's tax base through the annexation of a variety of land uses located within the Clearwater Planning Area.

- The property proposed for annexation is contiguous to existing City limits to the north, south and east; therefore, the annexation is consistent with Florida Statutes Chapter 171.044.

Planning and Development Director Michael Delk said the Church owns the lots 7 and 8, which are located across the street to the property.

Vice Mayor Jonson moved to approve the annexation of property located at 1325 Springdale Street, together with certain right-of-way of Rollen Road. The motion was duly seconded and carried unanimously.

Ordinance 8877-16 was presented and read by title only. Councilmember Cundiff moved to pass Ordinance 8877-16 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 3 - Mayor Cretekos, Vice Mayor Jonson and Councilmember Cundiff

8.4 Approve a Future Land Use Map Amendment from the Residential Low (RL) category (Pinellas County) to the Institutional (I) category (City) for property located at 1325 Springdale Street and pass Ordinance 8878-16 on first reading. (LUP2016-02001)

This Future Land Use Map amendment application involves a 0.535 acre parcel located on the southwest corner of Springdale Street and Rollen Road. The parcel is owned by the Bethany Christian Methodist Episcopal Church which established itself in the neighborhood in 1983. The applicant is requesting to amend the parcel's Future Land Use Map designation of Residential Low (RL) category (Pinellas County) to the Institutional (I) category (City) in order to continue to operate as a conforming use within the City after annexation (ANX2016-02008). The applicant has also submitted a rezoning request from Single Family Residential (R-3) District (Pinellas County) to Institutional (I) District (City) (see REZ2016-02001).

The Planning and Development Department has determined that the proposed Future Land Use Map amendment is consistent with the Community Development Code and will render the use conforming under the City of Clearwater's regulatory environment as specified below:

- The proposed amendment is consistent with the Comprehensive Plan and the Countywide Plan Rules;
- The proposed amendment is compatible with the surrounding property and character of the neighborhood;
- Sufficient public facilities are available to serve the property;
- The proposed amendment will not have an adverse impact on the natural environment; and

- The proposed amendment will not have an adverse impact on the use of property in the immediate area.

In accordance with the Countywide Plan Rules, the land use plan amendment is subject to the approval of the Pinellas Planning Council and the Board of County Commissioners acting as the Countywide Planning Authority. The application is a small-scale amendment so review and approval by the Florida Department of Economic Opportunity (Division of Community Planning) is not required.

The Community Development Board reviewed this application at its April 19, 2016 public hearing and unanimously recommended approval.

Planning and Development Director Michael Delk said the Church has legal conformity status.

Vice Mayor Jonson moved to approve a Future Land Use Map Amendment from the Residential Low (RL) category (Pinellas County) to the Institutional (I) category (City) for property located at 1325 Springdale Street. The motion was duly seconded and carried unanimously.

Ordinance 8878-16 was presented and read by title only. Councilmember Cundiff moved to pass Ordinance 8878-16 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 3 - Mayor Cretkos, Vice Mayor Jonson and Councilmember Cundiff

- 8.5** Approve a Zoning Atlas Amendment from the Single Family Residential (R-3) District (Pinellas County) to the Institutional (I) District (City) for property located at 1325 Springdale Street and pass Ordinance 8879-16 on first reading. (REZ2016-02001)

This Zoning Atlas amendment involves a 0.535-acre parcel of land located on the southwest corner of Springdale Street and Rollen Road. The parcel is owned by the Bethany Christian Methodist Episcopal Church which established itself in the neighborhood in 1983. The applicant is requesting to rezone the property from Single Family Residential (R-3) District (Pinellas County) to the Institutional (I) District (City) in order to continue to operate as a conforming use within the City after annexation (ANX2016-02008). The applicant has also submitted a Future Land Use Map amendment from Residential Low (RL) (Pinellas County) to Institutional (I) (City) (LUP2016-02001).

The Planning and Development Department determined that the proposed Zoning Atlas amendment is consistent with the Clearwater Community Development Code and will render the use conforming under the City of Clearwater's regulatory environment as specified below:

- The proposed amendment is consistent with the Comprehensive Plan and the Community Development Code.
- The proposed amendment is compatible with the surrounding property and character of the neighborhood.
- The available uses in the Institutional (I) District are compatible with the surrounding area.
- The proposed amendment will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonably or disproportionate manner; and
- The proposed Institutional (I) District boundary is appropriately drawn in regard to location and classification of streets, ownership lines, existing improvements, and the natural environment.

