



## **CITY COUNCIL MINUTES**

Oldsmar Council Chamber  
101 State Street West  
Oldsmar, Florida

Date: **Tuesday, December 7, 2021**

Time: **7:00 p.m.**

**Mayor Eric Seidel called the Tuesday, December 7, 2021 City Council meeting to order at 7:00 p.m. Council Members present: Steve Graber, Dan Saracki, Andrew Knapp, and Katie Gannon. Council Members absent: None. Also present were: Al Braithwaite, City Manager, Tom Trask, City Attorney, and Ann Nixon, City Clerk.** Trask gave the invocation followed by the Pledge of Allegiance to the Flag.

### **CITIZENS' OPEN FORUM:**

**Suda Yantiss-Colon, 402 Arlington Avenue East** – gave a quick thank you to the Council, city staff, Miss Suda's Dancers and the Oldsmar Old-Time Christmas Carolers. The performance at Christmas Wonderland was a well-attended event. Yantiss-Colon thanked the City Council for their continued support. In October, the OPAL Theater gave a performance of Shrek which was fantastic. Auditions were recently held for The Little Mermaid which will be performed at R. E. Olds Park on April 23, 2022.

**Dallas Rose, 600 Buckingham Avenue West** – stated this is his fourth appearance before the City Council addressing the St. Petersburg/Clearwater airport's relocated flight path from over Safety Harbor to Oldsmar. The airport relocated the Allegiant flight path in 2016. He and his neighbors have been forced to listen to southbound arriving flights all day and into the night, well after 11:00 p.m. They are also awakened in the pre-dawn hours. Rose stated he was told that the flight path assumed the former UPS flight path over the City. This flight path is over 30 years old and does not represent the current population of the City. He was also told that to get any relief, he would need to get with his neighbors and complain. This was the beginning of his 4-year complain campaign. They have proposed moving the flight path over the commercial Forest Lakes Blvd. This would be a small change with enormous results. Complaints continue to be recorded with the airport, with no solution. The number of flights has increased, and continue to increase over our City. Rose stated he was present tonight to recruit more help to attend the meetings with the St. Petersburg/Clearwater (PIE) airport. A noise study is necessary, and none were performed before the flight path was moved over Oldsmar. This affects many Oldsmar residences, Oldsmar Elementary School and R. E. Olds Park.

**Jarrod Buchman, 310 Washington Avenue** – officially announced his candidacy for Oldsmar City Council Seat 2. He has had great conversations with residents from all over Oldsmar including people who were unaware of the upcoming elections and some who have never voted in an election. Some people he talked to agreed with his view for the City, and some didn't. Some citizens have concerns for the City and want to see the right things done for our small town. Small town was something he kept hearing throughout this process. He thanked the Council and City staff for the time they are about to put in tonight discussing the future of the downtown. There has been much talk about misinformation. He challenged the Council, staff and residents to have constructive conversations about the issues. If you are unhappy about the process, discuss the process. If you are unhappy about the plan, discuss the plan. If you are unhappy with the Council, City staff or Charter Officials, discuss your concerns, but there is no place in this City to attack our Charter Officials or elected leaders. He challenged the City to better their communications. We are a small town with big ideas and a bright future. Buchman stated he was asked why he would want to run for City Council in such a toxic environment. He feels we have let the

national temperature of politics infiltrate our small town. We are better than that. This is not a Democrat or Republican issue. This is our City and he personally challenged everyone to do better. In the end, the City will be better for it. Buchman reminded everyone to vote on March 15<sup>th</sup>.

**Doug Bevis, 359 Bay Arbor Blvd.** – stated he is also a candidate for City Council Seat 2. He reminded everyone of the upcoming Second Friday event on December 10<sup>th</sup>, 6:00-9:00 p.m., next to City Hall. It will be Christmas themed. Bevis stated that after the last Council meeting, he reached out to Pinellas County Board of County Commissioners Chair Dave Eggers regarding the St. Petersburg/Clearwater airport noise issues. Commissioner Eggers stated this falls within their jurisdiction, and he has a better contact for the letter sent by the City to the FAA. Bevis stated he will follow-up to get an update.

**Knapp made a motion, seconded by Gannon, to Suspend the Rules of the Day and go right to Items 6 and 7. ALL IN FAVOR? MOTION CARRIED: 5:0 VOTE.**

**6. Public Hearing for First Reading of Ordinance 2021-25, amending the Comprehensive Plan to permit a density bonus for vertically integrated transit supportive mixed-use development, to clarify language regarding density/intensity and floor area ratio within the district, to clarify transient accommodations density within the CRD, to introduce balancing criteria requirements for density/intensity within the Coastal High Hazard Area, and to incorporate a new Property Rights element into the City of Oldsmar Comprehensive Plan, as required by Section 163.3177(6)(i), Section 163.3161(10), and 187.101(3), Florida Statutes**  
– Trask read Ordinance 2021-25 by title only.

**CITY MANAGER REMARKS:**

**Al Braithwaite, City Manager,** read the following statement: The agenda item being considered tonight is the first in a long line of necessary policy actions that will be required if we are ever to finally succeed in creating a walkable downtown, as we've been trying to do for over 15 years. In my capacity as City Manager, my opinion about whether this should happen, or what it should look like, is irrelevant. My job is to execute policy instructions expressed by the majority of the Council. In my standing as a city resident of over ten years, I want to share my opinion about what is before the Council tonight. While my opinion is no more important than any of yours, it seems to have fallen by the wayside that I am the only City employee who has been a part of the many attempts we've had at creating a successful development, since the very beginning. While I don't expect to change anyone's mind who is against what we are trying to do, I hope that my 22 years of service have earned me the right to be heard on the subject. I absolutely and wholeheartedly support what the Council is considering tonight, and hope that it passes. Here is why: The Community Redevelopment Agency, or CRA as it's known, was created by agreement with Pinellas County in the mid-1990's. For the past 25 years, we have received 100% of all Countywide taxes levied against property inside the designated area. The purpose of the agreement was to develop or redevelop the property within that geographical area. The County Land Use, from the very beginning, was "Activity Center", which is consistent with exactly what we are trying to do here. Anyone who lives within the designated Community Redevelopment District would know that this was planned for the area and has been so for the past 25 years. It is true that our discussions with this developer (the 8<sup>th</sup> since 2005 by my count), are partially responsible for the timing of this density incentive request. Jim Mason asked a great question at a recent Planning Board meeting when he said, "why haven't any of the prior attempts come to us before now?" The answer is that we didn't get far enough in the negotiations to decide on exactly what we would be asking for. That is our process, and we followed it then, as we are now. If you have a problem with the feeling that we are yielding power to a developer ... blame me. My job, once directed by Council, is to negotiate a deal that I think is worthy of submitting for Council approval. I decide whether what we are doing at the table is worth continuing, merits further discussion, or requires things like Comp Plan amendments, or anything else. You may or may not know this, but none of the Council currently know anything about any specific part of the

