

City of Clearwater

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



Meeting Minutes

Tuesday, February 13, 2018

6:00 PM

Council Chambers

City Council

Rollcall

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

Also Present: William B. Horne II – City Manager, Jill Silverboard – Deputy City Manager, Micah Maxwell – 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. Dr. John R. Thompson from Countryside Christian Center

3. Pledge of Allegiance – Councilmember Caudell

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.) – None.

5. Approval of Minutes

- 5.1 Approve the minutes of the February 1, 2018 City Council Meeting as submitted in written summation by the City Clerk.

Councilmember Cundiff moved to approve the minutes of the February 1, 2018 City Council Meeting as submitted in written summation by the City Clerk. The motion was duly seconded and carried unanimously.

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

Marita Lynch expressed support for the signal box art wraps located throughout the city and suggested that the City continue partnering with the community's creative types, which will attract the bars and people to Downtown.

7. Consent Agenda – Approved as submitted.

- 7.1** Approve a Revocable License Agreement between the City of Clearwater and Jolley Trolley Transportation of Clearwater Incorporated, for the exclusive use of city-owned property at 115 South Martin Luther King Jr Avenue and authorize the appropriate officials to execute same. (consent)
- 7.2** Approve the agreement between Phillies Florida LLC and the City of Clearwater Fire and Rescue Department to provide emergency medical services at Spectrum Field for 2018 baseball events as outlined in the agreement and authorize the appropriate officials to execute same. (consent)
- 7.3** Approve an agreement with Van Scoyoc Associates to provide lobbying services at the federal level from February 1, 2018 through December 31, 2022 at a cost of \$7,500 per month, plus estimated expenses of \$5,000, not to exceed \$95,000 per year, and authorize the appropriate officials to execute same. (consent)
- 7.4** Approve a contingency contract with Motley Rice, LLC., for representation for claims arising out of the opioid epidemic and authorize the appropriate officials to execute same. (consent)

Vice Mayor Hamilton moved to approve the Consent Agenda as submitted and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

Public Hearings - Not before 6:00 PM**8. Administrative Public Hearings**

- 8.1** Approve amendments to the Clearwater Downtown Redevelopment Plan repealing and replacing Chapters 1-3 which update goals, objectives and policies; increase density and intensity and revise height; modify Character District boundaries; and expand the Old Bay Character District boundaries northward; and pass Ordinance 9103-18 on first reading.

The Clearwater Downtown Redevelopment Plan serves as a Special Area Plan for the Downtown Planning Area and as a Community Redevelopment Plan for the Community Redevelopment Area. Since the adoption of the Plan many changes have occurred in the Downtown; however, there continues to be a lack of commercial development, erosion of neighborhood character, and limited new housing development. This update is primarily focused on the land use components of the Plan, with additional updates to incorporate current data.

Chapter 4, Implementation Plan, is not being amended at this time; however, it is incorporated into the updated document and reformatted to be consistent with the Plan as a whole. Chapter 4 is anticipated to be updated concurrently with the 15-year review of the Community Redevelopment Area Plan by Pinellas County in 2018.

The Planning and Development Department is recommending amendments to the *Clearwater Downtown Redevelopment Plan* to increase development potential, support preservation of neighborhood character, eliminate the need for lot consolidation in certain Districts, support variety of housing types, and encourage a multimodal Downtown.

Ordinance No. 9103-18 proposes to:

- Reaffirm and update the Vision, Guiding, Principles, Goals, Objectives and Policies;
- Expand the Old Bay Character District boundary and subsequently the Downtown Planning Area boundary;
- Consolidate two Character District Boundaries into one;
- Increase intensity and density throughout;
- Revise maximum permitted height to provide for transitions and consistency between standards and policy;
- Revise Character District policies;
- Incorporate the visions of recently completed supporting documents including Imagine Clearwater, North Marina Area Master Plan, Clearwater Comprehensive Boating Plan, and East Gateway District Vision Plan;
- Add density specific to overnight accommodations functioning as bed and breakfasts in the Old Bay and Prospect Lake Character Districts; and
- Remove the Design Guidelines.

