

# City of Clearwater

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



## Meeting Minutes

**Thursday, December 17, 2020**

**6:00 PM**

**Main Library - Council Chambers**

## **City Council**



## Roll Call

**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, Rosemarie Call – City Clerk, and Nicole Sprague – Deputy 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. in Council Chambers at the Main Library.*

### 2. Invocation – Mayor Hibbard

### 3. Pledge of Allegiance

### 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 December Service Awards

*Two service awards were presented to city employees.*

#### 4.2 2021 Legislative Session Update - Peter Dunbar, State Lobbyist

#### 4.3 Environmental Advisory Board Presentation - Sarah Kessler, Lead Environmental Specialist

*Chair Jared Leone reviewed the Board's annual accomplishments and presented council with a draft resolution formalizing the process for Council to get feedback from the Board on projects deemed appropriate.*

*In response to questions, Mr. Leone said the 30% threshold was based on board discussion. Vice Chair John Thomas said the Board Members felt that the project was too far along at 60% to provide any feedback.*



*There is enough information at the 30% threshold to provide feedback on sustainability matters. Mr. Leone said he is comfortable with the Board's meeting frequency, which has been discussed frequently during his tenure on the board. The agendas are set by discussing topics with the Board and staff liaison. He said the Board is flexible to meet more frequently if needed.*

*It was suggested that the draft resolution be agendaed for a future discussion.*

## **5. Approval of Minutes**

- 5.1** Approve the minutes of the December 3, 2020 City Council Meeting as submitted in written summation by the City Clerk.

**Councilmember Hamilton moved to approve the minutes of the December 3, 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**

*Emmanuel Makryllos said his house was demolished in October while he was out of town, questioned the noticing process and requested a lien reduction. The City condemned the property.*

*The City Attorney said the City has an established process but it does not require the City go to a court. There is due process given but it does not require a judge to authorize that.*

*Jerry Collins expressed concerns with FDOT's pedestrian overpass project (US Highway 19 and Harn Boulevard) and requested the project be postponed until a study can review the anticipated vehicular traffic associated with a new housing development.*

*Larry Polnicky requested assistance with neighbor's barking dogs and requested consideration to allow an officer's observation count as the second required affidavit. He expressed concerns with local newspapers littering unwanted newspapers in driveways.*

*The City Attorney said the barking dog policy process is handled by*



*Pinellas County. She said staff will look at the newspaper concerns; past research shows that the issue is constitutionally protected because it is first amendment speech.*

*Deb Larkin submitted an email supporting green building standards on city owned properties, which was read into the record by the City Clerk (see page 23).*

*Ivana Kajtezovi submitted an eComment concerning the asphalt on Johns Parkway, which was read into the record by the City Clerk (see page 19).*

## **7. Consent Agenda – approved as submitted.**

- 7.1** Authorize the City Manager the flexibility to approve expenditures of Community Development Block Grant funds distributed for COVID-19 relief (CDBG-CV) as authorized by the United States Department of Housing and Urban Development (HUD). (consent)
- 7.2** Approve a Legal Services Agreement with Banker, Lopez, Gassler, PA, a law firm located in St. Petersburg, FL, for a five-year term from January 1, 2021 through December 31, 2025, pursuant to City Code of Ordinances Section 2.564 (I) (i), Exempt From Bidding, for a not-to-exceed total of \$800,000 and authorize the appropriate officials to execute same. (consent)
- 7.3** Approve the renewal of an Agreement with Commercial Risk Management, Inc. of Tampa, Florida, for the management and administration of workers compensation claims, from February 1, 2021 through January 31, 2022, pursuant to City Code of Ordinances Section 2.564 (I) (i), services associated with Workers Compensation exempt from bidding for a not-to-exceed total of \$25,000 and authorize the appropriate officials to execute same. (consent)
- 7.4** Approve a Purchase Order to DevTech Sales Inc. of Avon Park, FL, for the purchase of Itron Automated Meter Reading endpoints in an annual not to exceed amount of \$310,000, with two, one-year renewal options at the City's discretion per Clearwater Code of Ordinance 2.564 (1)(b) sole source and authorize the appropriate officials to execute same. (consent)
- 7.5** Authorize agreements for Employment Related Health Care Services with BayCare Urgent Care, LLC and Life Extension Clinics, Inc. for a total annual not to exceed amount of \$355,000.00 for the initial term of January 1, 2021 through December 31, 2021, with two one-year renewal options and authorize the appropriate officials to execute same. (consent)
- 7.6** Approve the collective bargaining agreement as negotiated between the City of