negotiations with this developer. We have all seen a picture, and yes, we know that part of the project is going to be residential apartments (the market) surrounding a garage. The Council does not know anything specific about what we've discussed, to date. We haven't been able to recommend a deal that was acceptable to both sides in any of those other attempts. For the first time during my time with the City, I think we've found a reputable developer in Woodfield. They have teamed up with the most highly regarded land use attorney in Pinellas County, have presented a project that will save us up to \$20 million (likely cost of the garage), put over \$100 million on the tax roll once complete and give us a fighting chance of succeeding in creating what we've been saying we wanted all along. It will be the anchor piece to a walkable downtown. The garage, something we've said we needed all along, won't even be visible to the residents because the apartments will be wrapped around it. While I totally understand anyone's right to simply say they don't like it, I don't understand why anyone is worried about trying to preserve their beautiful view of Tampa Road and 580? We've been accused in social media of wasting taxpayer money in this endeavor. Odd, because we were receiving accolades in years past for spending taxpayer money wisely to accumulate land in the CRA so we could develop it. In my humble opinion, the only way we will waste any money is if we don't develop these properties. Remember, for as long as we've owned them, they are not on the tax roll. That is already a problem. Making the entire property a park, for example, will be a financial disaster. We will maintain ownership, have all of the expenses associated with maintenance, add to the already stretched thin schedule of our Leisure Services personnel, and receive no additional help to the tax roll for doing so. In business, there is generally one way to enhance your financial position, and that is through revenue growth. In government, there are only two ways to enhance revenues ... economic development or raising taxes or fees. We all know how unpopular the second one is, so we should be very aware of our opportunities to develop property where we can, hoping to avoid the inevitable. I'm sure you've noticed, but things are getting more and more expensive, and that trend is not likely to change anytime soon. If we never intended on developing this property to its most valuable use, we should have decided that years ago. If we sell the property, we will have no control over its development, nor will the public. Felicia and I have been researching ideas for development (like the theatre, for example) for several years now. I can't tell you how many times we heard about how not having things to do downtown made it more difficult for our businesses to thrive. If they had visitors (vendors, corporate people) who could do more than just sit in the hotel when they weren't at work, the businesses would subsequently thrive, and, as a result, so would the City. I totally understand why the view of the physical structure could be troubling to those who would see it out their front door. I'm simply suggesting that we try to appreciate the bigger picture here. Other than the growing number of people saying they don't like the look of the rendering they saw, I don't see any other reason why we shouldn't be pursuing this full tilt. Real estate works in cycles, and we need to be placing the City in the best possible position to capitalize on the value of this property while we can. If we don't permit this potential density incentive, any future development is going to be limited, certainly any that would do anything financially beneficial for us. In my opinion, if that is the way this turns out, that is a mistake that will cost us for decades to come. To the accusation being made about us giving in to a developer, we've rejected deals for this entire time because we wouldn't give in to a deal that isn't as fair to the City as it is to the developer. We haven't agreed to anything yet. If this density increase never happens, it isn't likely that the area property will ever be developed into something that accomplishes what we have said we wanted for so long. If that's the way it plays out, then so be it, but residents will be suffering the result of what comes along with not executing the plan we've had all along. Even if it (the density increase) succeeds, the public will still get to express their opinion on all aspects of any proposed deal. It makes far more sense to me for us to wait that long before deciding against allowing this. Killing it probably does limit or eliminate any chance of creating a downtown, but approving it just establishes the framework by which the developers can work. With regard to property that we own, anyway, approving the density gives away nothing. It just increases the possibilities, and therefore increases the likely number of suitors. I don't see how anyone can honestly say that we've given anything away to anyone, since no one other than Felicia, Tom and I know the particulars of what has been discussed. In other words, allow the table to be set for what will likely be required to allow any development that developers will require, and you'll have plenty of time to tell us

how you think we've given away the farm when you see the actual Development Agreement. Couldn't you at least allow us to go that far? For whatever it's worth, in my 22 years of service to this community, it is my professional opinion that this is the closest we've ever been to a project that can succeed and will be a win for both sides ... ever. It might be visually uncomfortable for some residents, and I'm sorry about that. Be we are all sworn to be concerned about the good of the community as a whole, and our financial future is the most important thing to me. We've spent a lot of staff time and taxpayer funds to acquire this property, so it would be a mistake not to turn it into the most valuable thing we can, to make this City an even greater place to be, and a financially healthier one as a result. We all need to realize that moving forward with this is the best way to guarantee the financial future of the entire community. Thanks for listening.

#### **STAFF PRESENTATION:**

**Felicia Donnelly, Assistant City Manager** - stated that redevelopment has been a Council priority for many years. The intent was always to activate and develop an identifiable downtown. Donnelly showed a Power Point presentation of the history of the area and the timeline, beginning with the establishment of the Community Redevelopment Area (CRA) in 1994. In 1996, the City Council adopted the Town Center Plan, outlining the vision and strategies for the Town Center. In 1997, the City Council adopted the Town Center Code.

During the 2000's, the City acquired parcels to create a downtown next to City Hall and along St. Petersburg Drive. In 2006, a "Solicitation of Developer Interest and Request for Qualifications" was issued for the City Hall site. The request included the desire to have new urbanism: with commercial on the first floor and residential on the upper floors with a high density of 474,000 square feet of space up to six floors. A potential developer was selected, but an agreement could not be reached. In 2007, the Oldsmar Public Library was completed. In 2009, a new plan, REO Station, was created and presented after the previous efforts were not successful.

In 2010, another plan, Market Square, was presented for the City Hall site and an Oldsmar Station Area Plan was completed for the property next to the Library. In 2011, the Bank Building was renovated at 101 State Street West. In 2012, Market Square was approved, and in 2013, two Request for Proposals were issued. A developer was selected, but an acceptable agreement could not be reached. A Park Plaza concept was also created. In 2016, the Florida Center for Community Design and Research at the University of South Florida developed a long-range community design master plan for the CRA, and a community vision plan for the State Street area. The process including visioning work sessions and public meetings where the students presented their concepts resulting from these public interactions and site visits. This concluded with a CRA Master Plan and State Street Vision Plan which included 400,000 square feet of building spaces, including 137,000 square feet of residential, and six stories in height. In 2017, another plan iteration, Town Center Project Plan, was created. Also in 2017, the City engaged the services of CBRE Group, Inc. to present an Offering Memorandum to potentially acquire and develop the site adjacent to City Hall. This was distributed to over 4,000 investors and real estate developers between January 8 and April 30, 2018. No acceptable proposals were received. In 2017, the City received a proposal and negotiated with a developer for a 50-unit townhouse project next to the Library, but negotiations were not successful. In 2019, the City Council created a Town Center Concept Sketch with the input of community development leaders at two different Work Sessions, one in April and one in June. The City Council reviewed several unsolicited proposals for development including DFMAR, Simone Development, and Commonwealth Development at a Work Session in August. After that, the Council reviewed two additional unsolicited proposals from Prime Hospitality Group and Cohen Realty. In November 2019, Simone Development was selected for the City Hall site and Cohen Realty for the Library site.

In October 2020, the City Council received an unsolicited proposal from Devon Rushnell. Negotiations with Cohen Realty terminated in October. An unsolicited proposal was received from Woodfield Development in November. A text amendment to increase density for hotels in the TCCR was prepared in December. In January 2021, the City Council terminated negotiations with Simone Development. Two additional unsolicited proposals were received from Davis Bews Design Group and Prime Hospitality Group at a work session in February. The City Council approved the Woodfield concept plan and directed negotiations in March 2021. On March 21, 2021, the City advertised and invited development proposals for the City Hall site as required by FS 163.380 (CRA Rules). No additional proposals were received. In April, the City Council approved the Devon Rushnell concept plan and directed negotiations. On May 5, 2021, the City advertised and invited development proposals for the Library Site as required by FS 163.380 (CRA Rules). No additional proposals were received. On May 18, 2021, the City procured Calvin Giordano and Associates, Inc. to assist City staff in the analysis and processing of Code and Comprehensive Plan amendments.

Donnelly explained that a Development Agreement is an extra layer of process in the Land Development Code. There are many steps, as follows:

- A written request is received from the Property Owner to the City Manager.
- The City Manager places the item on the Council agenda to determine their desire to pursue negotiations.
- The City Council decides to pursue negotiations and instructs the City Manager to proceed.
- The Property owner submits a development proposal.
- The City Manager and staff review the development proposal.
- The City Manager and staff meet and negotiates with the property owner regarding development and terms and conditions.
- The City Manager determines if a tentative agreement regarding terms and conditions has been reached or is not obtainable.
- The City Manager reports the status of the negotiations to the City Council.
- Essential terms of agreement are presented in outline form to the City Council.
- The City Council reviews and votes to proceed with the creation of a Development Agreement.
- The City Council directs the City Attorney to reduce the terms to contractual form.
- The City Attorney creates a Development Agreement (including any detail negotiations with developer's legal representation).
- The City Manager transmits the Development Agreement to the Planning Board with the City Manager's written recommendation.
- The Planning Board reviews and makes a recommendation to the City Council within 30 days.
- The City Council conducts two public hearings on the Development Agreement.
- The Development Agreement is executed.
- Within 14 days of execution, the Development Agreement is recorded and submitted to the State.