The Community Development Board, in its capacity as the Local Planning Agency (LPA), will review the proposed amendments to the *Clearwater Downtown Redevelopment Plan* at a special public hearing on January 9, 2018, and make a recommendation to City Council. The Planning and Development Department will report the recommendation at the City Council meeting.

The Community Redevelopment Agency will review the proposed amendments to the *Clearwater Downtown Redevelopment Plan* at its meeting on January 16, 2018 and make a recommendation to the Council. The Planning and

Development Department will report the recommendation at the City Council meeting.

At the February 16, 2018 work session, there was council consensus to continue first reading to February 12, 2018.

Senior Planner Ella Crandall provided a PowerPoint presentation.

In response to questions, Ms. Crandall said staff is proposing an alternative boundary expansion with an even boundary line that is not jagged. Planning and Development Director Michael Delk said staff is not attempting to change the fundamental character of the neighborhood. Staff is attempting to eliminate any bifurcation of common ownership along Ft. Harrison Avenue relative to the boundary line of this district. He said staff does not anticipate the future development along Ft. Harrison to be single-family homes but rather a mix of relatively modest scaled residential, such as multi-family homes over retail. Mr. Delk said staff is trying to preserve the moderate scale of the neighborhood. Planner Manager Lauren Matzke said many of these properties are zoned commercial; the maximum height is 25 ft. for minimum standards but applicants can request up to 50 ft. through commercial zoning. She said many of the properties are zoned LMDR (low medium density residential) and are approximately 30 ft. high.

It was suggested that the boundary line amendment be made at second reading.

In response to questions, Mr. Crandall said existing buildings that are taller than the proposed maximum height guidelines would be established as non-confirming sites. Parking is being looked at as part of the Downtown zoning code to address the minimum downtown parking requirements and where it is regulated.

Councilmember Cundiff moved to approve amendments to the Clearwater Downtown Redevelopment Plan repealing and replacing Chapters 1-3 which update goals, objectives and policies; increase density and intensity and revise height; modify Character District boundaries; and expand the Old Bay Character District boundaries northward. The motion was duly seconded and carried unanimously.

Ordinance 9103-18 was presented and read by title only.

Councilmember Caudell moved to amend Ordinance 9103-18 as follows:

On page 3 of the ordinance, recital 3 is amended to read as follows:

WHEREAS, these proposed amendments to the Clearwater Downtown Redevelopment Plan will afford greater redevelopment opportunity through increased density and intensity for the continued revitalization of the Downtown Planning Area by private enterprise and is consistent with the needs of the City as a whole; and

On page 3 of the ordinance, a new recital 6 is added to clarify which chapters and appendices are being amended by this ordinance and to state which are substantively unaffected by this ordinance to read as follows:

WHEREAS, these proposed amendments repeal and replace Chapters 1 through 3 and appendices 2 through 6, and delete appendices 9 and 10 from the Clearwater Downtown Redevelopment Plan; Chapter 4 and appendices 1, 7 and 8 are substantively unaffected by this ordinance, other than reformatting, and could be updated when the Board of County Commissioners completes its Tax Increment Finance 15-year review around October 2018; and

On page 3 of the ordinance, recitals 7 through 9, as re-ordered, are amended to read as follows:

WHEREAS, the Community Redevelopment Agency has reviewed the proposed amendments to the Clearwater Downtown Redevelopment Plan, as detailed in Exhibit "A," and recommends approval to the City Council; and

WHEREAS, the proposed amendments to the Clearwater Downtown Redevelopment Plan, as detailed in Exhibit "A," was~~ere~~ reviewed by the Community Development Board, which is the local planning agency for the City of Clearwater for purposes of the Local Government Comprehensive Planning and Land Development Regulation Act, and the Community Development Board found the Proposed Plan to be consistent with the Comprehensive Plan of the City; and

WHEREAS, the Plan conforms~~proposed amendments to the Clearwater Downtown Redevelopment Plan conform~~ to the City's general comprehensive plan; and

