

City of Clearwater

*Main Library - Council Chambers
100 N. Osceola Avenue
Clearwater, FL 33755*



Meeting Minutes

Thursday, May 21, 2020

6:00 PM

Main Library - Council Chambers

City Council

To ensure public safety and comply with the Governor's Safer at Home order in response to the COVID-19 virus, the Clearwater City Council will hold a public meeting on Thursday, May 21, 2020 at 6:00 p.m. using communications media technology.

Pursuant to Executive Order No. 20-69, issued by the Office of Governor Ron Desantis on March 20, 2020, municipalities may conduct meetings of their governing boards without having a quorum of its members present physically or at any specific location, and utilizing communications media technology such as telephonic or video conferencing, as provided by Section 120.54(5)(b)2, Florida Statutes.

Present: 5 - Mayor Frank Hibbard, Councilmember Hoyt Hamilton, Vice Mayor David Allbritton, Councilmember Mark Bunker and Councilmember Kathleen Beckman

Also Present: William B. Horne II – City Manager, Micah Maxwell – Assistant City Manager, Michael Delk – Assistant City Manager, Pamela K. Akin City Attorney, and Rosemarie Call – City Clerk.

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

Unapproved

1. Call to Order – Mayor Hibbard

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

2. Invocation – Vice Mayor Allbritton

3. Pledge of Allegiance – Vice Mayor Allbritton

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 Employee of the Month Award

The May 2020 Employee of the Month Award was presented to Autumn Yanchunis, Fire Medic.

4.2 Emergency Medical Services Week Proclamation, May 17-23, 2020 - Division Chief of EMS Anthony Tedesco and Fire Chief Scott Ehlers

5. Approval of Minutes

- 5.1** Approve the minutes of the May 7, 2020 City Council meeting as submitted in written summation by the City Clerk.

The City Clerk said the minutes presented to Council include an amendment to Item 12.1, which clarified the adopted motion.

Councilmember Hamilton moved to approve the minutes of the May 7, 2020 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

The City Clerk read an eComment submitted by Jess Anderson supporting the opening of athletic fields for youth.

Sheila Griffin said she is a candidate for the U.S. House of Representatives and encouraged all to vote during the August 18 primary.

Eleanor Lyda thanked the City for closing the 400 and 500 blocks on Cleveland Street and supported the continued closure. She said it was a beautiful night and she enjoyed the music playing.

Carolyn Bradham and Lina Teixeira submitted videos supporting converting Cleveland Street to a pedestrian plaza. Ms. Bradham submitted petitions supporting the change.

Mr. Holuba said the mayor will no longer respond to his emails. He said he was outraged by the suggestion he should leave the city; he has ties to the community and that it should not matter how long one has lived in Clearwater.

7. Consent Agenda – Approved as submitted.

- 7.1** Approve an increase to Purchase Order No. 19000740 to Engineered Spray Solutions LLC of Lakeland, FL, for 2018 Sewer Point Repairs and Improvements Section D4 Manhole Surfacing Polyurethane (17-0060-UT), from \$400,000 a year to a not to exceed amount of \$950,000 a year for years two through four, increasing four-year term total from \$1,640,000 to \$3,290,000, February 1, 2019 through January 31, 2023, and authorize the appropriate officials to execute same. (consent)
- 7.2** Approve a Business Lease Contract between the City of Clearwater (City) and Hope Academy International, LLC (tenant) for the use of a city-owned lot located at 918

Palmetto Avenue and authorize the appropriate officials to execute same. (consent)

- 7.3 Authorize a purchase order to Carl Eric Johnson of Lawrenceville, GA, for Moyno pumps, parts and services, in the annual amount of \$300,000.00 with the option for two, one-year extensions, pursuant to Clearwater Code of Ordinances Section 2.564 Exceptions to Bidding, and authorize the appropriate officials to execute same. (consent)

Councilmember 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 the annexation, initial Future Land Use Map designation of Residential Urban (RU) and initial Zoning Atlas designation of Low Medium Density Residential (LMDR) District for 25 S. McMullen Booth Road, and pass Ordinances 9372-20, 9373-20, and 9374-20 on first reading. (ANX2020-01001)

This voluntary annexation petition involves a 0.257-acre property consisting of one parcel of land occupied by a single-family dwelling. The property is located on the northeast corner of S. McMullen Booth Road and Johns Parkway. The applicants are requesting annexation in order to receive sanitary sewer and solid waste service from the City. The property is located within an enclave and is contiguous to 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 Urban (RU) and a Zoning Atlas designation of Low Medium Density Residential (LMDR).

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

- The property currently receives water service from the City of Clearwater. The closest sanitary sewer line is located in the adjacent Johns Parkway right-of way. The applicant has paid the City's sewer impact and assessment fees and the property has been connected to the city sewer service. Collection of solid waste will be provided by the City of Clearwater. The property is located within Police District III and service will be administered through the district headquarters located at 2851 McMullen Booth Road. Fire and emergency medical services will be provided to this property by Station #49 located at 565 Sky Harbor Drive. The City has adequate capacity to serve this property with 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 Urban (RU) Future Land Use Map category is consistent with the current Countywide Plan designation of the property. This designation primarily permits residential uses at a density of 7.5 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 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 boundaries to the north, south, and east; therefore, the annexation is consistent with Florida Statutes Section 171.044.