**Tatiana Childress, Planning and Redevelopment Director** - stated this is a text amendment to the Town Center Code and the City of Oldsmar Comprehensive Plan. CA21-04 is a request to amend the Community Redevelopment District (CRD) Land Use category to allow a density/intensity incentive for mixed-use development that contains a mix of residential and non-residential uses within the same multi-story building for an area along Tampa Road/State Road 580. The proposed incentive would allow up to 65 units per acre for residential, 150 units per acre for transient accommodations, and a floor area ratio (FAR) of 2.0. Developments utilizing the incentive exceeding the current maximum density and intensity of the CRD category (30 units per acre and FAR of 1.0) would be required to provide hurricane evacuation, closure, and re-entry plans for their specific development. This amendment permits increases in density in the Coastal High Hazard Area (CHHA) to address the proposed bonus density and intensity within the specified area of the CRD category. The City of Oldsmar Future Land Use designation for this area is CRD – Community Redevelopment District. The City zoning designation is TCCR – Town Center Commercial Residential zoning district. The area eligible for a density/intensity incentive is located

south of Tampa Road and north of State Street/State Road 580. Childress explained this amendment is being proposed to facilitate redevelopment opportunities along the Tampa Road Corridor and State Street to incentivize sustainable vertically integrated development and to guide future development by promoting higher densities along multimodal corridors and to preserve or reduce density in established residential districts and environmentally sensitive areas. The proposed amendment is consistent with the standards of approval outlined in Article III, Section 3.14.4 of the City of Oldsmar Land Development Code, as follows:

1. The amendment will further implementation of the comprehensive plan consistent with the goals, objectives and policies contained therein.
2. The available uses to which the property may be put are appropriate to the property in question and compatible with the existing and planned uses in the area.
3. Sufficient potable water supply and facilities will be continuously available to serve the property.
4. Adequate sanitary sewer facilities, including treatment capabilities, will be continuously available to serve the property.
5. Sufficient traffic-carrying capacity will be continuously available to serve the property.
6. The amendment will not adversely affect the natural environment.
7. Adequate public facilities such as schools, parks, and libraries will be continuously available to serve the property.
8. The amendment will not constitute a grant of special privilege to an individual owner.
9. The amendment will not conflict with the needs of the neighborhood or the City.
10. The amendment will not adversely or unreasonably affect the use of other property in the area.
11. The amendment will not deter the improvement or development of other property in the area.

Offering a density/intensity increase along the Tampa Road corridor in this location will facilitate activity along State Street in downtown. It will provide an incentive to construct needed residential units on a second floor or higher, thereby reducing residential flooding/storm risk, while increasing the inventory of residential housing. Childress stated there are many benefits to vertically integrated mixed-use development. It creates additional housing options for residents, creates diversity in the community, reduces the cost to maintain public infrastructure, reduces the environmental footprint and helps to attract new employers. Concentration and diversity of activities creates vitality, a more secure environment, more attractive and better-quality town centers, less need to travel, less reliance on the car, more opportunity for public transport which all leads to social, economic and environmental benefits. The proposed amendment meets the Coastal High Hazard Area (CHHA) balancing criteria under Section 4.2.7.1 of the Countywide Rules. Vertically integrated mixed-use developments qualifying for a density/intensity increase incentive shall comply with Florida Statutes Section 163.3178(8)(a) and provide for hurricane shelter mitigation. Such mitigation shall include one or a combination of the following: payments of a hurricane mitigation shelter fee, contribution of land, or construction of hurricane shelters and transportation facilities. Such mitigation requirements shall be incorporated into a Development Agreement approved by the City in accordance with Section 14.7 of the Land Development Code.

Childress explained that statutory requirements related to the Comprehensive Plan in Chapter 163, Florida Statutes, were amended based on the most recent legislative session. House Bill 59 was signed by Governor DeSantis on June 29, 2021 and became effective on July 1, 2021. House Bill 59 adds Section 163.3177(6)(i), requiring each local government to adopt a Property Rights Element into their Comprehensive Plan to ensure that private property rights are considered in local land use decision making. Staff recommends approval of CA21-04, amendments to the City of Oldsmar Comprehensive Plan as presented.

Childress stated that together with the Comprehensive Plan amendment, the City must submit a Text Amendment to Section 3.7 – Town Center Commercial Residential (TCCR) District. CA21-03 is a request for a proposed code amendment to revise the TCCR zoning district to allow a density bonus for vertically integrated mixed-use development within the same multi-story building, secured with a Development

Agreement to provide clarifying language regarding density/intensity averaging and mixed-use development within the TCCR district. It will correct an inconsistency between the maximum floor area ratio in the TCCR district and the CRD Land Use category of the Comprehensive Plan. Article III, Section 3.13.2 provides standards for approval for proposed code amendments as follows:

1. The amendment complies with the comprehensive plan and advances the purpose of the Land Development Code.
2. The amendment will contribute to promote the community's welfare.
3. The amendment will not grant a special privilege to an individual property owner.

The Comprehensive Plan Amendment is being applied simultaneously to ensure consistency with the Land Development Code and the Countywide Rules. A density bonus is only applied to the TCCR and is only applicable for vertically integrated mixed-use development. The increases in density/intensity are below the maximums permitted by the Activity Center Land Use of the Countywide Rules in which the City's TCCR zoning district is located. Staff recommends approval to permit a density bonus for vertically integrated mixed-use development within the same multi-story building within the TCCR district, to correct an inconsistency between the maximum floor area ratio in the TCCR district and the CRD Land Use category of the Comprehensive Plan, and to provide clarifying language regarding density/intensity averaging.

#### **COUNCIL QUESTIONS FOR STAFF:**

For clarification purposes, Seidel stated we currently have 30 living units per acre right now. If this density/intensity incentive were to pass, what would the maximum units per acre become? Donnelly responded it would be up to 65 units per acre if the development met the criteria of a vertically integrated mixed-use development with a Development Agreement. Seidel asked, if it does not meet that criteria, would the units per acre remain at 30? Donnelly responded that was correct.

**PUBLIC HEARING:** Seidel explained each individual will have five minutes to speak. The City Attorney and City Clerk will assist in listening for the five-minute timer. He asked everyone to do their best to hold their applause to better allow everyone to be heard. Seidel asked everyone to listen to each other and not provide side commentary. As a courtesy, he stated he would attempt to identify those who are accompanied by small children and allow them to speak at the beginning. Seidel stated he would begin with a proponent and alternate back and forth with an opponent until everyone has spoken.

**PROPONENT: Dave Enos, 404 Shore Drive East** – stated he didn't need to use his notes because Braithwaite summed it up really well. We would still have flooded streets and muddy roads if we didn't progress. He sees this as a major step in the progression of a convenient, walkable downtown with nice restaurants and a way for the small businesses to survive. He fully supports the density increase.

**OPPONENT: Kristen Kielich, 612 Park Blvd.** – thanked the Council for letting them speak and listen to one another. She has been a resident of Oldsmar since 2014 and she is also a concerned resident. Kielich stated she feels the proposed density increase would weigh heavily on the local infrastructure. She feels the increase to 65 units per acre is too much. Kielich stated she is not oblivious to change and growth in the City, but over-density is not a good thing, especially for those living directly in the downtown area. She worries about what would happen to Park Blvd. as well as the safety of the many small children in the neighborhood. She also worries about the school becoming overcrowded. She doesn't disagree with having something fun downtown to benefit all citizens, she just disagrees with the density increase.

**PROPONENT: Maria Gould, 436 Lafayette Blvd.** – stated she is in favor of the project and the density increase. While she does respect everyone's opinion and concerns about it, she has had a bit of an insider's look into it. She has analyzed a lot of comments and has spoken directly with City officials.

Our outgoing City Manager couldn't have explained it better. Making no decision on the density increase is a decision. Something is going to happen on that property, and it could be something we don't want. This is a good project and Oldsmar has good leadership. Gould stated she has been a businesswoman for 30 years and has lived many places in her life. Oldsmar is wonderful and she intends to live here for the rest of her life, and she wants the best for Oldsmar. She would like to make investments in Oldsmar, not so much as a businesswoman, but as something fun to do in retirement, to be contributing to her community. Those plans are not going to happen without the density increase. Gould asked everyone to keep in mind that it is limited to that one area. She encouraged everyone to open their mind up a little more and talk to the City officials. Gould stated they are doing a good job and thanked the Council for the job they are doing.

**OPPONENT: Kari Sheets, 604 Park Blvd.** – stated she, her husband and two young children are one of the families who will be directly impacted by this. She thanked each individual Council Member and recognized that being a civil servant is tough. Sheets thanked Council Member Gannon for personally reaching out to her. In talking with the community, one of the things she has learned is that it is not so much a party or age issue, but a lot of folks she has met are not for it. She is not saying it couldn't be developed in another way and perhaps something else could be entertained. Since the Council is voted by the people, for the people, they are to put aside their own political beliefs and opinions. She thanked the Council for listening to everyone tonight and for letting her speak.