Clearwater and Communication Workers of America, Local 3179 (CWA) for Fiscal Years 2020/21, 2021/22, 2022/23 and authorize the appropriate official to execute same. (consent)

- 7.7** Approve a proposal by Construction Manager at Risk Khors Construction, Inc. of Pinellas Park, Florida in the amount of \$91,147.54 for the construction of a storage building and demolition of existing restroom building at Moccasin Lake Nature Park located at 2750 Park Trail Lane; transfer \$10,635.52 from CIP 315-93612, McMullen Tennis Complex and \$12,590.01 from CIP 315-93635 Park Amenities to Moccasin Lake Nature Park CIP 315-93648 and authorize the appropriate officials to execute same. (consent)
- 7.8** Approve a purchase order with M Gay Constructors, Inc. of Jacksonville, Florida per ITB 19-0035-PR, in the amount of \$169,470.40 for lighting the tennis courts at Morningside Recreation Complex and a change of scope of the Morningside Recreation Center Project CIP 315-93251 to include the lighting of tennis courts; transfer \$131,651.99 from retained earnings at first quarter and authorize the appropriate officials to execute same. (consent)
- 7.9** Approve adding three new full-time positions to the Parks and Recreation Department in order to provide enhanced maintenance for Crest Lake Park, approve a first quarter budget amendment allocating \$172,800.00 from general fund reserves and authorize the appropriate officials to execute same. (consent)
- 7.10** Approve Supplemental One Work Order to Engineer of Record (EOR) McKim and Creed, of Clearwater, Florida, in the amount of \$68,860 for Lift Station 25 Force Main (20-0017-UT), increasing the work order from \$148,614 to \$217,474 and authorize the appropriate officials to execute same. (consent)
- 7.11** Approve Supplemental One Work Order to Engineer of Record Stantec Consulting Services, Inc., of Tampa, Florida for Lift Station 16 in the amount of \$248,966, increasing the work order from \$198,608 to \$447,574 and authorize the appropriate officials to execute same. (consent)
- 7.12** Approve Supplemental Work Order 2 to Engineer of Record (EOR) Cardno, Inc. in the amount of \$73,600 to complete Archeological Excavation at the North Greenwood Cemetery, increasing the work order from \$60,846 to \$134,446 and authorize the appropriate officials to execute same (consent).
- 7.13** Approve the final plat for the Clearwater Gas Complex, physically located at 777 Maple Street, located on the Southwest corner of Myrtle Avenue and Maple Street. (consent)
- 7.14** Ratify and confirm Supplemental 3 Work Order to Engineer of Record AECOM, of Tampa, Florida, for the Sunset Point Road at Betty Lane Utility Relocation Project (17-0012-UT) in the amount of \$32,612, increasing the work order from \$85,828 to \$118,440 and authorize the appropriate officials to execute same. (consent)



- 7.15** Approve a Maintenance Memorandum of Agreement (MOA) with the State of Florida Department of Transportation for the maintenance of the aesthetic features and components related to the City of Clearwater identification signage and associated lighting on the pedestrian bridge crossing US 19 at Harn Boulevard and authorize the appropriate officials to execute same. (consent)
- 7.16** Authorize equipment leases with Hewlett-Packard Company, of Murray Hill, NJ, for desktop, laptop, and tablet computers, for the term of January 1, 2021 through July 31, 2021, in an amount not to exceed \$280,000 in accordance with City Code of Ordinances Section 2.564 (1)(d) Other Governmental Entities Bids, and authorize the appropriate officials to execute same. (consent)
- 7.17** Ratify and confirm additional computer leasing obligations and expenditures over the 2017-2020 leasing period; approve an increase to Contract No. 900099 in an amount of \$680,000, for a new total of \$2,150,000 to Hewlett-Packard Financial Services Company, of Murray Hill, NJ, for desktop, laptop, and tablet computers, and authorize the appropriate officials to execute same. (consent)
- 7.18** Request for authority to settle case of City of Clearwater v. Wyllie, et al., Case No. 18-6639-CI. (consent)

**Vice Mayor Allbritton 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** Accept the 2020 Local Housing Incentive Strategy (LHIS) Report developed by the Affordable Housing Advisory Committee (AHAC). (APH)

Florida Statute Section 420.9076 states that counties and cities receiving State Housing Initiatives Partnership (SHIP) program funds are required to appoint an eleven-member Affordable Housing Advisory Committee (AHAC). The statute further provides that the committee be made up of members from a specific industry or a specific group as identified in the statute. The requirement was largely met through the use of the City's existing seven-member Neighborhood and Affordable Housing Advisory Board (NAHAB). City staff recommended Council appointment of four additional committee members. The City Council adopted Resolution No. 20-50 that created and appointed the AHAC.