Councilmember Hamilton moved to approve the annexation, initial Future Land Use Map designation of Residential Urban (RU) and initial Zoning Atlas designation of Low Medium Density Residential (LMDR) District for 25 S. McMullen Booth Road. The motion was duly seconded and carried unanimously.

Ordinance 9372-20 was presented and read by title only.

Councilmember Hamilton moved to pass Ordinance 9372-20 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Hibbard, Councilmember Hamilton, Vice Mayor Allbritton, Councilmember Bunker and Councilmember Beckman

Ordinance 9373-20 was presented and read by title only.

Councilmember Hamilton moved to pass Ordinance 9373-20 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Hibbard, Councilmember Hamilton, Vice Mayor Allbritton, Councilmember Bunker and Councilmember Beckman

Ordinance 9374-20 was presented and read by title only.

Councilmember Hamilton moved to pass Ordinance 9374-20 on first reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Hibbard, Councilmember Hamilton, Vice Mayor Allbritton, Councilmember Bunker and Councilmember Beckman

9. Second Readings - Public Hearing

- 9.1** Adopt Ordinance 9390-20 on second reading, vacating a portion of a platted utility easement described as a part of Tract "C" Drainage Area, Sunstream Subdivision, according to the plat thereof, recorded in Plat Book 143, Pages 65-69 of the Public Records of Pinellas County, Florida.

The City Attorney said staff reviewed the noticing concern raised at the last council meeting and determined the advertised notice provided complies with state statutes.

One individual stated that most individuals cannot read a legal description and suggested that a case number or address be included in future notices.

In response to questions, the City Attorney said staff reviewed the notice for legal sufficiency and determined it meets compliance with the statute. The City Clerk said adding an address to the advertised notice would have a nominal impact on the cost; adding a full legal description would impact the total cost for advertisement. Engineering Director Tara Kivett said the item is for a neighborhood sign that was located in a common area and not addressable.

Comments were made that supported adding language that includes the address or general description that is easily understood.

Ordinance 9390-20 was presented and read by title only.

Councilmember Hamilton moved to adopt Ordinance 9390-20 on second and final reading. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Hibbard, Councilmember Hamilton, Vice Mayor Allbritton,

Councilmember Bunker and Councilmember Beckman

10. City Manager Reports

- 10.1** Accept a utility easement from Florida Spine Properties, LLC for the construction, installation, and maintenance of city utility facilities on real property located at 2251 Drew Street and adopt Resolution 20-07.

The Utility Easement will allow the city rights for construction, installation, and maintenance of utility facilities on the commercial site.

The City Engineering Department recommends acceptance of the easement.

Councilmember Hamilton moved to accept a utility easement from Florida Spine Properties, LLC for the construction, installation, and maintenance of city utility facilities on real property located at 2251 Drew Street. The motion was duly seconded and carried unanimously.

Resolution 20-07 was presented and read by title only.

Councilmember Hamilton moved to adopt Resolution 20-07. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Hibbard, Councilmember Hamilton, Vice Mayor Allbritton, Councilmember Bunker and Councilmember Beckman

- 10.2** Accept three utility easements from Gulf to Bay Storage Associates, LLC for the construction, installation, and maintenance of certain utility facilities on real property located at 1660 Gulf to Bay Boulevard and adopt Resolution 20-13.

The proposed easements will provide the City with property rights necessary for the construction, installation, and maintenance of city utility facilities that support commercial development on the subject site.

The City Engineering Department recommends acceptance of the easement.

In response to a question, Engineering Director Tara Kivett said the aerial map provided depicting the old building was the map available to staff. Staff did not have access to a current aerial map. The City is accepting an easement over an existing 6-in. water main that was also there with the previous complex.

Councilmember Hamilton moved to accept three utility easements

from Gulf to Bay Storage Associates, LLC for the construction, installation, and maintenance of certain utility facilities on real property located at 1660 Gulf to Bay Boulevard. The motion was duly seconded and carried unanimously.

Resolution 20-13 was presented and read by title only. Councilmember Hamilton moved to adopt Resolution 20-13. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Hibbard, Councilmember Hamilton, Vice Mayor Allbritton, Councilmember Bunker and Councilmember Beckman

10.3 Authorize staff to move forward with the necessary steps to obtain approval for the redevelopment of The Landings Golf Course site as a light industrial center.

Staff is seeking direction for a proposed redevelopment of property addressed at 1875 Airport Drive in Clearwater.

About the Property:

The subject property is city-owned land currently operating as The Landings Golf Course. The zoning and land use is designated Open Space/Recreation (OS/R). In total, the site is 77.71 acres MOL and is bounded by N. Keene Rd to the east, Airport Dr. to the south and adjacent to Clearwater Airpark which is both west and north of the property.