**PROPONENT: Ryan Kazinski, 358 Tavernier Drive** – stated he is a youth of the community and will be turning 18 this year. He loves Oldsmar. He grew up here but will never be able to afford to live here. The housing is super expensive now. He wants to specifically talk about the apartments. They are a way for people to create a home without having to buy a house. In 2021, the average homeowner age is 47. This is up from 35 in the 2000's. Millennials have stopped having kids so young because they can't afford to own a home. The average parent is now 29. In the past ten years, home ownership under the age of 30 has gone down 32%. Kazinski stated he feels being able to build something that is more affordable makes sense for our City and provides more tax income. They say if a city isn't growing, it is shrinking. He spent some time in Tallahassee recently and mentioned the neighborhood called College Town that is specifically commercial on the bottom with residential units above. It is a great place to live.

**OPPONENT: Robert Balch, 208 Chestnut Street S.** – stated he grew up in the area and has lived in Oldsmar for 35 years. He loved Oldsmar because of the way that it was, a very small town where everyone used to know each other. It's not like that anymore. Balch stated he is not against the Council doing something downtown. What he is against is the amount of density they are trying to push down their throats. He asked the Council to give the residents the opportunity to split the difference with them. He would love to see the Council do something downtown, but he is against 65 units per acre. He thanked the Council for their time.

**PROPONENT: David Wallace, 412 Shore Drive East** – stated he has been in Oldsmar for many years. He is for the density incentive, and it is very important. Wallace stated he knows Oldsmar must continue to grow. We must add retail shops, small businesses and parking to help the City grow. Without the growth, we will turn back. If we can't grow our City, it will turn in the other direction and that is what we don't need. Our City must be robust. Wallace stated growth won't occur unless we work for it.

**OPPONENT: Justin Culmo, 301 Park Blvd.** – asked how the Council likes the red signs that are out there. It seems like everyone wants one right now. It's very popular to be part of this project right now, whether you're for or against. Culmo stated that Larry Wing, who spoke at the last meeting, said this best; we're only trying to help. We're not on any opposing teams here. He stated he's not really understanding why a lot of people on Council are trying to turn this into kind of a fight between the citizens and the project people. We're simply telling you this is a bad idea. Larry and I bring a good



amount of understanding of the scope of this project. We understand all the factors and requirements that envelope the project and understand the financial benchmarks that a company like Woodfield needs to achieve to meet this particular financial goal. Culmo stated he doesn't think many people are able to grasp what 65 units per acre actually is or what a builder could do with those figures. To the best of his knowledge, Clearwater Beach has a limit of just 50 units per acre for residential units. It's not hotels, but residential only, they're not even that high. Early on, he had trouble wrapping his mind around how you actually fit 65 units per acre. To begin with, you either have to build up or you have to build really, really small units. After some proposal prints were shared, it appears to be the latter. He counted about 45 units on the ground floor, and 75 units on each additional floor of this particular building, and even that doesn't add up to 316. You would actually need to squeeze around 87 apartments on each floor of the upper floors and 55 on the bottom floor, and that adds up to 316 units. So that's 87 shoe box size units, no wider than a couple of parking spaces, plus the parking garage, plus the commercial buildings that all have to fit right in here. So, they're very, very small units. He sees this as density for the sake of density. It's nothing more than being able to collect rent. As they say, if you build it, they will come. More residents don't actually lead to more attractions. There's really no guarantee that we're going to see any of those attractions, especially if the City isn't thinking of what we're going to put in those areas to begin with. Culmo stated to him, this project can be summed up in one word, and that is: unforgiveable. An unforgiveable amount of land that we're giving up is pretty much going to be used for what looks to be like dormitory sized apartments, and very, very little given back to the community, very little that we can do. He would like to have something downtown; he likes to have a lot of stuff to do. Do what you have to do to give us new residents, give us communities, but not at 65 units per acre. This is the only thing he's against. Give us something that we can have slightly less residents, but more that's actually given to the people in this community because they really are dropping 65 units per acre right on his doorstep. That's where his kids play. That's how he gets to work. That's even where he has to evacuate if there is a hurricane or a flood, because this is a flood A Zone. He thanked the Council for listening.

**PROponent: Grady Pridgen, 240 4<sup>th</sup> Street N., St. Petersburg, FL** – stated he is in favor of the density increase. Al, Felicia and Tatiana did a great job of explaining it. Pridgen stated he has been a developer in the area for over 35 years. What they are saying is if this passes, nothing changes until the 23 steps are completed. This takes a long time, costs a lot of money, and involves many public hearings. It allows the City to have the opportunity to do something different. It is smart planning to put density on the major traffic corridor. This is a designated multi-modal area. More density makes mass transit work better. It also gives the employers in the area somewhere for their employees to live. Currently, the average commute is about 40 minutes. This is a \$100 million project which will generate around \$2 million a year; 1/3 goes to schools, 1/3 goes to police and 1/3 goes to the City and County. There is a declining school population in this area. This would help the schools both monetarily and with the student population. Oldsmar is lucky to be zoned for all A rated schools; it is a great place.

**OPponent: Grace Baboukis, 302 Park Blvd.** – stated that someone asked earlier why this issue had not been objected to before. She feels it is because the stakeholders (and every Oldsmar citizen is a stakeholder) have not been given the opportunity to view the plans. When St. Pete built the new pier, they had the plans laid out at City Hall for public comment. Baboukis stated that density is a huge issue. Really successful walkable downtowns all share something in common. The ones that last a long time and bring in a lot of people grow organically from the community. They are not a shopping center model. Baywalk in St. Petersburg did not go well. Channelside hasn't sustained well, but Ybor has. Ybor grew from the buildings and houses that were there that were refurbished and repurposed to become distilleries and glass-blowing shops. She feels we can meet in the middle with some housing, have some public area usage, but let's think about refurbishing some of the empty, worn-down buildings that are available to grow the downtown from what we have. Other buildings could be added that are more in keeping with the look that we want. The building that was built in Dunedin across from Bon Appetit is not a long-term answer.

**PROPONENT: Jon Sipera, 601 Washington Avenue** – stated this is an exciting night. He is completely in favor of the Council voting yes. Al said it all. Sipera stated he works for a land developer and at one time, they were looking to help develop downtown. The 35 units per acre doesn't work for a developer. More density is needed for the numbers to work. This was 15 years ago. Now building costs have gone through the roof so more units per acre are needed to make this work. Many people come to Oldsmar during the day to work. This is good because it helps keep taxes down, but now we need to develop State Street. The density increase is not all downtown. It is north of State Street along Tampa Road. The density incentive is for one small area, that everybody has to qualify for. This is a long process that costs a lot of money. If developers have to improve infrastructure, that's only going to help us downtown and everybody to the south. Sipera stated he is completely in favor and wants to see the businesses grow. He moved here in the late 1990's and has always wanted a downtown. The empty lots have to be maintained and are collecting no tax revenue at all. He urged the Council to vote yes. He would love to get to the next step to get the process going.

**OPPONENT: Dave McDonald, 124 Shore Drive Place** – stated that in the Christmas spirit, he agrees with Council Member Gannon which is a Christmas miracle. What she said two meetings ago that a land developer or a property owner who's outside this district would have to follow policies and procedures where they have impact studies, traffic studies, and all these other things that would have to be in place before any Council Member or any Council would consider 65 units per acre. However, he did a public records request. This Council has no reports, no agreement, and no plans available. He respectfully disagrees with what was said earlier about you follow the process. Your own staff recommended not to approve the flea market developer who wanted 45 units per acre because he didn't have all those things in place. You are not following your own policies if you vote yes tonight knowing that you don't have any of those things in place. Tatiana had made one comment that this building was not an environmental impact. How do you know that? There's no study on that. That's just a statement made by staff. There's no study to back that up. If you vote yes, tonight, you vote yes against the people who want to stop this. Look around you, look at this room, look at the signs down the road. There are 500 people going to our website. If you vote yes tonight, this is what you're saying: we're going to do what we want to do, when we want to do it, and how we want to do it, and we make our own rules to do it, because you're not following your own policies. These people in this room are here to tell you tonight, not only tonight, but they're going to tell you in the next election and in the next year's election what they think about you when you vote yes tonight.