The duties of the AHAC included reviewing policies and procedures,



ordinances, land development regulations and the City's adopted comprehensive plan and recommending specific actions or initiatives to encourage or facilitate affordable housing.

Per state statute, at a minimum, the AHAC reviewed and made recommendations on the following:

- (a) The processing of approvals of development orders or permits, as defined in F.S.163.3164 (7) and (8), for affordable housing projects is expedited to a greater degree than other projects.
- (b) The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
- (c) The allowance of flexibility in densities for affordable housing.
- (d) The reservation of infrastructure capacity or housing for very-low income persons, low-income persons, and moderate-income persons.
- (e) The allowance of affordable accessory residential units in residential zoning districts.
- (f) The reduction of parking and setback requirements for affordable housing.
- (g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- (h) The modification of street requirements for affordable housing.
- (i) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- (j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- (k) The support of development near transportation hubs and major employment centers and mixed-use developments.

In September 2020, the Economic Development and Housing Department contracted with Wade Trim, Inc. to help facilitate AHAC discussions. Wade Trim coordinated the preparation of the Local Housing Incentive Strategy report in cooperation with City staff and the AHAC. The LHIS encompasses the definition, vision, strategic focus areas and incentive recommendations in order to facilitate the development and preservation of affordable housing in the City of Clearwater. The AHAC convened on three separate occasions in order to develop and identify the value of affordable housing, identify the principles for Clearwater's affordable housing and develop/confirm a vision statement to be included as part of the LHIS.

The AHAC members focused on the values that affordable housing brings to the City of Clearwater. The AHAC recommended the continuation, with slight modifications in some cases, of recommendations made by prior AHAC committees. The AHAC further recommended City staff continue in its participation in the development of the Pinellas County Countywide Housing Strategy. The Committee also recommended staff consider increasing the amount of the maximum Down Payment Assistance (DPA) loan in its DPA strategy funded by State and federal money. The committee focused particularly on three areas aimed at encouraging development of affordable



housing:

- Recommended enhancement of the City's Affordable Housing webpage to include informational and educational materials and mentorship information for developers.
- Recommended strong consideration be given to increasing the allowability of accessory dwelling units in residential areas during staff's forthcoming update of the Comprehensive Plan.
- Recommended staff prepare a study to determine the financial, legal, and administrative feasibility of reducing, refunding, or redefining (by unit size) the costs of impact fees and/or permitting fees related to the development of affordable housing.

The LHS report has been due every three years on December 31st of the year preceding the submission of the Local Housing Assistance Plan (LHAP). The report must be submitted to the City Council by December 31, 2020. Changes to Florida Statute now require the AHAC to convene, and the LHS report to be updated, annually.

This year's LHS includes recommendations that were approved by the AHAC on December 15, 2020. By March 31, 2021, the City Council will be asked to adopt an amendment to the LHAP to incorporate the strategies it will implement for the City. The amendment must include, at a minimum, the State required incentive strategies outlined in the LHS.

*In response to a suggestion, Economic Development and Housing Assistant Director Chuck Lane said there are many lots in the North Greenwood neighborhood that are 40 ft. by 90 ft. He said everything east of Martin Luther King, Jr. Avenue, north of Palmetto Avenue up to Cherry Harris Park are 40 by 90 lots, which is a challenge for traditional housing.*

**Councilmember Beckman moved to accept the 2020 Local Housing Incentive Strategy (LHS) Report developed by the Affordable Housing Advisory Committee (AHAC). The motion was duly seconded and carried unanimously.**

- 8.2** 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 1266 Sedeeva Circle North and pass Ordinances 9416-21, 9417-21, 9418-21 on first reading.

This voluntary annexation petition involves a 0.16-acre property consisting of one parcel of land occupied by a single-family dwelling. The property is located on the north side of Sedeeva Circle North approximately 380 feet west of North Betty Lane. The applicant is 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 on all sides; therefore, the annexation will eliminate an enclave. 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 Sedeeva Circle right-of-way. The applicant has paid the City's sewer impact and assessment fees and is aware of the additional costs to extend City sewer service to this property. Collection of solid waste will be provided by the City of Clearwater. The property is located within Police District II and service will be administered through the district headquarters located at 645 Pierce Street. Fire and emergency medical services will be provided to this property by Station #51 located at 1712 Overbrook Avenue. The City has adequate capacity to serve this property with sanitary sewer, 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 on all sides therefore, the annexation is consistent with Florida Statutes Chapter 171.044.