The Community Development Board reviewed this application at its April 19, 2016 public hearing and unanimously recommended approval.

Vice Mayor Jonson moved to approve a Zoning Atlas Amendment from the Single Family Residential (R-3) District (Pinellas County) to the Institutional (I) District (City) for property located at 1325 Springdale Street. The motion was duly seconded and carried unanimously.

Ordinance 8879-16 was presented and read by title only. Councilmember Cundiff moved to pass Ordinance 8879-16 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 3 - Mayor Cretkos, Vice Mayor Jonson and Councilmember Cundiff

- 8.6** Approve the annexation, initial Future Land Use Map designation of Residential Low (RL) and initial Zoning Atlas designation of Low Medium Density Residential (LMDR) District for 1491 Grove Circle Court, and pass Ordinances 8889-16, 8890-16 and 8891-16 on first reading. (ANX2016-03011)

This voluntary annexation petition involves a 0.234-acre property consisting of one parcel of land occupied by a single-family dwelling. It is located on the south side of Grove Circle Court, approximately 95 feet west of North Highland Avenue. The applicant is requesting annexation in order to receive solid waste service from the City and will be connected to city sewer as part of the Grove Circle Court Sewer Expansion Project. The property is located within an enclave and is contiguous to the existing city boundaries to the north, south and east. It is proposed that the property be assigned a Future Land Use Map designation of Residential Low (RL) and a zoning category of Low Medium Density Residential (LMDR).

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

- The property currently receives water service from the City. Collection of solid waste will be provided to the property by the City. The applicant has paid the City's sewer impact fee in full, and is currently awaiting connection to the City sewer system. The property is located within Police District II and service will be administered through the district headquarters located at 645 Pierce Street. Fire and emergency medical services will be provided to this property by Station 51 located at 1720 Overbrook Avenue. The City has adequate capacity to serve this property with sanitary sewer, solid waste, police, fire and EMS service. The proposed annexation will not have an adverse effect on public facilities and their levels of service; and
- The proposed annexation is consistent with and promotes the following objectives and policy of the Clearwater Comprehensive Plan:

Objective A.6.4 Due to the built-out character of the City of Clearwater, compact urban development within the urban service area shall be promoted through application of the Clearwater Community Development Code.

Objective A.7.2 Diversify and expand the City's tax base through the annexation of a variety of land uses located within the Clearwater Planning Area.

Policy A.7.2.3 Continue to process voluntary annexations for single-family residential properties upon request.

- The proposed Residential Low (RL) Future Land Use Map category is consistent with the current Countywide Plan designation of this property. This designation primarily permits residential uses at a density of five 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 meets 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 the existing City boundary to the north, south and east. Therefore, the annexation is consistent with Florida Statutes Chapter 171.044.

Vice Mayor Jonson 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 1491 Grove Circle Court. The motion was duly seconded and carried unanimously.

Ordinance 8889-16 was presented and read by title only. Councilmember Cundiff moved to pass Ordinance 8889-16 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes:3 - Mayor Cretekos, Vice Mayor Jonson and Councilmember Cundiff

Ordinance 8890-16 was presented and read by title only. Vice Mayor Jonson moved to pass Ordinance 8890-16 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes:3 - Mayor Cretekos, Vice Mayor Jonson and Councilmember Cundiff

Ordinance 8891-16 was presented and read by title only. Councilmember Cundiff moved to pass Ordinance 8891-16 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 3 - Mayor Cretekos, Vice Mayor Jonson and Councilmember Cundiff

8.7 Approve amendments to the Old Bay Character District of the Clearwater Downtown Redevelopment Plan to implement key provisions of the North Marina Area Master Plan and pass Ordinance 8885-16 on first reading.

The North Marina Area Master Plan, accepted by City Council on January 21, 2016, includes provisions to encourage hotel, restaurant and other like uses to locate within the waterfront area in order to strengthen the City's position as a boating destination. Specifically, it emphasizes activating the waterfront by enabling opportunities for the establishment of a mix of public and private development and active uses while also creating new open/green space. The Planning and Development Department is recommending amendments to the *Clearwater Downtown Redevelopment Plan* to address discrepancies between the Old Bay Character District and the North Marina Area Master Plan. Proposed Ordinance 8885-16 includes amendments revising the Old Bay District Vision by:

- Providing language in support of the desired uses provided for by the North Marina Area Master Plan;
- Adding intensity of use specific to overnight accommodations;
- Increasing the permitted Floor Area Ratio (FAR) from 0.5 to 1.0 in key locations; and
- Adding a policy in support of the North Marina Area Master Plan.