**PROPONENT: Sheri Clarke, 501 Pine Avenue South** – stated she is in favor of the density increase to create a downtown we all have been wanting for decades. Clarke stated she bought her first home in Oldsmar in 1994. She raised her kids here. She has been involved in many things with the City and she loves Oldsmar. When the Town Center was first built, there were a few businesses; the sushi place, the original tap house. It was so exciting, but it didn't last very long and has been sitting vacant for all this time. Clarke stated she disagrees with the statement that was made that the Council is making this a battle or a division. She has not heard any of them speak publicly or personally to that tone. Unfortunately, all over social media, there are many people creating a division by the way they speak about the current council. This isn't about tearing down our City, our government and bashing. If we truly want to work together to do what we want to achieve, is it the proper way to sit here and ridicule and berate the council? No, she feels the Council does a wonderful job. Clarke stated there have been insinuations that the people in favor are all business owners and developers. She stated she is a resident. She lives here and she loves it here. She lives, works and plays here. Clarke stated she just started a new job, in Oldsmar, because she wants to stay here. She wants a downtown and stated Braithwaite did a great job explaining the density issue and why it is needed to move forward. She asked the Council to pass this so we can move forward with plans for a downtown.

**OPPONENT: Tara Pannone, 310 Park Blvd.** – stated, as many of the other Park Blvd. residents have mentioned, they have a lot of concerns with the traffic and what the high density would bring in. Pannone stated she is not against having a downtown but feels 65 units per acre is too much. She doesn't want to have to worry about the people and the traffic and everything that goes with that. She feels there is a compromise that can be made.

**PROPONENT: Chris Bohr, 505 Oakleaf Blvd.** – stated what he thought he would do is have a little bit of fun with this. He stated he is a proponent for it. Bohr performed the following rap: "Okay, so what I decided to do was, give you my name and my address, and then also tell you that I'm also aka rapper Champa Bay RE, see. I'm here to talk about the propensity to lie about the density see, because some people are a little bit confused over the rules. So, what we want to do is we want to talk a little bit about what it is and what the facts is. We just don't want you to raise our taxes right now. Downtown is nothing more than a mirage. But imagine what it would look like with a big old beautiful parking garage. So, I'm gonna go around and talk to each one of you. Don't worry about it, I'll slow it up Ann Nixon. I know you're typing Ann Nixon. Katie Gannon, oh my goodness gracious. You're so smart. My goodness now fair, your brain is insane. You know, she served because Oldsmar cares. Sorry, I'm doing this all freestyle. Let's see what else. Katie Gannon you're so witty and groovy, you're like a pretty girl in a Hallmark movie. Oh, stop laughing, Andrew Knapp, it's your turn too. Let's see, bow tie. What's going to rhyme with that? What do you say? What I want you to do is just do what's best. I want you to vote yes. Yes, that's you. Yes. Andrew, I see you laughing, you're laughing real hard, brother. I know you want to put a sign in my yard. It's all right, brother. I know you do. I know you'll do what's best because I want you to vote yes. Look at Al Braithwaite, and you know he just can't wait. You know what he said? I ran the City; I even helped you pour beer, but I can't wait Mr. Bohr. I'm almost out of here. Mayor Seidel, I gotta pass you by because only thing I can think of right now rhymes with Rydell High. Tom Trask you're our magistrate. You keep us from litigate. I appreciate that. Thank you very much for keeping it straight. Look, I even made you smile. Look ladies and gentlemen right here December 7, 2021, let the record reflect. There you go Dan Saracki please don't smack me because I know you're not in favor, we're neighbors and I hope you liked my flavor. Do you shine that thing? Understand that you might be a little bit of a no vote and that's okay. You're gonna vote with your heart or at least because you got a platform to start, right. It's okay just remember and I mean this with true love that it is indeed a secret ballot come March. So, if you decide, that Seidel gets to keep his mallet you're the only one that gonna know, bro. That's all, you're still my favorite neighbor. And I hope you like my flavor. Steve Graber, good lookin' fella right. Yep, yep, and you take great notes, but be very careful man cuz you only won by eight silly votes. So that's alright. What I want you to do is just do what's best and vote yes. Do what's best and vote yes. Kathy Horvath. I just didn't know you were going to be here. I don't know why. I just don't pay attention. I got ADHD. As a matter of fact, you know what's going on in my house and making me grin? My little boy got some Ritalin. Yes. Ladies and gentlemen. You're my friends. You're my neighbors. I hope we get a downtown that we can all agree on. I think there's some confusion out there. I think there's some illusion out there. My name's Chris Bohr. Merry Christmas, Happy Holidays. I'm out."

**OPPONENT: Don McCullers, 343 Country Club Drive** – stated he doesn't think he can follow that. He's not sure he wants to follow that. To clarify a few things that he's heard tonight from different parties, he thinks one thing that we all agree on, we all want a downtown area. We really do. We want to be able to come down here, go to shops, go to businesses, and support that. We've been talking about developing a downtown for over 42 years that he is personally aware of. It's not new. It's not 15 years, it's not 20 years, it's been going on for over 40 years. You say we're going to have a Development Agreement. He wishes he could believe that the City could enforce that Development Agreement, because he's been trying for well over 25 years to have a strong code enforcement board in this city. We can't do that. How can a development with a homeowner's association enforce people to keep their units up, and we can't? He doesn't believe that a development that can come in here and do a Development Agreement can do that. And by the way, everybody keeps talking about 65 units per acre. You better

read these ordinances again, folks. It allows up to 80, and even up to 150 vertical transit units per acre. At 150 units an acre, that's 6000 units. Put two cars, put three cars in those units. He doesn't care what kind of parking garage you put in the middle of it, it isn't going to support it. The level of the roads in Pinellas County, according to a 2019 report by Pinellas County on the level of service of our roads from 2018, Tampa Road/State Road 584 is a level of service F. That's from the railroad tracks where it intersects with 580 all the way out to where it intersects with 586. Forest Lakes Boulevard is a level of service F. McMullen Booth, East Lake Road, F. US 19, F. All of our roads and everybody south of State Road 580 is going to be impacted by this traffic. It's going to be horrendous. Mayor, your oyster shells on a rope, great idea. It's going to all be pushed down into the bay and you're going to need a lot more oysters on a rope. But you know we've got to be able to get something that is pleasant for everybody. Pay attention to the existing residents. Take care of us a little bit more. There's a sign up on St. Petersburg drive just north of State Street that says Junction State Road 584. It's been there several years, that junction is State Road 580. So, do we know what roads we're actually talking about around here? Is it State Street or State Road 580? Two distinct roadways. Every bit of it's going to impact everybody that lives south of this development area. You're not going to be able to get out of here. We do need better communications. Get the word out. We all want a downtown that we can be proud of. We don't want the density to go with it. You've got a lot of vacant properties around this city right now that came about with COVID. You've got one of the largest industrial areas of some of these communities other than maybe Clearwater or Tampa, around here to the north of us. We should have plenty of it. We started the Town Center down there. It was purchased and those businesses were kicked out of there so that we could do something. Now all we want to do is put more people on it. We don't want people on it. We want businesses on it so we can come down and enjoy. We've got enough people in this city to support it. Maybe our dreams are too big for what we're looking for. Maybe what the Council wants versus what the people want are two distinctly different things. Applebee's closed and they couldn't keep the service up in there. McCullers stated they went to Applebee's all the time, but you couldn't get service. You can't get people now to find a job to come in and work for these places. How are you going to build all this new stuff and not do that? He stated he is definitely opposed.

**PROPOSER: Doane Hadley, 436 Lafayette Blvd.** – stated he is in favor of the density increase and feels it is necessary for the project to be successful. You can put 20 businesses down there, but without the density, it won't work. People aren't going to come off Tampa Road to come down here. Hadley stated he is 100% for this project and he hopes it is successful.

**OPPOSER: Marty McDonald, 124 Shore Drive Place** – stated she is a 26-year resident and has a 20-year career as an urban planner. Before reading what she wrote, she addressed one thing that she found highly inappropriate. Tonight, our City Manager gave his personal opinion. In all her professional years attending City Council meetings as an urban planner, she had yet to hear a city manager who's an employee, not an elected official, give his personal opinion in front of a governing body. She found that highly inappropriate and as a city employee his job is to convey the facts, not personal opinion. Even if you live in the city, that's not appropriate. She stated she is not for a density increase from the 30 units an acre to 65, not because it will affect her personally so much, but because it affects so many of her Oldsmar neighbors. She has no doubt that the Council will pass this tonight. From the beginning, this City Council, minus Dan Saracki, has been helping push this through despite the concerns of the very people who live here and will be most affected by this. Her wish is that this council would put the citizens interest above business owners and the Chamber of Commerce. Overwhelmingly the people north of St. Pete drive and who will be directly affected by this are against it. She feels they are not being listened to. Her wish is that the Council will take a step back, take a breath, and give the people the town hall meeting they have been begging for. Residents she has spoken to say that they feel a sense of disdain, arrogance, condescension, and constant claims of disinformation being spread from members of this Council, when they have only voiced their concerns about this higher density increase that will affect them. She thanked Saracki for being the only member of this Council who is actually listening to people.