**Councilmember Bunker 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 1266 Sedeeva Circle North. The motion was duly seconded and carried unanimously.**

**Ordinance 9416-21 was presented and read by title only. Councilmember Hamilton moved to pass Ordinance 9416-21 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 9417-21 was presented and read by title only. Vice Mayor Allbritton moved to pass Ordinance 9417-21 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 9418-21 was presented and read by title only. Councilmember Beckman moved to pass Ordinance 9418-21. 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

- 8.3** Approve the annexation, initial Future Land Use Map designation of US 19 - Regional Center (US 19-RC) and initial Zoning Atlas designation of US 19 District for a portion of 2970 Gulf to Bay Boulevard, and pass Ordinances 9422-21, 9423-21 and 9424-21 on first reading. (ANX2020-10012)

This voluntary annexation petition involves 0.067-acres of property consisting of a portion of one parcel of land occupied by a vacant commercial building. It is located on the north side of Gulf to Bay Boulevard approximately 280 feet west of Bayview Boulevard. The applicant is requesting annexation in order to bring the entire property into the city's jurisdiction which will allow for a unified site plan. The property is contiguous to existing city limits in all directions. The annexation of this portion of property will eliminate an enclave. It is proposed that the portion of property be assigned a Future Land Use Map designation of US 19 - Regional Center (US 19-RC) and a Zoning Atlas designation of US 19, consistent with the remainder of the site.



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

- The property currently receives water and sewer service from the City. Collection of solid waste will be provided to the property by the City. The property is located within Police District III and service will be administered through the district headquarters located at 2851 N. 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 sanitary sewer, 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.7.2.5 Unincorporated property within the Clearwater Planning Area located within the US 19 Corridor redevelopment area shall be designated through an amendment to the Future Land Use Map with the appropriate future land use category upon annexation, consistent with the US 19 Regional Center, US 19 Neighborhood Center and US 19 Corridor future boundaries depicted on Map A-17.

- The proposed US 19 - Regional Center (US 19-RC) Future Land Use Map category to be assigned to the portion of property is consistent with the Countywide Plan designation. The US 19 - Regional Center (US 19 -RC) category primarily permits a mix of uses at a floor area ratio (FAR) of 2.5. The proposed zoning district to be applied to the portion of property is the US 19 District. The proposed use of the subject property as part of a larger commercial development is consistent with the uses allowed in the District. The proposed annexation is therefore consistent with the City's Comprehensive Plan, the Countywide Plan Map and Community Development Code; and
- The property proposed for annexation is contiguous to existing city limits in all directions. Therefore, the annexation is consistent with Florida Statutes Chapter 171.044.



*In response to a question, Planning and Development Director Gina Clayton said the existing building is being renovated for a Dunkin Donuts and two other uses. Parking will be located in the back.*

**Councilmember Bunker moved to approve the annexation, initial Future Land Use Map designation of US 19 - Regional Center (US 19-RC) and initial Zoning Atlas designation of US 19 District for a portion of 2970 Gulf to Bay Boulevard. The motion was duly seconded and carried unanimously.**

**Ordinance 9422-21 was presented and read by title only. Councilmember Hamilton moved to pass Ordinance 9422-21 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 9423-21 was presented and read by title only. Vice Mayor Allbritton moved to pass Ordinance 9423-21 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 9424-21 was presented and read by title only. Councilmember Beckman moved to pass Ordinance 9424-21 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. City Manager Reports**

### **9.1 Confirm COVID-19 Emergency Proclamation and adopt Resolution 20-63.**

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

**Resolution 20-63 was presented and read by title only.**



**Councilmember Hamilton moved to adopt Resolution 20-63. 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

- 9.2** Accept a 10-foot utility easement from 1990 N. McMullen Booth Road, LLC for the construction, installation and maintenance of city utility facilities on real property located at 3055 Union St. and adopt Resolution 20-59.

The Utility Easement will allow the City rights for construction, installation and maintenance of utility facilities on the commercial site where a memory care facility has been constructed.

The City Engineering Department recommends acceptance of the easement.

**Vice Mayor Allbritton moved to accept a 10-foot utility easement from 1990 N. McMullen Booth Road, LLC for the construction, installation and maintenance of city utility facilities on real property located at 3055 Union St. The motion was duly seconded and carried unanimously.**

**Resolution 20-59 was presented and read by title only. Councilmember Beckman moved to adopt Resolution 20-59. 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

- 9.3** Approve the 2021 State Legislative Agenda.

Each year, the City submits a list of legislative priorities for consideration by the state legislature during their annual 60-day session in Tallahassee. The City's legislative liaison works closely with city staff and the City's lobbying team in Tallahassee to draft a package that is beneficial to Clearwater, and to lobby that package locally and in Tallahassee. Preparation of the package involves determining areas of need, researching funding availability, identifying needed legislation, monitoring and evaluating current legislative issues.