About the Project:

The proposed project envisions construction of a multi-building industrial center comprised of +/- 750,000 SF Class A rentable space on 65.49 acres MOL. The proposed developer, Harrod Properties anticipates that the project will be developed in 4 phases over a 5 to 7-year period, subject to market conditions and seeks to enter into four separate ground leases with the same terms and conditions. The term of each lease is proposed to be 65 years with three successive 10-year renewal options. The only modifications will be the commencement dates and the Tenant under each ground lease resulting from the developer's desire to phase the project in accordance with market conditions and the fact that each phase may be owned by a different entity, but all of which will be an affiliate of Harrod Properties. These leases may be assigned by Tenant (Exhibit A).

If Council determines to move this project forward for further review and necessary approvals, the following steps are necessary:

- At the next council meeting (June 4), staff will bring forward the proposed term sheet for approval. Council will consider declaring the property surplus for the purpose of leasing the site for an industrial center.
- The city attorney will prepare and bring forward in June, draft language of referendum question to be placed on the ballot for the November

election. The City Charter section 2.01 (d)(5)(v) requires approval at referendum prior to the lease of property identified as recreation open space on the city's comprehensive plan.

- The city attorney will prepare and bring forward in July the referendum question for approval on 1st reading. Upon approval of the language at 2nd reading in August, the referendum language will be transmitted to Pinellas County Supervisor of Elections for placement on the ballot for the November 3 election.
- The developer will prepare and submit applications for appropriate land use plan amendment (IL, Industrial Limited), rezoning (IRT) and FLD (Flexible Development) approvals.
- Staff will bring to Council for approval the final lease agreements.

Remainder Parcel:

The remainder of the property, approximately 12.22 acres, is proposed to remain recreational use and the city anticipates entering into a lease agreement with the current golf course operator. The operator envisions the construction

and operation of an Aqua Range at this location.

Staff Recommendation:

An appraisal of the subject property was conducted in May, 2019, and subsequent limited environmental (Phase I Environmental Site Assessment, Limited Contamination Study), wildlife hazard, (Wildlife Hazard Site Visit Report), and geotechnical studies (Preliminary Geotechnical Engineering, Redevelopment Feasibility Study) were conducted between July, 2019, and April, 2020.

The City is committed to preserving and protecting open space for recreational uses and environmental sustainability. An inventory of current park lands (1,708 acres) in Clearwater shows the level of service is 14.6 acres per 1,000 residents which exceeds the minimum standard of 4.0 acres per 1,000 residents. The removal of 65.49 acres from inventory will reduce this level to 14.2 acres per 1,000 residents which exceeds the minimum standard by 355%.

Staff also evaluated the level of service on Keene Road/CR1 and finds that the roadway capacity is currently rated Level C which is generally defined as having stable flow, at or near free flow. Signalization at Palmetto Street/Keene Road is currently being deployed as a joint project with Pinellas County.

Additionally, staff conducted a limited economic impact analysis of the proposed use of the subject site and found that the proposed construction of +/- 750,000 SF with a capital investment of \$131 million might yield for the city 1,950 direct jobs, 1,823 additional spin-off jobs in the city (indirect and induced), and \$11 million in net benefits to the city over a 10-year period. A more thorough examination of economic impact will be conducted as negotiations are finalized and more information regarding employer operations becomes available.

Finally, the city Economic Development Strategic Plan (November 2011)

recommends the following: "Located adjacent to the Hercules industrial area, the par-3 golf course represents the best opportunity for expanding Clearwater's stock of undeveloped industrial property. For a built-out, landlocked city with little industrial land this is essential. If the city hopes to expand its manufacturing base, this and other similarly underutilized city-owned properties should be evaluated for accommodating new industrial development."

Harrod Managing Partner Gary Harrod reviewed the company's history, which has been in Florida since 1980. The company has concentrated primarily in the Tampa Bay area, particularly in Pinellas County.

Harrod Properties representative Rob Webster provided a PowerPoint presentation.

In response to questions, Mr. Webster said the tenants at the Bradenton-Manatee site are medical or high-tech manufacturers and, similar to our portfolio in Pinellas County, are anticipated to bring jobs with an annual wage of \$60,000 to \$65,000. The tenants at the Lakewood Ranch project include a medical manufacturer that uses bovine blood in the making of pharmaceuticals, a high-tech manufacturer that makes food manufacturing equipment, a door manufacturer, and a window manufacturer. He said the largest tenant at this location is 45,00 sq. ft. The proposed project in Clearwater will have varying bay depths to accommodate tenants needing various square footage. Economic Development and Housing Director Denise Sanderson said the average wages are \$60,000 to \$65,000; the average wage for the spin off jobs, which are jobs created by the demand in the area, is \$40,000. Mr. Webster said the proposed project will create jobs and other economic benefits to the city; the golf course pays the City \$1,000 monthly and the proposed project will pay \$500,000 and adding approximately \$100 million in real estate taxes. He said the project will create jobs in Clearwater, reducing the number of miles travelled by residents if Employed. He said the company implements many of the initiatives found in Greenprint; the company uses all LED lighting, light harvesting devices, motion detectors, bike racks, reclaimed program, electrical stations and grant easements for public transit at their sites. Mr. Webster said the sites are LEED-inspired, including those items that have the biggest impact. He said the company has not installed solar panels at any of their facilities; they are a spec developer and do not know tenants ahead of time. Mr. Webster said tenants are provided Tenant Improvement Allowances, which are utilized to build out the space. The rent in Pinellas County is typically \$1.00 to \$2.00 more expensive per square foot for industrial property than in Hillsborough County. Ms. Sanderson said tenant improvements are where the additional energy efficiencies are made and