**PROPONENT: Pammy Geary Florence, 296 Patty Drive** – stated she has lived in Oldsmar since 1995 when she was renting. She has a 19-year-old, a 21-year-old, and a 10-year-old who is now growing up in Oldsmar. As young adults, they have no where to live. In this stage of life, all they can do is rent an apartment. They cannot afford a house, especially in Oldsmar. Apartment options in Oldsmar are very limited. Her sons rented an Aventine apartment and they both got deathly sick from toxic mold spores. We need places for our children who were brought up in this little historic town to live and to grow. We need an option to have things for our family members that want to move to Florida in their retirement. Long time residents need things for their offspring, their grandkids and family members to come here and grow with Oldsmar. She stated she moved here because it was a quiet town, but we're growing. Just look at Tampa Road. When she moved here, Tampa Road was a one-lane road. She is totally for the density because Oldsmar has to grow, or it's going to shrink. The Second Friday events are amazing. People are excited that we are bringing things into our little town. She doesn't appreciate people who back-stab others and talk bad on the neighborhood apps. The Council Members all got voted into their positions and she urged them to do what they are supposed to do.

**OPPONENT: Esther Cordevo, 100 Shore Drive West** – stated she is not very good at speaking in public and English is not her first language. She thanked the Council for letting her speak. She became a citizen of this country three years ago. She feels very honored to be here because honestly, in her country of Mexico, even though it is a democratic country, you don't feel that you can really speak. She stated she is in opposition. For her, Oldsmar is like a fairy tale. Maybe it's a fairy tale because it's still a place like in a storybook. She has a child who is three years old. She just opened a home daycare, because she doesn't know if she wants to put him in public school. Cordevo stated she was a teacher before in private, public and charter schools. She's not very happy with the public schools, that's why she opened her own business, so she can raise her child in a city that she loves, in a city that she became part of, and she became a citizen. At the same time everybody knows that to grow, we need more people and more places and more businesses. Her business can benefit from having so many people. She will be full all the time and she can even make a bigger center. She has big dreams. She came here with difficulties, with just \$500 in her pocket. She studied for her bachelor's degree. It was very hard. She came with almost nothing in her pocket, but she was able to pay towards a house and car. She and her husband worked so hard, and she hopes she can make it in the future and be successful. She thinks we can make it with not too many people with the schools not full. With COVID, people don't want to even send their kids to school. She just opened a home daycare, and there is not a playground that she feels is very safe for toddlers. There is not one playground with a fence here. There are many people that she knows that have four kids. They all live in Westchase, and she's talking about her fairy tale place is still her favorite place. But she thinks we can do better. She's happy to be part of here. She hopes that she doesn't move because of a lot of people. She likes it like this. She knows that it can grow, but not with so many people. It can be a fairy place. She is really honored to be here and respects everybody's opinion. Whatever the Council decides, she will respect each of them. She thanked them for letting her be here. She respects everybody that's both in favor, and against, and she's so happy to be your neighbor.

**PROPONENT: Eddie Zahn, 426 Shore Drive East** – stated that driving here tonight, he wasn't sure what side of the fence he would land on. He thanked Braithwaite for his insight and the words he spoke tonight. Some of what has been said tonight is mostly smoke and mirrors. The one cautious thing he heard Al say was that only he and the negotiation team have some insight as to what the plans are. Possibly if there is more transparency to the public about what these perspective plans are, maybe that would soften the no vote that is out there. People want that suburban core with activities, a place to go to eat. Twenty-five years ago, Florida had the 8<sup>th</sup> largest population. Now we have just passed New York for the 3<sup>rd</sup> largest population. Florida is growing. We all know why because that's why we live here. Taxes are low and it has great weather. Zahn stated population growth in Florida will continue whether we like it or not, particularly in the Tampa Bay area. Tampa is one of the top 10 fastest growing metros

in the United States. We are only 20 minutes from Tampa. Growth will occur. We have an open palette with these 40 acres and should be cautious about density, whether it is 30 or 65, but he is not into that 150 number he heard. In general, we need to keep in mind some of the concerns of those no votes, especially the young mothers who spoke about the safety of their children. Zahn stated he is not quite in favor of affordable house. If there is going to be growth, he likes the high-end aspect of it. Zahn stated he is a real estate broker, and we are currently in an intense, high-value market. We should capitalize off that before it tanks. He cautioned against turning this into Section 8 housing. If we are going to approve 65 units per acre, he urged the Council to do it smartly in the right manner to move forward without promoting the wrong type of persons moving here.

**OPPONENT: Kyle Doege, 208 Exeter Street** – stated his apologies, he is not a rapper, and he didn't have a red shirt. He thanked the Council for letting him talk. He grew up at 208 Exeter Street. He stated Braithwaite had a great speech. He wants to talk about the view that they are blocking and how high are they talking? Some of the proposals that he's heard were 75 feet, is that true? Trask advised this is not a question-and-answer period. Mayor Seidel stated just for everyone's benefit, the typical process is Council will take notes and to try to answer comments during their discussion. Doege stated he is opposed to blocking the view at that point. We're trying to keep a small-town feel. He thinks transparency is key. What is the Council doing? We want to know that. We want to know how many units are coming into Oldsmar. Speaking to environmentally friendly, more people are going to say, you stack people on top of each other, that's not environmentally friendly. Where's that infrastructure going to come from? He heard the numbers. The numbers make sense. His friends that work at the water plant are already like, double time, overtime. They're saying we can't handle this. These are personal friends that he grew up with. You're going to need more infrastructure. What does that mean to the people all the way in between what you're proposing? There's going to be a lot of construction, a lot of disruptions. That small town feel is going to go away. Speaking to the kid that wants a college town, sorry but this is Oldsmar. We're not a college town. You want affordable apartments? Go to Tallahassee. There is such a thing as overdevelopment. 65 units per acre is too much. The 35 that were proposed was awesome. Why can't we be more like Safety Harbor, or Hyde Park with businesses underneath one apartment on top? Why can't we have that small town feel? Why do we have to have five stories? It's just too much, in his personal opinion. A lot of people are saying all of these businesses have failed. The only thing he saw fail was during the pandemic. Applebee's didn't shut down until there was a pandemic. Not only did that Applebee's shut down, but a lot more shut down nationwide because of that. It had nothing to do with our density. We're having trouble handling the water/sewage infrastructure. Doege stated he really wants to talk about transparency and urged the Council to be transparent. Exactly what are the limits? You have to be specific. Let people vote on it. Why can't we vote on it? He really wants to talk about how many cars are going to come into downtown. Are we going to allow golf carts when all of those cars hit downtown? Are we going to have that small town feel where you can golf cart? He cherishes that. This is his hometown; we're not trying to make investments. Everybody that came up here that's for it, has a business or is investing, or wants something out of it. We don't want anything out of it as people that live in Oldsmar. We want to maintain what we're doing. We want our fairy tale as the lady before him said. We want to maintain that. Just give us a chance to vote. We want our fairy tale; we don't want a town center.

**PROPOSER: Tom Price, 418 Arlington Avenue East** – in response to the gentleman before him who just spoke about transparency, there is a City Council meeting on the first and third Tuesday of every month and he tries to attend them all. He has been watching this for years and there is transparency; nothing has been hidden. Price stated as a 12-year resident of downtown Oldsmar, he is in favor of the density increase. We need this to develop our City to keep up with the neighboring cities of Dunedin, Safety Harbor and Palm Harbor. Price stated he finds it ironic that some of the citizens who are against this density level increase are realtors who are actually selling property in downtown Oldsmar using the development as a selling tool, and then turning around and saying they're against it. He sees this as very hypocritical. Price also stated he had four of the red No Density signs put in his yard over

the last two weeks without his approval. A house that he checks on for an out-of-state friend who doesn't currently live here, also had two signs put in his yard. The friend lives in New York and hasn't been here in six months. Whoever is putting up these signs needs to get approval before putting them up. Price stated he is tired of taking them down and throwing them in the trash.