*The City Clerk said, per council direction at the work session, the following items were added to the legislative agenda: provide an additional exemption that restricts the licensed carry of concealed weapons or firearms for ticketed concert events on public property, provide intergovernmental coordination that supports sustainability and resiliency*



*efforts at the county and municipal levels, expand Medicaid eligibility requirements to include households incomes up to 138 percent of the federal poverty level, and appropriations requests for Imagine Clearwater and North Ward Elementary.*

*In response to a question, the City Clerk said the proposed appropriation amounts are aggressive but staff understands that the requests may require several funding cycles. She said the City's lobbyists will begin identifying non-recurring funding opportunities that are suited for the appropriation requests. She said the legislative agenda includes a statement that the City supports the Florida League of Cities' legislative priorities; not all of the priorities are listed on the city's legislative agenda as there may be issues that do not align with the City's priorities.*

*Comments were made that Council received several emails regarding the priorities and approval of the legislative agenda be continued to next meeting.*

*An eComment supporting affordable housing as a priority, which was read into the record by the City Clerk (see page 20).*

**Vice Mayor Allbritton moved to continue Item 9.3 to January 21, 2021. The motion was duly seconded and carried unanimously.**

**9.4 Authorize the issuance of the waterfront bluff properties request for proposals.**

The City of Clearwater, along with the Clearwater Community Redevelopment Agency (CRA), are seeking requests for proposals from interested investors to help redevelop three sites in Downtown Clearwater. The City and CRA are seeking proposals for mixed-use development in order to bring more activity and economic regeneration to Downtown Clearwater. Ultimately, the City and CRA will be selecting qualified candidates to redevelop these sites. All three sites have waterfront views and close proximity to Downtown amenities. The first location, the Harborview Site, is about 1.43 acres and is located at the north east corner of Osceola Avenue and Cleveland Street. This site will have the highest priority due to its location on a major commercial corridor and at the entrance of the redevelopment and the now under construction Coachman Park. The second location, the former City Hall Site, is about 2.60 acres and is located at 112 South Osceola Avenue, which is at the northwest corner of Osceola Avenue and Pierce Street. The City and CRA are exploring options for a cultural attraction along with additional options for redevelopment on remaining portions of the parcel. The third and final location is the Pierce Street



Site, also referred to as the former CMA lot, located on the southwest corner of Osceola Avenue and Pierce Street, directly south of the City Hall Site. This site is a 1.23-acre vacant parcel also contemplated for single or mixed-use redevelopment.

*Assistant City Manager Michael Delk reviewed the changes directed at the work session: included a statement that the bluff sites are located outside of the FEMA flood hazard risk areas, language regarding the city hall site has been amended to reflect that Council has not given direction to raze city hall and that staff is investigating the demolition of city hall, amended the target referendum date to later than March 2022, included reference that the City desires waterfront restaurants overlooking the park area, added requirement for public access from the Harborview site to the park, added language requiring public access from the city hall site to the park, added a strong preference to improve pedestrian access from Osceola Avenue to the park, added language that the City is open to the joint development of the city hall site and Pierce Street, to include the realignment of Pierce Street, and eliminated hotels from the list of items the City would not incent for projects along the bluff. He said he is working with Purchasing staff to ensure the RFP submission requirements and advertisements adhere to city ordinance. Mr. Delk provided copies of the revised evaluation criteria and said the percentage points for the sustainability criteria were increased.*

*In response to questions, the City Attorney said it is a best practice if councilmembers do not meet with anyone who will be submitting a bid once the RFP has been released. In addition, when questions come to staff and Purchasing, the answers are posted for all to view.*

*Discussion ensued regarding the potential land swap for the CMA site with comments made that the reference to the land swap should be eliminated from the RFP, that developers will propose to build green in exchange for incentives, and that incentives should be provided for buildings that exceed Silver LEED standards.*

*One individual supported a land swap with the Church of Scientology for the CMA site and supported eliminating the land swap reference from the RFP.*

*One individual submitted an eComment supporting increasing the sustainability evaluation criteria, which was read into the record by the City Clerk (see page 21).*

*Four individuals submitted eComments supporting requiring Greenprint*



*initiatives in all proposals, which were read into the records by the City Clerk (see pages 20-22).*

*One individual submitted an eComment opposing Item 9.4, which was read into the record by the City Clerk (see page 21).*

