

City of Clearwater

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



Meeting Minutes

Tuesday, February 21, 2017

4:00 PM

Imagine Clearwater Vision for Downtown Waterfront

Council Chambers

City Council

Roll Call

Present: 5 - Mayor George N. Cretekos, Vice Mayor Bill Jonson, Councilmember Doreen Caudell, Councilmember Bob Cundiff and Councilmember Hoyt Hamilton

Also Present: William B. Horne II – City Manager, Jill Silverboard – Deputy 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 4:00 p.m. at City Hall.

A moment of silence was observed for the passing of Councilmember Hamilton's Mother, Jean Hamilton, and Former City Commissioner Dick Fitzgerald.

2. Citizens to be heard re items not on the agenda – None.

3. City Manager Reports

3.1 Recap of Imagine Clearwater: A Community Vision for the Downtown Clearwater Waterfront.

A recap of the community vision will be provided by:
Michael Delk, Planning and Development Director
Seth Taylor, Community Redevelopment Agency Executive Director
Denise Sanderson, Economic Development & Housing Director

Economic Development and Housing Director Denise Sanderson said the City's economic strategic plan was adopted in 2011 and established the guiding principles that reflect the values of the community. The plan was organized around the core goals of pursuing tax base diversification, higher paying jobs and business vitality. The goals support land use, investment climate, business retention and expansion, business development and talent and place. Ms. Sanderson said quality of place is relevant to economic development because it strengthens the community's ability to attract

and retain talent. Communities offering a multitude of amenities are attracting today's skilled and talented workers. Ms. Sanderson said Imagine Clearwater envisions the quality of place amenities needed to attract talent.

Community Redevelopment Agency Executive Director Seth Taylor said Imagine Clearwater was a community participatory planning effort. The plan finally connects Downtown to the waterfront, the City's greatest asset that is currently underutilized. The new waterfront park will create a stronger connection, both physically and socially, between the water's edge and Downtown. Mr. Taylor said Imagine Clearwater will stimulate economic growth and attract needed investments. The proposed park programming will make this a terrific place. Regarding the capital and ongoing maintenance costs, it is critical to redevelop the properties along Osceola Avenue as they will provide a revenue stream.

Planning and Development Director Michael Delk said the City has an opportunity to inspire our community with this transformational Second Century Clearwater project but it is important to be willing and able to move forward. Imagine Clearwater is one way to engage the community into a partnership to build a shared vision for an active waterfront. Mr. Delk said it is not about the individual things, such as a waterfront restaurant, estuary, or retention pond, it is about the dignity of the space and the assertion that the entire community and the City investing in its waterfront and bluff. Staff requests that personal preferences and differences regarding initial implementation and alteration of the plan that was created in partnership with the community be set aside. Staff recommends moving forward the Imagine Clearwater Plan. Mr. Delk said staff can pursue one of the three referendums this Fall, with the special act and remaining referendums in 2018.

The City Manager said staff is here to listen to Council's discussion on how Council will embrace the plan. Staff is requesting direction on the following: 1) Is this your plan? and 2) How much of this plan do you want to do?

3.2 Council Feedback

City Manager William Horne will seek council direction regarding the plan.

In response to questions, the City Attorney said it is up to Council to determine how many referendum questions would be presented to the electorate and when. Staff will know what needs to be brought to referendum once a plan has been adopted. The plan that is currently proposed, implementing from the Bluff down, can be done in one

referendum question in November. The City Attorney said the other referendum questions would be related to the properties Council may choose to sell or lease (at the Bluff level or below the Bluff) and could be drafted into two questions. A special act amendment is needed for the Coachman Park property if the bandshell pavilion is moved south of its current position in Coachman Park; the amendment cannot be pursued until Spring 2018, during the State Legislative Session. A special act amendment is not needed if the bandshell is moved north from its current location. As written, the special act prohibits the area south of the current bandshell location from being used for shows and carnivals of any kind. The City Attorney said a charter amendment is not needed.

Staff was directed to provide historical data on past referendums affecting the Bluff.

Eight individuals spoke in support, with one individual encouraging that Phase 2 of the plan be refined to include additional restaurant/waterfront restaurant use in the proposed estuary area.

One individual spoke in support with a suggestion made that a trolley or tram be incorporated into the plan and that additional parking be placed between Drew and Cleveland Streets on Myrtle Avenue.

One individual expressed concerns with losing momentum and suggested implementing components of the plan that can be done between the present and when the referendums and special act amendment are pursued.

One spoke in opposition and encouraged event programming at Coachman Park that does not allow alcohol or incorporate barriers.

In response to a concern, the City Attorney said the City advanced a special act amendment at the last State Legislative Session but it did not pass. Staff believes it is likely a special act amendment will pass the next time since there is now a plan to be implemented; it is also more likely to be approved if there is community support.

In response to questions, Planning and Development Director Michael Delk said the current bandshell can be utilized during the implementation of Phase I. The City Manager said there is a transition period that must be followed during the plan implementation. It is clear that staff cannot undertake all plan components at the same time. Staff will look at how event programming can be maintained while pursuing the improvements.

Councilmember Hamilton departed Chambers at 4:40 p.m. and returned at 4:43 p.m.

The City Attorney said if Council wishes to go in that direction, staff can prepare a resolution that would direct staff to move forward with preparing the implementation, amending the CRA Plan and the Comprehensive Plan for council adoption. Staff would then begin preparing the first referendum question, which is everything from the Bluff to the water.

There was consensus for staff to draft a resolution.

Discussion ensued with comments made that staff should pursue those elements of the plan that can move forward now and provide conceptual schematics for the public prior to the referendum.

Councilmember Cundiff moved to adopt the Imagine Clearwater plan as presented and direct staff to prepare for funding any needed referendums and special act . The motion was duly seconded and carried unanimously.

In response to questions, the City Attorney said adopting the plan authorizes staff to amend the Comprehensive Plan but Council still needs to approve the Comprehensive Plan amendments and the referendum questions. There are plan components that can be done and staff will identify those items in the implementation plan. The first referendum can be done in November. Council still has the flexibility to approve, or not, the items presented by staff. The City Attorney said even though it is unlikely the City would vacate Pierce Street, it does not mean the City Hall site and the adjacent parcel cannot be developed in conjunction with each other or not issue a Request for Proposals that includes both parcels. The City Attorney said one can build over rights-of-way or determine if there is another option other than keeping Pierce Street open and accessible. Once staff is given direction to move forward, the CRA can publish an RFP to identify the opportunities. The sale or lease of the City Hall site will require a referendum. Staff will be bringing forward a contract to purchase the parcel adjacent to City Hall at the next council meeting.

The City Manager said the contract to purchase the property adjacent to City Hall will be presented to Council at the March 16 meeting. The City Attorney said staff may recommend that the CRA purchase the property, which may require a special CRA meeting; staff is working out the details.

In response to questions, the City Attorney said the special act does not prohibit the City from removing the surface parking at the Harborview

Center or constructing the green or interactive fountain. The Special Act currently prohibits shows of any type on that property. The resolution will provide staff official direction to make the changes. The City Manager said staff is adding programming to the plan; he reminded Council that staff will make sure infrastructure is in place to support Coachman Park programming attendees. Programming must be approached in a safe and orderly fashion.

3.3 Council Discussion

Council discussion regarding next steps.

4. Closing comments by Councilmembers (limited to 3 minutes) – None.

5. Closing Comments by Mayor – None.

6. Adjourn

The meeting adjourned at 5:09 p.m.

Attest

Mayor
City of Clearwater

City Clerk