Section 1 of the ordinance is amended by stating that Appendices 9 and 10 are to be deleted, Chapters 1 through 3 and Appendices 2 through 6 are repealed and replaced by the Exhibit, and Chapter 4 and Appendices 1, 7 and 8 are substantively unaffected other than reformatting, to read as follows:

Section 1. Delete Appendices 9 and 10 from the current Clearwater Downtown Redevelopment Plan, and Chapters 1 through 3 and Appendices 2 through 6 of the The current Clearwater Downtown Redevelopment Plan is are repealed and shall be replaced by Exhibit "A," which is hereby adopted; Chapter 4 and Appendices 1, 7 and 8 are

substantively unaffected by this ordinance other than their reformatting and are included in Exhibit "A." the Clearwater Downtown Redevelopment Plan, which is attached hereto as Exhibit "A," and is hereby adopted

Section 2 of the ordinance is amended by adding the full name of the Clearwater Downtown Redevelopment Plan and reference to Exhibit A, to read as follows:

Section 2. The City Manager or designee shall forward said the proposed Clearwater Downtown Redevelopment Plan amendments, as detailed in Exhibit "A," to any agency required by law or rule to review or approve same.

On page 62 of Exhibit A, amend Table 3.2. Old Bay Development Potential as follows:

Old Bay	
FAR	Fronting on N. Ft. Harrison Ave. & westward: 1.5
	Eastward of properties fronting on N. Ft. Harrison Ave.: 0.5
Density	35 dwelling units per acre or 50 dwelling units per acre for mixed use
	West of N. Osceola Ave. & north of Seminole St. & 2 acres or greater, excluding properties fronting on Cedar St.: 50 hotel units per acre
	Bed & Breakfasts: 35 rooms per acre, not to exceed 10 rooms
Height	West of N. Osceola Ave. & between Drew & Georgia Sts. & <u>or</u> properties between N. Osceola & N. Ft. Harrison Aves. & between Jones & Drew Sts.: 150 feet
	West of Garden Ave. & south of Nicholson St.: 55 feet
	East of Garden Ave. & south of Nicholson St., <u>or north of</u> <u>Nicholson St. & between N. Ft. Harrison & Garden Aves., or</u> <u>north of Cedar St. & between N. Osceola & N. Ft. Harrison</u> <u>Aves.:</u> 45 feet
	North of Nicholson St.: 30 ft.
	<u>North of Nicholson St. & south of Cedar St. & west of N. Ft.</u> <u>Harrison Ave. & east of N. Osceola Ave, or west of N. Osceola</u> <u>Ave. & fronting on Cedar St., or north of Nicholson St. & east</u> <u>of Garden Ave.:</u> 35 feet

