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Rosemarie Call, MPA, CMC
City Clerk
City of Clearwater
P.O. Box 4748
Clearwater, FL 33758-4748

CITY OF CLEARWATER
PLANNING AND DEVELOPMENT DEPT.

Re: Resolution 18-18 scheduled to be considered at the meeting of the City Council on December 6, 2018 – Planning and Development Department #HDA2018-10002

Dear Ms. Call,

Thank you for accepting our comments in the matter of HDA2018-10002 and for referring them to the City Council members prior to their consideration of Resolution 18-18 on December 6, 2018.

Our address is 851 S. Bayway Blvd., #605 on Clearwater Beach. While we have owned the residence since 2009, Sheryle's parents, from whom we inherited the property, lived there from 1982 until their respective deaths, and so we have been intimately associated with it for more than 30 years.

While prediction is always hazardous, it is likely that the proposed "conversion" of the present Chart House Suites from its current status of a small 3 story hotel to a 6 or 7 story hotel facility with 60 rooms will have negative effects on the residents and the neighborhood of Clearwater Point.

The most tangible effect will be a probable significant decline in property and market values of many of the condominiums. This will be most severely felt by those who live on the north side of the Yacht House, our building, as they will face the new hotel. However, it is likely that some drop in value will be felt by all of us at Clearwater Point simply due to the presence of a large commercial building so very nearby. The values at Clearwater Point have only begun recovering within the last two years from their precipitous drop in 2008. The presence of a large hotel in the neighborhood will disproportionately affect the values of our properties compared to those of similar ones elsewhere on the Beach.

Decade Properties, Inc. (or its associated companies Decade Gulfcoast Hotel Partners and Decade Companies Income Properties) owns 4 hotels on Clearwater Beach. Three of the four - the Edge Hotel, the Pierhouse 60 Marina Hotel, and the Holiday Inn Gulfview - are located on either Gulfview or Coronado Boulevards, each of which can be readily considered to be hotel-intensive streets. The fourth, Chart House Suites, is nestled within the Clearwater Point neighborhood of condominiums, as any aerial view of the area will show. The small Clearwater Yacht Club borders it on its west side. The several acres on its east and south sides are occupied by the many buildings composing Clearwater Point. Chart House Suites, being only 25 rooms in size, quite simply put, just fits in and seems actually to be part of the larger residential community.

The larger hotel, with attached parking garage, will not. It will most certainly permanently alter the "home" feel of the entire community. Upon passing the intersection with Gulf Blvd on Bayway, there is currently a feeling of relief to be beyond the congestion of people and cars that hotel traffic brings. The

larger hotel on Bayway will pull that congestion into the community where so many people call Clearwater Beach their home. While this may be considered by some to be a rather mushy argument against the new hotel, and that would definitely be the approach that Decade Properties would take, it is one that can be identified with by anyone willing to put oneself in a similar situation.

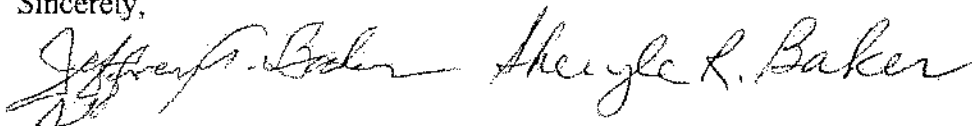
Representatives of Decade Properties, Inc. will likely argue, correctly so, in the hearing that the proposed hotel meets local building codes, being no larger than is therein permitted. To counter arguments that will likely be made by some Clearwater Point residents that the new hotel will block the views to which they have become accustomed, the representatives may state, also correctly, that property owners do not have a legal right to water views. Further, they may argue that the larger hotel on Bayway Blvd. follows Clearwater's general plan of allowing bigger hotels to be built on the beach in order to continue to attract tourists – and the revenue that comes with them – to Clearwater Beach. This would be a hollow argument.

The 60 room hotel would be an increase of a mere 33 to 35 rooms from its current configuration. Perhaps 5 years ago, this would have seemed to have been a significant increase in hotel density on the beach. However, as is well known, there has been a tremendous explosion in the number of hotel rooms available on Clearwater Beach, particularly south of the round-about. Hundreds of rooms have been built. Decade Properties, Inc. may even provide the City Council with the results of an economic study that shows the increase in tax revenue to the city and the increase in revenues to local businesses by the addition of 33 to 35 rooms. If so, we ask that the Council consider two thoughts: (1) the potential bias of the analysis towards its sponsor and (2) the percentage increase in revenues relative to the increase already generated by the very considerable hotel development in recent years.

In summary, we oppose the approval of the proposed hotel at 850 S. Bayway Blvd. and respectfully ask the City Council to vote against Resolution 18-18 on the grounds that:

1. Property and market values for many, if not all, of the residents of Clearwater Point will be adversely affected, unfairly so when compared to similar properties on the beach. A decline in values will result in a respective decline in property tax revenues;
2. The increase in revenues to the City and to beach businesses expected to be generated by the addition of 33 to 35 hotel rooms to the overall economy of Clearwater may well be considered to be inadequate;
3. Whatever small increase in said revenues that might be accrued should be evaluated against the City's desire to maintain Clearwater Beach as a place where tourists want to visit and where residents want to continue to live.

Sincerely,



Jeffrey A. and Sheryle R. Baker
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