**OPPONENT: Meghan Buchman, 310 Washington Avenue** – thanked Braithwaite and stated he gave her a lot of clarity. So, everything that she wrote today and brushed off all her work for today to put these words down, and she thought she had it perfect, and practiced and it's now in the trash. One of the biggest things that comes to mind for her in opposition to the density increase is opportunity cost. Opportunity cost when we are looking at public land is if we are doing this in the interest of business and we think is sound management of finance, is what are we giving up? What are we giving up if we think it's a sound business decision? If we are trying to make a sound business decision and save money, what are we not doing in response? That's part of the cost too. She and Jarrod Buchman were in Melbourne, Florida last weekend attending a high school reunion. They drove through the historic downtown; half the buildings were not historic. The one new building that was very tall and obviously brand new had businesses down below. Half those stores down below were empty. They had residents up above; the stores down below were empty. There were some new stores downtown that were a little more quaint, that were done in more of an older style, done in a style that was really great. That was the attraction. That's what brought the people. It was not the people in the shadows from this very large building. That part of the place was dead. There could have been many reasons for that, but she did not feel comfortable down there. That was not the part that she wanted to be in. She knows what people are looking for. They've talked to a lot of people. They've looked at the plans and have seen what had been drawn up in the past. The things that we're looking at now are not what we've all been talking about. You've been in negotiations; you've had the hard job. What these developers have wanted, is density. They are negotiating for this density. We are at that point. What do we have to stand on? Well, what we have to stand on is no. We don't want all those units. That's where we are. She wonders if the numbers saying that we're not at capacity with our schools were during the pandemic. Where are those numbers now? She knows there are kids on waiting lists at Oldsmar Elementary School. Where are we at with traffic in this area? If there needs to be money spent anywhere, that's where we need to go right now. There are many projects that have been done in this town, where studies should have been done, and they weren't. We need someone that is going to negotiate the heck out of this for us. She knows the City is fighting for us, but that developer is fighting for themselves. She urged Braithwaite and Donnelly to do it for the residents.

**PROPOSER: Dane Pigott, 201 Lafayette Blvd.** – stated he is speaking in favor of the density increase incentive. Pigott thanked Braithwaite for everything he has done for the City and wished him good luck in his retirement. One of the things he, his wife and young son have always missed about Oldsmar is the lack of a downtown. There is finally one restaurant down there, the Golf Cart Café, which is great. They live within walking distance of the downtown area, but there has never been a reason to walk downtown. Now we have the Second Fridays which are nice to walk to. Pigott stated it is a misnomer to say we can increase the number of stores and attractions. That sounds great, but they won't show up without an increase in density and residents. The residential area around it just does not have enough people to bring in. A walkable new urbanistic downtown is key to the growth of the City of Oldsmar, and he would love to see the City grow, have great new things and be a great place to live. He plans to stay here for a long time. He bought his Oldsmar house six years ago and in an appraisal two months ago, the price of the house has doubled in that time. We are pricing people out of the market; not Section 8 or low-income housing, but white-collar young people who want to start a family. Recently, a friend moved down from Ohio. She loves Oldsmar and comes to all the events but lives in the Sedona Apartments down the road because that is as close as she can realistically get to Oldsmar right now. She would buy a downtown condo in a heartbeat. It sounds like there is some confusion amongst the residents that the Council is voting tonight to give carte blanche to a developer. This is just to get to the next step in the process. A crane is not going to show up in downtown Oldsmar tomorrow if the Council

votes yes tonight. This is just an opportunity and if the developer proposes something the Council doesn't want, they can always say no right up until they sign a negotiated deal. He feels that if we don't move it forward, the City will regret it. Tonight's presentation was great and highlighted the fact that the City has been trying to develop this property with multiple developers and multiple proposals over decades. At some point, the City becomes a pariah to developers, and they become known as a City that is not workable. Pigott stated he grew up in a City near Chicago that was like that, and you couldn't even hire a handyman anymore because the City was so unworkable that no one in the trades or development would even work with them. He doesn't want to see Oldsmar become like that. There is a lot going on and a lot of vitality. This development and these opportunities are going to go somewhere, and he would rather they come here. Some people are concerned about the traffic. He lives on Lafayette Blvd. between State Street and Race Track Road, probably the busiest residential street south of Tampa Road. He understands that a new development will probably bring more traffic and he is okay with that. He has never felt unsafe or felt that his young son was unsafe on the road. There are wide roads and wide sidewalks. Pigott stated he owns a growing business with plans to open a warehouse soon, and he would love for that to be in Oldsmar. He can't do that if there is nowhere for employees of his business to live.

**OPPONENT: Ginger Tatarzewski, 303 Park Blvd.** – stated she would like to start by giving special thanks to a few people. Felicia Donnelly and Ann Nixon have been very helpful in trying to answer her questions and provide her with information. She also thanked members of the Council who took time out of their busy schedules to come to her house to speak to her, Knapp, Graber and Saracki. She knows that they all have very busy lives, and this was something they did in their free time. Tatarzewski also stated she considers everyone her friends and neighbors. If anyone came to her house asking for help, she would gladly give whatever she could. Maybe these types of actions are one of the perks of living in a small town. At least for now, it still feels like a small town. This disagreement for her is not personal at all, it is about a fundamental difference we have and what we should do with downtown. She considers the Council and all the others who are in favor of density increase to be her friends and neighbors. She understands completely why certain people want the downtown. She would also ask that they understand her point of view. Those in opposition don't really want to live next to an additional 600 to 900 people or more. They don't really want an extra 850 to 1000 cars or more within a few blocks of their houses and/or clogging up an already crowded Tampa Road. There is no other way to slice it other than we're adding cars to small narrow City streets, a lot of cars, too many cars. Not to be able to enjoy the streets where you live seems too high of a price to pay for an occasional visit to a business. There's currently not even enough parking at R. E. Olds Park on a normal day. She's sure new residents would be using that park. Over the past several months, she's had several of her statements and ideas corrected by Council and staff and she appreciates that. The one statement that she has not had corrected, is the one statement that she wants to be corrected the most. Can any of you guarantee after a density increase and a completion of a project, that the new business district of downtown will not contain more than 50% medical professionals, dentists, and accountants? Even at 50%, what are the residents really getting out of this? A night out at a restaurant? This is too high of a price to pay for an occasional visit. She asked if the Council can tell us honestly, right now, that they can guarantee that most business space will be taken up by restaurants, bars, coffee shops, bakeries, ice cream parlors, and pizza places? These are the types of businesses that everyone wants. If they cannot guarantee that right now, they should not be voting yes tonight. If they feel strongly that they can guarantee that right now, she requested that they share the details of that this evening in great detail. This Council has stated over and over again that they've done everything possible to keep the citizens of Oldsmar informed about issues, although they rejected town hall meetings more than once. She would venture to guess that somewhere around 90% of the citizens did not know about this issue previously. If the Council thinks that they're doing everything they can to inform the citizens, yet 90% of the people don't know what's going on, they're probably going to have to rethink that. Tatarzewski stated she does want to remind the Council of two things. Number one, this land belongs to the citizens of Oldsmar, and the citizens of Oldsmar should have more input on what happens to it. She reiterated we all want a



downtown. Number two, in the elected positions, they do not just represent business owners, they do not just represent future business owners, they do not just represent Chamber members or people who have access to Facebook or social media. In reality, they represent everyone, or at least they should be.