that would be the appropriate time to carry the Greenprint message. Staff can encourage the tenant to pursue energy efficiencies when discussing incentives. She said it was not appropriate for the developer to install solar or other efficiencies as it may not make sense for the tenant; for example, solar panels will not possible for a high electrical user or manufacturer tenant because the panels could accommodate such uses.

Representative Ed Armstrong said that this is a property that city staff and council have been evaluating for several years. It has been repeatedly noted that the highest and best use for this property would be an industrial use due to its unique location and ability to have uses in this location that would create a diverse array of jobs. Unlike other possible golf courses for redevelopment in Pinellas County, this site is not surrounded by residential homes. Mr. Armstrong said tonight is only the first step in the process; tonight's vote is to authorize city staff to work on the proposal, which we hope to bring back to Council next month for consideration to be placed on the ballot, which ultimately would go before Clearwater voters for their decision in November.

The City Attorney said that this is the first time the proposal has been presented to Council and the first opportunity for it to be presented to the public. Staff has been discussing the project with Harrod Properties for some time and has conducted numerous studies to obtain the information needed to present to Council.

Ms. Sanderson said the idea of an industrial development for this site is not new; conversations go back to the early 2000s. In November 2011, the Council approved the economic development strategic plan which specifically identifies the property for the conversion of the golf course to an industrial use. The plan also states that one significant challenge facing Clearwater is the availability of undeveloped land; there are few green fields for development and few sites, if any, that meet large scale manufacturing. She said a study commissioned by Pinellas County in 2019 found that the industrial market in Pinellas County is still challenged by these same constraints. The study found that since 2010, only 25,000 sq. ft. of new non-owner occupied industrial product has been constructed in the North Pinellas submarket, which includes Clearwater, Tarpon Springs and Oldsmar. Ms. Sanderson said this represents 0.2% of the Pinellas market.

Eleven individuals spoke in opposition. Eight comments opposing Item 10.3 were received and read into the record by the City Clerk (see page

19).

The City Clerk said two emails opposing Item 10.3 were received after the email submission deadline.

The Council recessed from 7:57 p.m. to 8:05 p.m.

In response to questions, Ms. Sanderson said the current draft term sheet anticipates there will be annual lease increases of no less than 2% to the base lease amount. For each phase, the lease increases will occur annually and the City will realize them in the fifth year, readjusting the debt-lease rates to the current lease rate. The lease rate adjustments will be either 2% or CPI; the increase will not go below 2%. She said staff has been discussing the project with Harrod since February 2019. The public was engaged as part of the economic development strategic plan process in 2010/2011 before it was presented to Council for approval in 2011. The City Attorney said if the property is sold, the city charter requires the property to be placed for a bid and sold to the bidder with the highest bid above the appraised value for the purpose you are declaring it surplus. With a lease, the City declares it surplus but not required to go to bid, which is why Harrod Properties approached staff and reason why it is being presented to Council. She said the lease will be 65 years, with three 10-year renewals. If Harrod Properties were to become insolvent, the property would revert back to the City; in the event there was a mortgage, the lender would take over the project but the property would remain bound by the lease agreement and would still need to develop the property as provided in the lease. She said the City is not subordinating ownership of the property; the City will be the prior lienholder. Ms. Sanderson said some of the redevelopment constraints with the Hercules Avenue corridor is that there is a lot on unincorporated, making it difficult for the City to assemble parcels for development, or have parcels of varying sizes with aged facilities that no longer accommodate the type of manufacturing that occurs today. She said it would be very difficult to assemble this kind of development in multi-ownership scenario that would be required in the Hercules area. Planning and Development Director Gina Clayton said the project would require a future land use plan map amendment and staff would do an in-depth evaluation of the comprehensive plan at that time. The City Attorney said the item before Council is the preliminary step; staff will bring back the term sheet for council consideration in June. Staff will also bring forward proposed language for the November referendum and declare the property surplus for the purpose of IRT development; each requiring council action. In the timeframe between the referendum language being

approved and the November referendum, staff will move forward on the lease agreement and present Council a final lease agreement, which will be contingent on the referendum, land use plan map amendment and zoning change. During this time, the developer will file for a land use plan amendment and a rezoning amendment. The City Attorney said Council is not committing to anything tonight except for staff to bring back a term sheet and prepare the ballot language for a referendum. There will be several more public meetings prior to the referendum.

In response to a suggestion, Ms. Sanderson said what is anticipated is a substantial buffer to north of St. Andrews Cove II. At this stage, the proposed project has not gone through site plan review and the buffer distance is not known. The proposed aqua ranged will be located to the east of St. Andrews Cove and storm water pond to the immediate east.