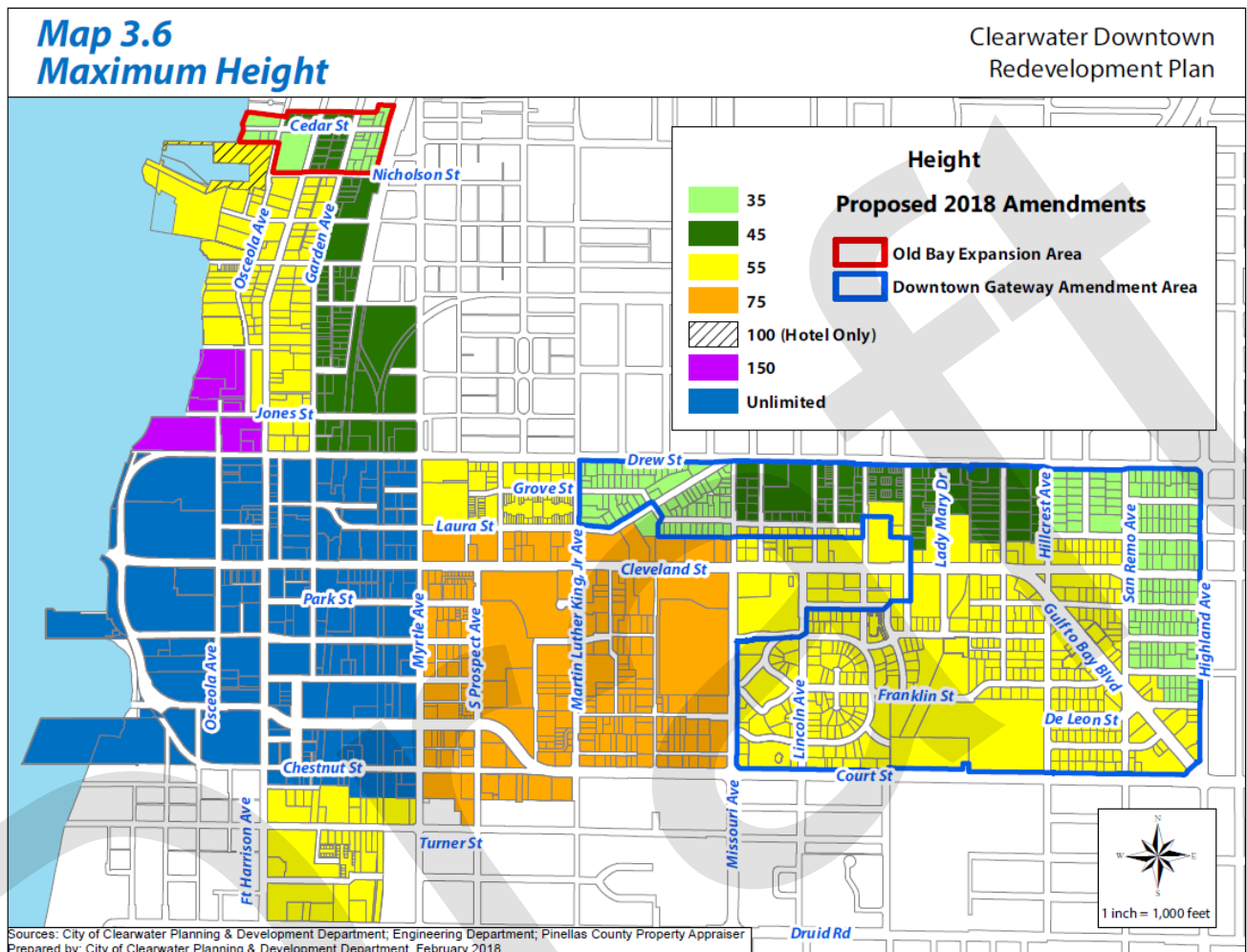
On page 74 of Exhibit A, amend Table 3.4. Prospect Lake Development Potential as follows:

Prospect Lake	
FAR	West of S. Prospect Ave. & Knights Alley: 2.5
	Remainder of District: 1.5
Density	West of S. Prospect Ave. & Knights Alley: 75 dwelling units per acre
	Remainder of District: 50 dwelling units per acre
	Entire District: 40 hotel units per acre, Bed and Breakfasts: 35 rooms per acre, not to exceed 10 rooms
Height:	South of Laura St., & fronting on or south of Cleveland St.: 75 feet
	North of Laura St. & west of Martin Luther King, Jr. Ave.: 55 feet
	North of & not fronting on Cleveland St. & east of Martin Luther King, Jr. Ave.: 30 <u>35</u> feet

On page 78 of Exhibit A, amend Table 3.5. Downtown Gateway Development Potential as follows:

Downtown Gateway	
FAR	Fronting on Cleveland St. between Missouri & Hillcrest Aves. or fronting on Gulf to Bay Blvd.: 1.5
	Remainder of District: 0.55
Density	35 dwelling units per acre
	Generally, fronting on Missouri Ave., Cleveland St., Gulf to Bay Blvd. more specifically as shown on Map 3.4, Maximum Hotel Density: 40 hotel units per acre
Height	South of Grove St., & fronting on or south of Cleveland St. between Missouri & N. San Remo Aves., or south of Laura St. between Hillcrest & N. San Remo Aves., & properties eastward of Gulf to Bay Blvd. & south of De Leon St.: 55 feet
	South of Drew St. & between Missouri & Hillcrest Aves.: 45 feet
	South of Drew St. between N. Hillcrest & N. Highland Aves.: 30 <u>35</u> feet

On page 86 of Exhibit A, revise Map 3.6, Maximum Height as follows:



On page 124 of Exhibit A, insert graphics of the Plan as follows:



The motion was duly seconded and carried unanimously.