At its meeting on April 19, 2016, the Community Development Board reviewed and unanimously recommended approval of the proposed amendments to the *Clearwater Downtown Redevelopment Plan*.

The Community Redevelopment Agency will review the proposed amendments to the *Clearwater Downtown Redevelopment Plan* at its meeting on May 16, 2016 and make a recommendation on the CRA Plan to the Council. The Planning and Development Department will report the recommendation at the City Council meeting.

In response to questions, Planning and Development Director Michael Delk said based on the acreages available in that area, the maximum number of rooms allowed is approximately 170. The North Marina Master Plan allows for a mid size or limited service hotel, not a resort. Any development would need to integrate into the neighborhood. New hotels and restaurants will need to compliment the neighborhood and not detract from or alternate it. Those that have expressed interest are familiar with the area. Mr. Delk said he anticipates any hotel would have self-parking. As part of the design, the ramp area would be upgraded to include public parking.

Vice Mayor Jonson moved to approve amendments to the Old Bay Character District of the Clearwater Downtown Redevelopment Plan to implement key provisions of the North Marina Area Master Plan. The motion was duly seconded and carried unanimously.

Ordinance 8885-16 was presented and read by title only. Councilmember Cundiff moved to pass Ordinance 8885-16 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 3 - Mayor Cretkos, Vice Mayor Jonson and Councilmember Cundiff

9. City Manager Reports

- 9.1** Endorse the application for Project Sweettooth and commit the City of Clearwater to provide local financial support (Local Match) of ten percent of the eligible tax refund upon certification by State of Florida Department of Economic Opportunity (DEO) and adopt Resolution 16-12 which modifies Resolution 16-01.

The Florida Legislature created Florida Statute, Section s.288.106 to encourage the growth of Florida's high-wage, value-added employment. This program is known as the Qualified Target Industry Tax Refund Program (QTI Program). This law authorizes Enterprise Florida, Inc. to accept, review and recommend applications for consideration by DEO for tax refunds to qualified target industry businesses. Pursuant to Florida Statute, Sections s.288.075 and s.288.106, the applicant requests certain information, including the name

of the company, remain confidential until such time as is required under statute or desired by the applicant. Project Sweettooth is the alias name of the applicant company.

This Resolution provides a commitment of the City to support the QTI Program, which provides a performance-based incentive. The incentive is negotiated in advance of Project Sweettooth’s commitment to expand its operations in the City of Clearwater. It does not guarantee payment until such time as the terms of the contract made between DEO and Project Sweettooth are met, subject to limitations described below.

QTI Program Description

The QTI Program works as an inducement to encourage companies to locate or expand in Florida. In accordance with the QTI Program eligibility criteria, no commitment to expand in Florida has been made at this time. The incentive may not exceed that which is requested in the application.

As required by the QTI Program, the Project Sweettooth’s expansion will increase the Company’s employment in Florida by greater than 10% percent and, as evidenced by staff’s economic impact analysis the proposed new jobs will make a significant economic contribution to the area economy.

Description of Project

Project Sweettooth is seeking State, County and City inducement to expand operations and to create additional jobs in the City of Clearwater. The Company projects to add 13 jobs in one year to be created by December 31, 2016. Project Sweettooth job creation schedule is as follows:

PhaseNumber of net new full-time equivalent Florida jobs created in the business unitDate by which jobs will be created

I	13	12/31/2016
Total	13	

Below are the types of jobs expected to be created by this manufacturing company:

Business Unit	Activities6 Digit NAICS Code(s)	Project Function	Annualized Wage (\$)
Manufacturing	311930	54%	\$35,000
HQ Administration	551114	46%	\$72,500
Average Wage		100%	\$53,750

Average wages of all new jobs created by Project Sweettooth is to be no less than \$49,340, which is 115% of the Statewide Annual Average Wage as published by Enterprise Florida effective January 1, 2015.