In response to questions, the City Attorney said the referendum does not change the land use to light industrial. The referendum authorizes the City to lease the property for light industrial, subject to the change in the land use plan and zoning amendments; the amendments will go through the county and the state. The \$0.22 per square-foot rent cost is the negotiated number; if Council wishes another number, staff direction is needed.

Discussion ensued with concerns expressed that the site may not be the right location for the project, that the City should follow the recommendations in Greenprint and that although the project makes sense, many residents have voiced their support to maintain the site as green space. Comments were made that the proposed product is sorely needed in Clearwater, that the tenants will have to engage staff when pursuing permits for their build-outs, and that the golf course requires a lot of maintenance and water consumption. It was stated that the City has been accumulating green space over the past 20 years and that the standard is 4 acres of green space for 1,000 residents and the City has over 10.6 acres per 1,000.

It was requested that staff provide additional information on the rent comparisons for the area.

Councilmember Beckman moved to table Item 10.3. The motion was duly seconded and upon the vote being taken:

Ayes: 2 - Councilmember Bunker and Councilmember Beckman

Nays: 3 - Mayor Hibbard, Councilmember Hamilton and Vice Mayor Allbritton

Motion failed.

Councilmember Hamilton moved to authorize staff to move forward with the necessary steps to obtain approval for the redevelopment of The Landings Golf Course site as a light industrial center. The motion was duly seconded and carried with the following vote:

Ayes: 3 - Mayor Hibbard, Councilmember Hamilton and Councilmember Allbritton

Nays: 2 - Councilmember Bunker and Councilmember Beckman

10.4 Confirm COVID-19 Emergency Proclamation and adopt Resolution 20-22.

The City Attorney said the item before Council delegates the authority to the city manager to deal with the internal issues, such as opening the buildings.

Councilmember Hamilton moved to confirm COVID-19 Emergency Proclamation. The motion was duly seconded and carried unanimously.

Resolution 20-22 was presented and read by title only.

Councilmember Hamilton moved to adopt Resolution 20-22. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Mayor Hibbard, Councilmember Hamilton, Vice Mayor Allbritton, Councilmember Bunker and Councilmember Beckman

11. City Manager Verbal Reports

11.1 Clearwater Celebrates July 4th

The City Manager said Clearwater has a reputation for celebrating the Fourth of July. The fireworks vendor has a number of clients in Pinellas County and has asked all clients to indicate if they will proceed with their annual fireworks celebration by June 1. Parks and Recreation Events and Athletics Senior Manager Kris Koch reviewed options available that would avoid large gatherings and meet social distancing guidelines include: 1) Virtual Fireworks Show that would incorporate a comprehensive Tampa Bay Area production and pull resources from several municipalities, 2) a higher aerial display that would be visible to

the people across the greater Clearwater area, 3) Drive-in concept at an open field so individuals could see the display without exiting their cars, 4) Multiple small displays across the community instead of one big display. Mr. Koch said that the cities of Sarasota and Siesta Key and Sarasota County have cancelled their fireworks displays. He said some municipalities have postponed their displays to Labor Day. The City Manager requested council direction for the event.

In response to questions, Police Chief Daniel Slaughter said managing density would be a major concern as it would be similar to managing the beach on a holiday weekend. He said there is no indication that social distancing will not be encouraged throughout the summer. The traditional fireworks display is complicated and man intensive for the Department. Chief Slaughter expressed concerns with a virtual display that would broadcast small displays throughout the area as the locations would not remain a secret and that managing small displays throughout the community would also be man intensive and complicated. He suggested passing on planning such an event this year given the COVID-19 health emergency and the complications that managing such event would bring but if Council directs him to support the event, he will. Emergency Management Coordinator Jevon Graham said the CDC recommends the 6-ft. social distancing guidelines until a vaccine or therapeutics are available. He expressed concerns with planning a firework display because such an event would encourage crowds and discourage social distancing.

Councilmember Hamilton moved to forego a firework display this year due to the COVID-19 pandemic. The motion was duly seconded and carried unanimously.

11.2 Schedule a special council meeting on Thursday, June 11 at 9:00 a.m. for the purpose of a strategic planning session.

Council Policy 3-12 states, "Prior to June 1st of each year and prior to the development of the City Manager's proposed budget, the City Council shall meet in a strategic planning session(s) to review the five-year financial forecast and update as necessary, the City's Vision, Mission and Strategic Direction (Goals). From these documents a five-year strategic plan will be updated." Staff is recommending holding this session on June 11, 2020 at 9:00 a.m. in council chambers.

The City Clerk said seven emails opposing Item 11.2 were received after the email submission deadline.

There was council consensus to schedule a special council meeting on

June 11 at 9:00 a.m.

June 2, 2020 Special Work Session

The City Manager said staff is preparing for the special work session and requested council feedback on how much technology is needed. He said in the past the renderings and drawings were used and placed on a table but today consultants can use monitors to show the renderings.