*In response to a suggestion, the City Attorney said if LEED certification is not required, it may be difficult to determine if the proposal meets the requirements. Many of the City's building code standards are based on the basic LEED requirements. Discussion ensued with council consensus to require proposals meet LEED silver standards, or other equivalent, at minimum, with bonus points for responses that exceed Silver threshold requirements.*

*Mr. Delk said the point system can be expanded to incentivize sustainability initiatives. Instead of selecting a specific LEED certification, include language that the incentive points will be heavily weighted for LEED certification. He anticipates responses will include those initiatives. He said the increased evaluation criteria will establish the expectation.*

*There was council consensus to eliminate any reference of land swap opportunities from the RFP.*

**Councilmember Beckman moved to require that the proposed language for RFP submissions must include design and construction that meets LEED silver level of certification or equivalent. The motion was duly seconded and carried unanimously.**

**Councilmember Hamilton moved to delete all references to the land swap from the RFP and, as of 8:45 p.m. today, the option of entertaining a land swap will not take place until the RFP process has taken its course. The motion was duly seconded and carried unanimously.**

**Vice Mayor Allbritton moved to approve Item 9.4, as amended. The motion was duly seconded and carried unanimously.**

*The City Manager said this is the last meeting of the year, culminating which has been a very challenging year. He thanked Council for their support needed to get through this pandemic.*



**10. City Attorney Reports – None.****11. Closing comments by Councilmembers (limited to 3 minutes)**

*Vice Mayor Allbritton said it has been a trying year for everybody. He said he enjoyed representing the citizens of Clearwater this year and he looks forward to next year being a better year. He wished all a Merry Christmas and Happy New Year.*

*Councilmember Beckman wished all a Happy Holidays and said it has been a pleasure to serve as a Councilmember. She said she hoped everyone stayed safe and enjoys time with their loved ones, even if it is over Zoom.*

*Councilmember Hamilton said he doesn't think 2021 can throw us a curveball we can't hit. He is looking forward to bigger and better things for our community and he hopes everyone stays safe. He said if you don't feel comfortable doing something, don't do it, and encouraged all to visit small businesses.*

*Councilmember Bunker wished all a Merry Christmas and Happy New Year. He said he looks forward to the coming year and getting out and meeting people in person. He said to be safe, careful, wear a mask had have a great holiday season.*

**12. Closing Comments by Mayor**

*Mayor Hibbard reviewed recent and upcoming events. He thanked city employees, first responders and hospital personnel for their efforts throughout the year and offered his condolences to Vice Mayor Allbritton and his family for the passing of his mother, Margaret Allbritton.*

**13. Adjourn**

*The meeting adjourned at 8:54 p.m.*

Attest

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Mayor  
City of Clearwater

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City Clerk



# City Council on 2020-12-17 6:00 PM

Meeting Time: 12-17-20 18:00

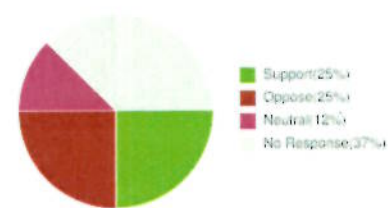
## eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
City Council on 2020-12-17 6:00 PM	12-17-20 18:00	44	8	2	2	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 2020-12-17 6:00 PM

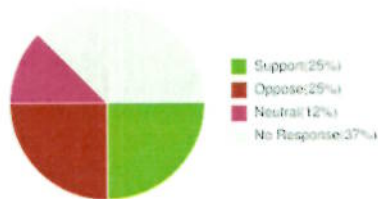
12-17-20 18:00

Agenda Name	Comments	Support	Oppose	Neutral
6. Citizens to be heard re items not on the agenda	1	0	0	0
9.3 ID#20-8532 Approve the 2021 State Legislative Agenda.	1	1	0	0
9.4 ID#20-8581 Authorize the issuance of the waterfront bluff properties request for proposals.	6	1	2	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 6. Citizens to be heard re items not on the agenda

#### Overall Sentiment



#### Ivana Kajtezovi\_

Location:

Submitted At: 9:36am 12-16-20

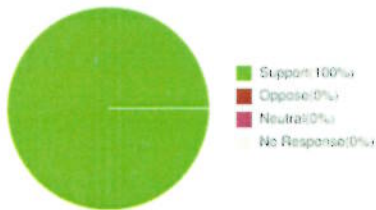
Hello, I live on Johns Parkway in Clearwater. Two months ago, I emailed the City Council and the Mayor's office and have submitted an inquiry through Accela. I have not heard back from anyone in the government, other than an acknowledgment that my submission has been received. Our road is perpendicular to the Bayshore Blvd. and McMullen Booth Road. There are so many issues with our street, but mostly, the asphalt has reached the end of its useful life. As you can see from the picture, there are gigantic pothole (still there as I type this, only bigger than this picture), as well as various chunks breaking off, mud sliding down the street with every rain, and each time it rains, there are new holes popping up. I only submit one photo as the website won't allow for multiple photos, but this is what the ENTIRE street looks like. To make matters worse, the street is very, very narrow (people think it is a one way street). During rush hour, cars cut through our street to avoid being stuck on McMullen Booth Road. They speed down the street despite the 25 mph limit, and each time they hit a pothole, those of us who are



walking our dogs get a nasty shower. Can someone PLEASE address this? It has been two months and no one has done anything and I don't know whom to turn to. We pay our taxes and we deserve to be treated better by our city government. Please address this. I will plan to attend the next City Council meeting. Thank you, Ivana K.  
3128 Johns Parkway, Clearwater 33759

Agenda Item: eComments for 9.3 ID#20-8532 Approve the 2021 State Legislative Agenda.

#### Overall Sentiment



#### Amy Gretsches

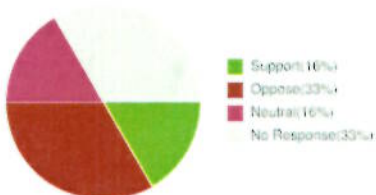
Location:

Submitted At: 2:33pm 12-16-20

I am so glad to see Clearwater city staff prioritizing affordable housing. I certainly hope that the council concurs. I also support the opposition of legislation that would erode local self-government (Home Rule). It is so important for Clearwater to retain this right that the citizens of Florida voted on 53 years ago. I would like to see the council consider a few other priorities be added to this list. One is the help those most vulnerable by expanding Medicaid in Florida. The second is to incentivize clean energy in all areas of the city's business - short and long term. That's a priority that will pay off in the long and short term.

Agenda Item: eComments for 9.4 ID#20-8581 Authorize the issuance of the waterfront bluff properties request for proposals.

#### Overall Sentiment



#### Barbara Fisher

Location:

Submitted At: 8:10pm 12-16-20

I understand that when you evaluate subsequent proposals, you will not require substantial environmental action on the part of the builder: Five "bonus points" out of a 200+ evaluation is nothing. The City needs to be clear that environmental consideration must be embedded in development. The former city hall property and adjoining property can certainly be granted fewer design restraints on size, etc. but good environmental protections should be baked into the requirements, not treated as a niceties. I would go so far as to hold off on putting the Harborview tract out for proposals until we are assured that developers are serious about environmental



protections and ameliorations. The vista is beautiful now and speaks well of our city's appreciation for the waterfront.

**Jana Wiggins**

Location:

Submitted At: 5:37pm 12-16-20

The reason for the opposition is the lack of mandatory requirements for the construction to meet green and sustainable building requirements. It's time we stop lagging other cities close and far from us in requiring this in our city-owned building and renovation specifications. Following our Greenprint and other goals these requirements should not be bonus points but mandatory. We need this to be our best practices for our economy, health, and environment. You can see this Dunedin's code/language.  
[https://library.municode.com/fl/dunedin/ordinances/code\\_of\\_ordinances?nodeId=979940](https://library.municode.com/fl/dunedin/ordinances/code_of_ordinances?nodeId=979940) There are other cities that have this but Dunedin is the closest to us. Thank you for your consideration.

**Elizabeth Davis**

Location:

Submitted At: 4:18pm 12-16-20

To the Mayor and Council:

As you confirm your plan for the three new sites near the bluff, please insure a balanced "Triple bottom line",

- 1.) economic prosperity,
- 2.) environmental quality,
- 3.) community quality life,

not just a singular priority of economic prosperity. Change to balance the expectations of Greenprint. Even in 2009, you invested in energy improvements that saved the city \$9 million dollars. Often, as I am sure you know, you have to spend money to make money. Invest to save and reinvest the savings. Renewable energy on every new building should be the expectation.

Community education on Greenprint should begin with leadership from the Council. "Benefits of a green building last 80 years". That is from the December 2011 Greenprint. That math is probably more improved in this year of 2020.

Awareness, Inspiration, Action, Benefits- the well written and approved Greenprint plan. Now it is time to act. "One day you finally knew what you had to do... and began" Mary Oliver quote from the Greenprint plan of Clearwater.

It need not be more work, but to look around and embrace some of the standards from our neighbor city of Dunedin. Standards of building green are already profiled and ready to tweak to your needs. Every new building, city and otherwise, apartments, hotels, and housing developments of all kinds, would expect renewable energy. They can opt to fund renewables on our property, cover our playgrounds with solar panels, plant trees, but expect something from everyone. The long term profits they will enjoy deserve an investment for every resident of Clearwater.