Vice Mayor Hamilton moved to pass Ordinance 9103-18, as amended, on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Cretekos, Vice Mayor Hamilton, Councilmember Caudell, Councilmember Cundiff and Councilmember Jonson

9. Second Readings - Public Hearing

- 9.1** Continue to March 1, 2018: Adopt Ordinance 9103-18 on second reading, amending the Clearwater Downtown Redevelopment Plan, repealing and replacing Chapters 1-3 which update goals, objectives and policies; increasing density and intensity and revise height; modifying Character District boundaries; and expanding the Old Bay Character District boundaries northward.

No Action Taken.

10. City Manager Reports

Campaign Signs

The City Manager said staff continues to receive on a daily basis anonymous complaints regarding the placement of campaign signs. If the violations exist, staff is handling the matter appropriately with the sign owner. Campaign signs placed in the right-of-way must be removed.

In response to a question, Planning and Development Director Michael Delk said city code requires a 5-ft. setback. He said it is not always easy to tell where the right-of-way line is located; it may differ from place to place. Generally speaking, if the sign is located inside the sidewalk area it is likely on or near private property. If the sign is located on the street-side of the sidewalk, it is within the public right-of-way.

The City Manager said the signs cited in the initial complaint were not illegal. The complainant is now getting more technical. Staff is responding to all advised complaints.

Support Downtown Clearwater

The City Manager said staff will be reaching out to a new organization, Support Downtown Clearwater, to have a better idea of their mission and purpose.

New Pedestrian Crosswalk

The City Manager the new pedestrian crosswalk at the Causeway and East Shore Drive, east of the roundabout is in place and operational. The crosswalk is heavily used by pedestrians and causing minimum impact to vehicular traffic. He said extension of the decorative fencing along the roundabout (north and south sides), from Mandalay Ave./Coronado Dr. to the crosswalk, as well as replacing the pavers with asphalt, is scheduled for May 2018.

11. City Attorney Reports – None.

12. Other Council Action

12.1 Discussion regarding offshore oil drilling - Mayor Cretkos

The Mayor commented that the resolution, if adopted, would be forwarded to the BIG C for their consideration.

Two individuals spoke in support.

Councilmember Jonson moved to approve Item 12.1. The motion was duly seconded and carried unanimously.

Resolution 18-06 was presented and read by title only.

Councilmember Caudell moved to adopt Resolution 18-06. The

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

Ayes: 5 - Mayor Cretekos, Vice Mayor Hamilton, Councilmember Caudell,
Councilmember Cundiff and Councilmember Jonson

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

Councilmember Jonson said he spent time with the Legislative Delegation in Tallahassee on the 30th and the special act amendment was approved; he reported it was passed in the House on the 8th and is pending 2nd reading on the house floor. He said he had supper at Clearsky Café on Cleveland St. at a sidewalk table and met a couple from Dunedin who came to downtown Clearwater for dinner. He commended the Clearwater Neighborhood Coalition for the conference and thanked the Mayor for his participation. He said he is encouraged with the depth of dialogue from the candidates at the two organized forums and is pleased to see interest in moving Clearwater forward.

Councilmember Caudell said she appreciates the support from Council and staff as she gets overly passionate regarding some topics that come before Council. She encouraged all to join in on the activities in downtown.

14. Closing Comments by Mayor

Mayor Cretekos reviewed recent and upcoming events.

15. Adjourn

The meeting adjourned at 7:09 p.m.

Attest

Mayor
City of Clearwater

City Clerk