Discussion ensued with suggestions made that enlarged diagrams with all of the Imagine Clearwater components.

Assistant City Manager Michael Delk said it may be difficult to maintain the social distancing guidelines if Council and staff are referring to paper documents. He said the technology used by the consultants allows the 3 dimensional views to be placed on the monitors. He said the consultants have completed a 3-dimensional view of what the amphitheater would look like in the C scenario, which is pointing to the back of the library. The consultants may be able to create a view for the A and B scenarios.

It was stated that if the consultants are able to provide different views, the use of monitors will be fine.

12. City Attorney Reports – None.

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

Vice Mayor Allbritton said he is looking forward to the Imagine Clearwater special meeting. In response the video played during Citizens to be Heard, he said he was downtown this afternoon and talking to people and everyone loves the set-up with street dining and he thinks Council should talk about the time limit on allowing it and discuss the possibility of a pedestrian mall at a future meeting.

Councilmember Bunker said at Monday's worksession small businesses were supposed to come forward and talk about their experiences. Philly Joe's owner said he couldn't make it because of all the business from the weekend before, they had to prepare for the week.

Councilmember Beckman thanked all city staff for speaking with her and providing information. She thanked all residents who are calling and reaching out to communicate what is important to them. She said she is getting to know what people care about and is learning something every

day. She said she would like to propose allowing citizens to make phone comments for council meetings even after COVID-19. She encouraged all to check their voter registration and sign up to vote by mail, and reminded all to complete the census. She said she hopes that everyone has a wonderful Memorial Day and reflect on the purpose of the day. Please wear your mask around other people.

Councilmember Hamilton said former Councilmember JB Johnson used to say, "We can disagree without being disagreeable." Always try to remember that especially on the dais. He said we all need to think twice before hitting send button when it comes to social media. After Monday's worksession, Councilmember Bunker went to Facebook and talked about the discussion. Bunker's response was a poor representation of what I was thinking. If anyone has documented proof of any illegal act, I'll hold the door open to present to law enforcement, but to say we are fine by not doing anything is not an accurate representation of my position. Mr. Haluba is usually amusing to me, but if taking a shot at physical physique makes him feel like a better person, go for it. I've been insulted by better people. Regarding Ms. Lanza's comment regarding the City Attorney's retirement, she is out of line and does not have an idea of what Ms. Akin's job is. I don't think she is in any position to stand in front of us with those statements.

14. Closing Comments by Mayor

Mayor Hibbard said there was good dialogue and debate at tonight's meeting. For those heading to Clearwater beach for the holiday weekend, please understand it is going to be busy, and check the Pinellas County beach capacity dashboard. This is safe boating week and hope we carry through the weekend and rest of the year. He said there is great news, Clearwater will be offering limited capacity summer camps. There will be lottery for camp spaces starting May 27th. All public library systems are opened and operating at 50% capacity. Curb side pick-up will be offered and the reading program will be offered this summer. All recreation center pools and fitness centers have reopened. He reviewed upcoming events and asked all to pause and think about all who sacrifice for the freedoms we enjoy and remember the sacrifice they made.

15. Adjourn

The meeting adjourned at 9:44 p.m.

Attest

Mayor
City of Clearwater

City Clerk

City Council on 2020-05-21 6:00 PM

Meeting Time: 05-21-20 18:00

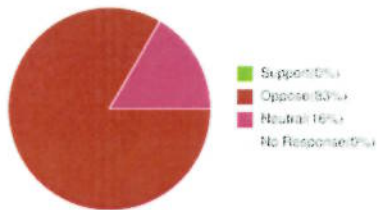
eComments Report

| Meetings | Meeting Time | Agenda Items | Comments | Support | Oppose | Neutral |
|------------------------------------|----------------|--------------|----------|---------|--------|---------|
| City Council on 2020-05-21 6:00 PM | 05-21-20 18:00 | 31 | 6 | 0 | 5 | 1 |

Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



City Council on 2020-05-21 6:00 PM

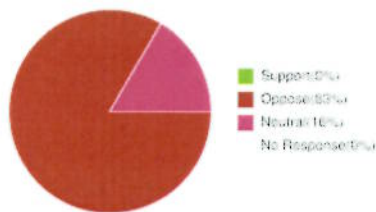
05-21-20 18:00

| Agenda Name | Comments | Support | Oppose | Neutral |
|--|----------|---------|--------|---------|
| 10.3 ID#20-7775 Authorize staff to move forward with the necessary steps to obtain approval for the redevelopment of The Landings Golf Course site as a light industrial center. | 6 | 0 | 5 | 1 |

Sentiments for All Agenda Items

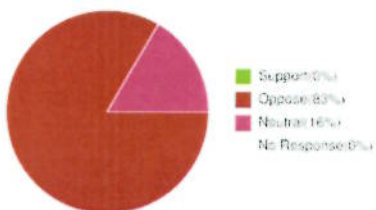
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Agenda Item: eComments for 10.3 ID#20-7775 Authorize staff to move forward with the necessary steps to obtain approval for the redevelopment of The Landings Golf Course site as a light industrial center.