Here are the details from Greenprint for you to lead:

Reduce the energy demand of existing private buildings through energy efficiency upgrades.

Decrease energy demand of existing city buildings and operations.

Replace conventional sources of energy with renewable sources.

Increase the resource and energy efficiency of new public and private buildings.

Once again, I look forward to the time you will invest educating each other and city staff to review and execute the Greenprint Plan of Clearwater.

**Laura Black**

Location:

Submitted At: 2:51pm 12-16-20

Back in 2011, Clearwater developed a framework called Greenprint that contained strategies to create a sustainable community. Greenprint sought a "competitive, vibrant, green future". The Greenprint report stated that "the city will lead by example by building all new municipal facilities to a nationally recognized high-level performance standard such as LEED".



This RFP for the development of three prime city-owned sites currently assigns a measly 5 bonus points for meeting green building standards. This should be a requirement for building on city-owned property, not just an insignificant bonus. This is a good opportunity to show the Clearwater community that you still stand behind the sustainability goals you set forth almost a decade ago.

**Amy Gretsich**

Location:

Submitted At: 2:47pm 12-16-20

I would support RFPs that require a minimum standard for sustainability and green building standards. This is something our neighbors in Dunedin have been doing for almost 10 years. Clearwater has a lot of catching up to do in this realm and it can't be put off any longer. Not only does green building pay off in terms of lower energy costs, water consumption and CO2 emissions, but it would provide additional publicity for the Imagine Clearwater project. Imagine a greener and more sustainable Clearwater. Not only residents, but also tourists, care about net zero developing. It is imperative that new building construction be certified by Florida Green Building Coalition or equivalent organization. We must increase our green space. As a former economist, I'm not alone in knowing that it pays off in economic terms. Finally, this is a crucial step to stem the tide of climate change and ensure that Clearwater exists for future generations to enjoy.

**Glenna Wentworth**

Location:

Submitted At: 2:08pm 12-16-20

Mayor Hibbard and City Councilmembers,

New construction on the 3 bluff properties is an opportunity to showcase Clearwater as a green, sustainable city that attracts eco-tourism. The proposed RFPs offering only 5 bonus points for nonspecific environmental standards are not sufficient to accomplish this. The proposed RFPs are also not in keeping with our city's sustainability plan, Greenprint, that calls for a commitment to green buildings and green jobs. Greenprint spells out specific national building standards such as LEED that are best practice for our economy, our health and our environment, yet these standards are not included in the proposed RFPs. Other cities in Florida such as Dunedin and Orlando have city policies requiring green building certification standards in new construction. Please consider including specific green building standards in these RFPs rather than just as bonus points. Thank you!  
Glenna Wentworth, 2227 Harn Blvd, Clearwater



## Call, Rosemarie

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**From:** Deb Larkin <djlarkin210@aol.com>  
**Sent:** Wednesday, December 16, 2020 11:34 AM  
**To:** ClearwaterCouncil  
**Subject:** council meeting  
**Attachments:** Go\_Green.docx

**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.

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Good morning,

Please read my attached comments at the council meeting tomorrow.

Thank you,

Deb Larkin



December 16, 2020

Dear Mayor Hibbard and council members,

Don't you just love where you live? Live where you love? I do. And I also like our city's name, Clearwater. Let's work to keep it clear and clean by going green. Our neighboring city Dunedin has already adopted Green building certification in September 2019. I would like Clearwater to adopt a similar certification, requiring green building standards on city owned properties.

As I'm sure you are all aware, our stormwater infrastructure has been deteriorating due to age and volume and is maxed out. We are seeing more stormwater infrastructure failures every month. Green building certification will minimize the strain on Clearwater stormwater by decreasing water run off to storm sewers. Also, Green building will produce less pollution and waste.

Let's not forget to mention economic reasons to go Green. Tax deductions, incentives, tax credits or rebates for specific construction and renovation projects. With the economic savings we can bolster up our failing infrastructure.

Environmentally going Green protects our ecosystem, improves water and air quality and contributes substantially to a better overall quality of life. In other words, the general health of our residents will improve.

Go green is good for our city, good for our people, good for our parks and good for any future endeavor. Our city slogan "it starts in parks" is really true. Saving land from development is just one part of going green. Creating buildings or renovating buildings using, green building standards, or LEED APS [Leadership in Energy and Environmental Design Accredited Professionals] is the other.

Please take the time to consider the above and I thank you for this consideration.

Deb Larkin