QTI Program Request & Local Match Commitment

The requested tax refund is to be paid to the applicant each state fiscal year (July 1- June 30) for a period of four years. If approved by DEO, Pinellas County and the City of Clearwater, the applicant will receive a refund for each

new job created in the City of Clearwater. The QTI Program allows for a refund of eligible taxes paid that will equal a maximum of \$3,000 per new job created plus \$2,000 per new job for DEO High Impact Sector Bonus. Eighty percent, \$52,000, of this \$65,000 award is provided by the State of Florida, with a Local Match of ten percent from the City of Clearwater and ten percent from Pinellas County. Therefore, the maximum Local Match award per new job created is \$6,500 for City Local Match of \$6,500 and \$6,500 for Pinellas County Local Match.

Payment Schedule of Local Match

Twenty-five percent of the Local Match is paid out over a four-year period for each phase in which the jobs are created. The schedule is as follows:

PHASE#	JOBSELEGIBLE	AWARD	MAX OF 25%	YRFY16-17	FY17-18	FY18-19	FY19-20
I	13	\$6,500	\$1,625	\$1,625	\$1,625	\$1,625	\$1,625
TOTAL				\$1,625	\$1,625	\$1,625	
				\$1,625			

The payment schedule is subject to the applicant continuing to meet all eligibility criteria which is verified each year by the DEO, the City of Clearwater and Pinellas County. Upon verification, the DEO requests the Local Match disbursement check from the City up to the maximum yearly allowed amount. The DEO then provides the disbursement to the applicant.

Conditions of Limitation & Termination

During the term of the agreement, the Local Match may be lowered under the following conditions:

- If in any year the applicant does not achieve the job creation schedule but achieves at least eighty percent of the required new jobs, the company will receive a pro-rated refund less five percent penalty of the schedule award amount for that year.
- If the total of the eligible taxes paid by the company is less than the maximum eligible refund amount awarded, the Local Match will be reduced on a pro-rated basis. The refunded amount will not exceed the amount of eligible taxes paid by the company.

The Local Match may be eliminated under the following conditions:

- If job creation falls below 80% of the required jobs, the company will not receive a refund and will be terminated from the program.
- If the average wage falls below \$49,340, the company will not receive a refund and will be terminated from the program.

APPROPRIATION CODE AND AMOUNT:

Funds are available in cost code 181-99846 to fund this contract. Future year funding will be allocated during the City's annual budget process.

Vice Mayor Jonson moved to endorse the application for Project Sweettooth and commit the City of Clearwater to provide local financial support (Local Match) of ten percent of the eligible tax refund upon certification by State of Florida Department of Economic Opportunity (DEO). The motion was duly seconded and carried unanimously.

Resolution 16-12 was presented and read by title only. Councilmember Cundiff moved to adopt Resolution 16-12. The motion was duly seconded and upon roll call, the vote was:

Ayes: 3 - Mayor Cretkos, Vice Mayor Jonson and Councilmember Cundiff

10. City Attorney Reports

The City Attorney said although quorum requires three councilmembers, the City Charter provides that there must be three affirmative votes to pass any action. She will prepare an agenda item for the next Work Session proposing a rule change to address any action that is passed with a 2-1 vote.

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

Vice Mayor Jonson congratulated the winners of the Clearwater Downtown Partnership Momentum awards and thanked the Partnership for recognizing the good progress being made in downtown; a highlight was Former St. Petersburg Mayor Rick Baker's speech where he reviewed his experience and the process he used to bring St. Petersburg to where it is today. He reported being at the North Greenwood Recreation Center recently and was happy to see the place packed with children and activities. He congratulated Officer Cathi Long for her award. He said PPC/MPO Director Whit Blanton will be speaking at the Suncoast Tiger Bay group lunch on May 27, 2016 regarding Gulf to Bay: the state of Pinellas County transportation. He enjoyed the Clearwater for Youth presentation at tonight's meeting.

12. Closing Comments by Mayor

Mayor Cretkos reviewed recent and upcoming events, reminded all that the Clearwater Ferry is offering discounted service between the mainland and the beach and free parking is available through July 4, congratulated the

Countryside Cougars High School girls softball team for placing second in the State 8A Softball tournament, and congratulated the winners of the Momentum Awards program.

13. Adjourn

The meeting adjourned at 7:53 p.m.

Attest

Mayor
City of Clearwater

City Clerk

Draft