Overall Sentiment



Liz Drayer

Location:

Submitted At: 4:44pm 05-21-20

There are numerous reasons not to rezone this golf course for industrial use.

There is already an industrial area near Hercules Road, containing 8 sites listed on the Department of Environmental Protection's contamination map. This means these facilities are violating legal requirements and have been ordered to clean up contamination. We don't need more operations that pollute our water, air, soil, and the fish we eat. "Light" industry does not equal "clean" industry.

Further, expansion of the current industrial zone will set a precedent for more industrial land use, changing the character of Clearwater, and not for the better. Other parts of Pinellas accommodate light industry, and the proposed facility can be located in one of those. Let's confine these activities to limited areas where they can be more easily monitored and contamination contained.

Further, Clearwater's Comprehensive Plan discourages this kind of rezoning. In particular, it calls for redevelopment of abandoned, idled, brownfield properties, while maintaining and enhancing open space vital to

the city's economy.

Finally, we need to protect the scarce open space we have left. With the county population increasing, this need is even more urgent. Large green tracts such as the golf course provide numerous benefits, including filtering of pollutants, absorption of carbon dioxide, absorption of rain and alleviation of flooding, habitat for diminishing wildlife, nature viewing opportunities and recreation for residents.

The federal government failed to contain the COVID 19 pandemic and we're now feeling the economic pain, but this does not justify rushing into bad decisions that will plague us after we regain our financial footing. I request that you reject leasing the Landings Golf Course for an industrial park.

2 thomas christopher

Location:

Submitted At: 10:07am 05-21-20

If city leaders care to see what light industrial/manufacturing does to homes next door come by my home at 1750 Braxton bragg lane. We are been covered by dust on a weekly basis for several years now from a dump/process station and concrete crushing mill. Sarnago and sons. Clearwater city trucks use it too though they have their own transfer station a mile away, the constant noise from large trucks in and out 10 plus hours an day, The city can find a place that's not 40 feet from bedroom windows.

Thomas Christopher

1750 Braxton Bragg 33765

727-656-0096

3 Kathy Flaherty

Location:

Submitted At: 12:34am 05-21-20

I oppose this for 4 reasons:

1, The city needs all the green space it can have. The county is already over developed. I have noticed that all the new construction sites have removed every tree - there is no green space left. The city used to be known as a tree city - I am sure with the removal of so many trees over the past year this designation is gone.

2. There are vacant areas up and down US 19 - why not use one of those locations?

3. It will also bring more traffic to an already congested area.

4. There needs to be more information before any vote - as this was just announced last Friday to some council persons.

4 Maura Hedrich

Location:

Submitted At: 11:01pm 05-20-20

Mayor Hibbard and Council Members,

- I am a 36 year resident and tax payer of Clearwater. I visit Clearwater Beach once every two years.
- An average of 30 acres is needed to build a par 3 golf course. Will there be a golf course during development?
- We are heading to a historical recession. It's time to prepare for lean times and anticipate a loss of small businesses and revenue from numerous properties.
- What was the process for Harrod Properties to be chosen to lease this property?
- Who were the City Council Members when Harrod Properties was chosen?
- When will Harrod Properties begin paying the city?
- What will the anticipated percentage of profit from the occupants?
- Will the lease revenue paid to the city increase as the leaser profit margin increases?
- What will be the penalties for not completing the entire project before 2028?
- Is there a guarantee of occupancy from Harrod Property ?
- What companies will occupy Phase 1?
- What is the range of square footage companies will rent?
- Who will be responsible to lease these spaces?
- Spring 2022 Phase 1 might be finished with Phase 2, 3 years later, what will the property usage be until Phase 4 is completed in 2028 – 2029?
- How many empty large buildings/parcels are vacant in the city now and not providing revenue to the city? With a Google search, there are numerous properties for sale with others not even listed. In six months there will be more.

As a resident I need answers to all of these questions before I will be ready to vote on a referendum to declare The Landings property a surplus to be leased.

I am also not willing to give up "green space" for another building for light manufacturing when there are numerous properties that can be raised or revitalized and be leased.

There are many other ways to increase diverse job opportunities in Clearwater in a quicker time frame which is necessary as the jobless rate is at historic high. Jobs are needed now, not in 5 years.

Maura Hedrich

5

Russ Gabel

Location:

Submitted At: 8:33pm 05-20-20

I watched the meeting Monday, April 18th on this topic and I have some questions and comments on proposing 77 acres get rezoned from RECREATION TO INDUSTRIAL use.

I was recently informed about city's plan to move forward so I looked more information and did not find any details.

