

City of Clearwater

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



Meeting Minutes

Monday, February 12, 2018

1:00 PM

Council Chambers

Community Redevelopment Agency

Roll Call

Present 5 - Chair George N. Cretekos, Trustee Doreen Caudell, Trustee Bob Cundiff, Trustee Hoyt Hamilton, and Trustee Bill Jonson

Also Present – William B. Horne II – City Manager, Jill Silverboard – Deputy City Manager, Micah Maxwell – Interim CRA Executive Director, Pamela K. Akin – City Attorney, Rosemarie Call – City Clerk, Nicole Sprague – Official Records and Legislative Services Coordinator, and Amanda Thompson – CRA Executive Director.

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

Unapproved**1. Call to Order – Chair Cretekos**

The meeting was called to order at 1:50 p.m. at City Hall.

2. Approval of Minutes

- 2.1 Approve the minutes of the January 16, 2018 CRA meeting as submitted in written summation by the City Clerk.

Trustee Jonson moved to approve the minutes of the January 16, 2018 CRA meeting as submitted in written summation by the City Clerk. The motion was duly seconded and carried unanimously.

3. Citizens to be Heard Regarding Items Not on the Agenda – None.**4. New Business Items**

- 4.1 Ratify and confirm First Amendment to the Public Gallery Management Agreement between the Community Redevelopment Agency (CRA) and Bazaar Art, LLC and authorize the appropriate officials to execute same.

On July 31, 2017, an agreement between the Community Redevelopment Agency (CRA) and Bazaar Art, LLC was approved by the Board of Trustees for the programming and management of Second Century Studios, an artist studio, gallery, public assembly space and art consignment shop, for a term of six-months. The effective date of the agreement is August 10, 2017. The effective termination date is February 10, 2018.

The agreement is amended generally as follows: 1) Address location corrected; 2) removal of Saturday hours of operation; 3) CRA will pay all utilities; 4) termination date change from February 10, 2018 to May 1, 2018; and 5) other typographical and clarifying language changes.

The CRA will continue sharing the Second Century Studios space with Bazaar Art for a collaborative, coordinated initiative to foster public art and engagement in Downtown. The CRA utilizes the leased space to house a Second Century Clearwater exhibit. The exhibit features the Imagine Clearwater - Bluff Master Plan and showcases other Second Century Clearwater (formerly referred to as ULI) priority projects.

The grand opening of Second Century Studios was held on September 27, 2017, and since that time, the Bazaar Art LLC has hosted five exhibitions featuring local artists and has welcomed more than 1,200 visitors.
Agreement by Related Parties:

On May 30, 2017 a six-month lease agreement was approved by the Board of Trustees between the Community Redevelopment Agency and Water's Edge Commercial Group, LLC for the property located at 331 Cleveland St., Suite A for the purposes of a studio, gallery, public assembly space and consignment shop. On November 30, the two parties agreed to exercise the first of no more than two six-month renewal periods terminating on May 31, 2018.

APPROPRIATION CODE AND AMOUNT:

Estimated funding for additional utilities expenses at Second Century Studios in the amount of \$1000 to be provided by CRA funding code 388-94885 - ULI Implementation.

In response to questions, CRA Executive Director Amanda Thompson said Bazaar Art representative Jennie Pearl is welcome to open the gallery space on Saturdays; the CRA agreement no longer requires the space to be open Saturdays. The CRA has identified major events, such as the Sea Blues Festival, during which the gallery will be open; the CRA will support marketing efforts for those events. Ms. Thompson said since September 29, 2017 to the present, 3,100 individuals have visited the gallery space; 900 visitors during the Tell an Elf event. The CRA is paying for the platform but not to staff the space; it made sense, according to visitor numbers, to open the space before a show at The Capitol.

Trustee Caudell moved ratify and confirm First Amendment to the Public Gallery Management Agreement between the Community Redevelopment Agency (CRA) and Bazaar Art, LLC and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

5. Old Business Item

- 5.1** Recommend approval of the 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; expand the Old Bay Character District boundaries northward and authorize the appropriate officials to execute same.

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 a 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.

Senior Planner Ella Crandall provided a PowerPoint presentation.

Trustee Jonson departed chambers at 2:03 p.m. and returned at 2:10 p.m.

In response to questions, Planning and Development Director Michael Delk said staff is aware of the density and height concerns raised by the property owner in the Old Bay District; staff met with the individual and did not concur that the district boundary should be expanded at this time. Mr. Delk said the property owner wanted to expand the proposed boundary line to include other parcels he owns. Staff believes he has flexibility to do develop the sites but not to the extent he may wish. Planning Manager Lauren Matzke said the property owner could potentially be able to build a hotel under the current commercial district zoning; once the site is incorporated into the Downtown, the property owner will no longer be able to build a hotel. Mr. Delk said the property owner owns a parcel that was separated by a right-of-way to the east that he could tie together with a site plan via a unity of title and with density averaging, most of what the property owner wishes to pursue can be done. Ms. Matzke said he owns two parcels on the north side, under Cedar Street, that are proposed to be incorporated into the Old Bay Character District. The individual also owns a parcel north of the North Marina Master Plan boundary. Ms. Crandall said there is a specific area in the Old Bay District where a hotel can be located; bed and breakfasts can be located throughout. Mr. Delk said the character of the Old Bay district continues to be primarily retail and residential low scale; staff made the accommodation for the hotel on the waterfront in an attempt to de-industrialize the Seminole Boat Ramp area. Hotels have not been allowed there in the past and the proposed plan does not change that. Ms. Crandall said a hotel is allowed in the existing commercial district. The minimum standard use in the commercial district has a maximum height of 25 ft. or 30 ft.; additional height may be available through the flexible standard development or flexible development processes. Mr. Delk said the practice is to front like uses on the front street; the property owner is looking at a 30-40 room hotel.

Staff was directed to meet with Trustee Caudell to review the typographical errors needing correction.

Trustee Cundiff moved to recommend approval of the 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; expand the Old Bay Character District

boundaries northward and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

6. Adjourn

The meeting adjourned at 2:33 p.m.

Attest

Chair
Community Redevelopment Agency

City Clerk