- Did the City consider all uses for this land? If so, is there a report I can see? Did we ask the citizens how they want the land used and what did they say? And how recently did we ask?
 - Do we have a detailed plan for this project? Are there restriction on what the lessee can do or not do when it comes to tenants, chemical and/or pollutants, traffic, tax revenue return, etc?
 - Were there other locations considered? Or did we consider renovating unused or underutilized existing properties?
 - Was a review done how this impacts Healthy living in Clearwater? Was there a review done under the guidelines of the green print plan or the city's sustainability coordinator?
 - Do we normally vet developers for financial solvency? If they become insolvent are there contingency plans?
 - I heard during Monday's meeting the mention there was an economic study, was that pre COVID-19? Do we know what the economy is going to look like in the next 5 years? We might want to take our time and see how the world settles. Maybe some other interested party might have different ideas for 72 acres of Clearwater property.
 - One final note: Then right after this discussion the next item on the agenda was a history on how the Scientologist long term plan is to make Clearwater a Scientology city..... coincidently we have one developer interested in the property. Do we really know who ends up using this property?
- Before we decide on converting and leasing valuable recreational city owned land we the citizens, need more information. We want to know exactly what the plan is; once we turn over this land, we will never get it back.

Russ Gabel

305 N Hillcrest Drive

Clearwater, FL 33755

6

Elizabeth Davis

Location:

Submitted At: 7:49pm 05-19-20

As a 35 year resident of Marymont Park, just off Airport Road, I would like to comment about the potential and possibility of new construction on the current golf course property. I would expect requirement for green construction guidelines, that would include solar, and perhaps a denser than minimum level of required trees and plant material. Since many old oaks and laurel oaks were removed from Drew Plaza and then Crest Lake, this would be a perfect opportunity to "correct and improve" our green footprint for the next 20 years. No business should produce emissions, or runoff that could impact Allen's Creek and surrounding neighborhoods. We have lived with the concrete dust for years. We would not want our air or water quality to be impacted by any new business. Part of their construction permitting could even require planting of trees on the now vacant Marymont park, just south on Airport road.

I think the addition of business and jobs here is fantastic. I appreciate the maintenance of Airport Road as a neighborhood road. Hope our old Marymont baseball field can be "tree'd" for shade, maybe a path, and support for our neighbors and kids. It might even be a nice break for the employees of the Landings.

Call, Rosemarie

From: Heimlich, Barbara J <Barbara.Heimlich@baycare.org>
Sent: Wednesday, May 20, 2020 2:33 PM
To: ClearwaterCouncil
Subject: THE LANDINGS GOLF COURSE, CLEARWATER FLORIDA/PER CITY COUNCIL MEETING VOTE

CAUTION: This email originated from outside of the City of Clearwater. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I AM TOTALLY AGAINST TURNING THE LANDINGS GOLF COURSE LOCATED ON AIRPORT ROAD BEHIND MARYMONT PARK INTO AN INDUSTRIAL PARK. I VOTE NO,NO,NO,NO. I LIVE AT 1917 GILBERT STREET, WHICH IS DIRECTLY ACROSS THE STREET FROM THE GOLF COURSE. I DO NOT WANT AN INDUSTRIAL PARK IN MY FRONT YARD!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

BARBARA HEIMLICH
1917 GILBERT STREET
CLEARWATER, FL. 33765

I WOULD LIKE THIS TO BE HEAR AT THE CITY COUNCIL MEETING TOMORROW EVENING AT 6:00.

PRESENT DATE AND TIME:
Wednesday MAY 20, 2020

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*Rec'd 5/20/2020
Re # D3*

Call, Rosemarie

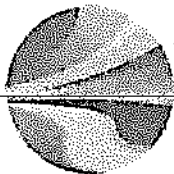
From: Burrows, Scott
Sent: Thursday, May 21, 2020 3:51 PM
To: Castelli, Joelle Wiley
Cc: Call, Rosemarie
Subject: FW: Landings Golf Course #10.3

Joelle,

Ms. Shermerhorn wanted to put this in an e-comment for the meeting tonight but for some reason it was giving her an error when she was signing in or signing up (I am not sure which). I am unable to put it in for her because it requires her email and password, should I create one under my City email and put this in there for her? Or is there a way you can add it to be read at the Council under ecomments?

Thank you,

Scott Burrows
Executive Assistant
City Manager's Office
City of Clearwater
tel: 727-562-4055



CLEARWATER
BRIGHT AND BEAUTIFUL • BAY TO BEACH

From: linda schermerhorn <schmerhorn2009@hotmail.com>
Sent: Thursday, May 21, 2020 3:36 PM
To: Burrows, Scott <scott.burrows@MyClearwater.com>
Subject: Landings Golf Course #10.3

CAUTION: This email originated from outside of the City of Clearwater. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City of Clearwater Council Members - My name is Linda Schermerhorn - I reside at 623C North Keene Road in Clearwater, Florida at St. Andrews Cove I Condominiums - I have resided at this address for 27 years - My condominium overlooks the Landings Golf Course - I purchased my condominium in 1993 because of its close proximity to the Landings Golf Course - I strongly oppose the re-development of 65 acres of this 77 acre parcel of land into a light industrial park - The Landings Golf Course is located on a pristine unspoiled area of Pinellas County that must be preserved for the enjoyment of the game of golf for future generations - To allow re-development of this property to accommodate a light industrial park would undermine years of enjoyment spent in the great outdoors at one of Pinellas County's most beautifully landscaped & meticulously cared for golf courses - Thank you for your time.

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