**PROPONENT: Suda Yantiss-Colon, 402 Arlington Avenue East** – stated she moved into this community over 25 years ago and has been blessed to serve the City in different capacities over that time. She has heard so much about the opposition tonight, but she still doesn't know why. There are a lot of catch phrases, a lot of talk about overcrowded schools, and downtown traffic. Yantiss-Colon stated she has enough confidence in her Council that if this goes through, they will make the decisions that will allow these concerns to be taken care of, that we are not going to build density for density's sake, we are not going to build a giant building and cram a bunch of people into it without thinking it through thoroughly. She is for the density increase. She has been teaching dance for the City for 24 years and has never filled a class. We do not have the students. A lot of our children are growing up and moving out of the area. Even in the theater, the kids pull three roles a piece to fill all the roles. Other cities are running six shows with 40 kids a piece and reaching out to a larger audience. Yantiss-Colon stated she is also a business-owner, having opened her business in Oldsmar in 1980. She has watched us grow and has watch us fall. She has seen many businesses prior to COVID go under because the support is not here. It is not only restaurants, it is businesses including hers, which served Chrysler Motors. We do need the density, and we do need to find the right way to grow. Yantiss-Colon stated she has the confidence that with the people being able to speak, that the Council Members are going to make the right decisions. She doesn't believe they will allow 150 units per acre because they don't want that for our City, and they know the residents don't want that for our City. As a theater director and a dance instructor, she has been waiting 20 years for a theater in our community. Although proposed, that theater will not happen if we don't have the density. She is going to lay her trust in our Council. Many people have stated the Council Members have spoken to them. The Council Members are still reachable and still have a small-town feel. Whether they are for or against, they are there for us. Yantiss-Colon stated she is for the density and hopes the Council pushes it on through. She also hopes they make the right decisions once that is accomplished.

**OPPONENT: Karen Roeding, 112 Edgewood Court** – stated she is a realtor and very new to Oldsmar. She doesn't sell Oldsmar for development. Nobody wants to come here. They want Westchase, Dunedin and Safety Harbor with a walkable restaurant row. The other cities that have success do have that small-town walkable area. From what she has heard tonight, everybody wants the development, but not the density. We all have to think again. Sometimes people get stuck with plans from 15 years ago, but times have changed. We had our crash; we had our bubble, and we had our crash. Roeding stated we want everyone to profit and for Oldsmar to be a destination. The restaurants here are all in shopping centers, not in a restaurant row that everybody can walk to. She feels the revenue could be brought into Oldsmar without the density of little, tiny apartments. She stated the Walmart on Forest Lakes Blvd. has crime every day and asked if we need more people. We need to bring in better, higher-end property in the downtown. On Hillsborough Avenue, there are six or seven apartment complexes with approximately 5,000 apartments. She doesn't want Oldsmar to be like that stretch of road. People who can't afford to live in Oldsmar can live just down the road. For those who are 18, they need to go to school, get A's in school, go to college and get a job. Hard work is what is needed. Roeding stated she loves Oldsmar and convinced a friend to move here as well. She wants development, but not the density. If a development is built, the developer must pay for the infrastructure improvements, not the taxpayers.

**PROPONENT: Mike Boylan, 576 Lake Cypress Circle** – thanked the Council for listening to everyone and stated it is great that everyone can voice their opinions both pro and against. Boylan stated he moved to Oldsmar from Holiday because it was an up and coming thriving city. He referred to the mission statement on the wall which states to make Oldsmar a creative, vibrant and thriving community. Living north of Tampa Road, he has seen the Tuscany Woods development come in by the

Recreation Center, Hayes Park Village by the Fire Station. He was initially against that, but he hasn't noticed a huge difference in traffic. You can't stop growth and he chose this area because it was up and coming and growing. Boylan stated he likes what he saw in the presentation. He believes in it and is 100% in favor. Because of the Oldsmar Tap House, he has felt more of the small-town feel because he is staying in Oldsmar instead of going out to a neighboring town. His little girl Sarah wants to eat tacos every night of the week, and they know everybody in that restaurant. But he has also heard that Oldsmar is dead, and people laugh about our downtown. This property is a small stretch adjacent to Tampa Road. People are worried about noise and growth, but this is located right next to an existing 6-lane highway. Oldsmar is trying to take the bull by the horns and do it right. He hopes to live in Oldsmar for the rest of his life and he likes what he sees. He urged the Council to vote yes.

**OPPONENT: Kay Schack, 308 Jefferson Avenue South** – stated she feels Oldsmar is currently a creative, thriving community. She doesn't think R. E. Olds had a 6-story building in mind. She is against the open-ended density. Al as City Manager is in charge of the City's finances, but tonight he gave an opinion, not a report on finances. She lives in Oldsmar and enjoys it as most people do. She wished the Council a blessed night and a happy holiday.

**PROPONENT: Rob Sexton, 508 Timber Bay Circle West** – stated he has lived in Oldsmar for about six years. He is so impressed tonight with the passion in this room, whether pro or con. The two women with small children who tonight were so genuine in their concerns about traffic patterns, the gentleman in the Warren Sapp jersey who wanted transparency, and the woman who was talking about the different ways communities have achieved this, and the woman who appreciates this country and its opportunities. Three or four weeks ago, he wasn't aware of this density issue. He had to learn and do research, including the grass roots campaign with the red signs. Sexton stated it is fascinating we're at this point right now where we are talking about this project with a developer. It is interesting and stimulating because of what it potentially could do to create a downtown. The plans aren't worked out yet, but we know kind of what the developer would like to do, but there are 23 steps between here and then. Mayor Seidel will not be meeting with this development group tomorrow with nine gold-plated shovels. No decisions will be made tomorrow. This is a consensus that this is interesting. These people, for the first time in 20 years, are a viable developer and we're interested in what they are thinking and planning. He feels it is worthy for the community to go forward and that is what he hopes this Council does. There will be a lot of time to make revisions and adjustments in course, if needed. Oldsmar could use this shot and it has been a long time coming.

**OPPONENT: Noah Pikulski, 301 Jefferson Avenue South** – stated he is speaking in opposition because he has lived in this town his entire life. He grew up here and knows nothing but this town. He was always able to ride his bike around town, play basketball, play football, jumping from park to park and not worry about getting hit by a car. Increasing the density to 65 units per acre would add 500-800 more vehicles into the traffic. There are still groups of kids on bikes going around today and kids at the parks every day. Pikulski stated he doesn't think the density increase will be beneficial to Oldsmar. This is a small, family town and many people have been here a long time. Most of the people speaking tonight have been here the longest and the people that live the closest to what this will affect. Those voices need to be heard the loudest. He didn't plan on speaking but wanted to give his experience of growing up here. He loves Oldsmar and will continue to love Oldsmar. Developing businesses down there could be great because we need something to do, but building multi-story buildings with many apartments could be a burden on the rest of Oldsmar.

**PROPONENT: Grainne Tolliver, 630 Lafayette Blvd.** – stated she came here tonight not sure which way she was leaning. She has younger children and moved to this community because of the small-town historical aspect. Now she is leaning in favor of the density increase because she wants to see Oldsmar prosper. There are many little cities and towns around the United States that have beautiful modern structures, and the historic aspect is not lost. This could bring so much opportunity to this area. Former

Council Member Gabby McGee tried very hard to bring businesses to Oldsmar. Tolliver stated she feels this didn't happen because Oldsmar didn't have the people to go to these businesses. She is 100% in favor of the density; however, the 65 units per acre is a little concerning because she wouldn't want it to be low income, Section 8 housing because that can bring in crime. She thanked the Council for listening tonight.

**OPPONENT: Valerie Tatarzewski, 1200 Sawgrass Court** – thanked the Council for taking the time out of their night as she knows several of them have young children. She too has a young child at home and understands their sacrifice. Tatarzewski stated she has been before the Council before on the previous vote, and asked them again to vote no. She has no problem at all with this being Section 8 housing. She thinks people who work in Oldsmar should be able to afford to live in Oldsmar. Tatarzewski stated she did go to college, she did get straight A's and she did get a job, but she could probably not afford to live in these luxury apartments. She thinks it would be great to have a small amount of affordable apartments in downtown. She would love for her son, who is 13 now, to grow up and live in Oldsmar because she plans on staying here and she would like him to be close by. She is not against growth downtown but feels we should limit the density. A lot of people want a small quaint downtown with businesses, restaurants, small cafes, and bakeries. Around 2010, she and her husband used to walk and do date night when Yo Yo Sushi and the original Tap House were downtown. She does not like the idea of a six-story apartment building with large, luxury apartments that no one will be able to afford. She would love to see multiple ideas that the residents could vote on. She understands that changing the density is the first step and there are several other steps; however, if the density is changed and this project does not go through, other projects that are attracted to the area will be the same type since the density has already been changed so high. Since there is so much interest, she suggested a different venue next time so everyone could have a seat, with loudspeakers so everyone can hear.

**PROPOSER: John Monser, 563 Dove Terrace** – stated he has listened to the comments tonight and it is déjà vu for him. He had lived in the town of Brownsburg, Indiana and they went through a remarkably similar situation that Oldsmar is now going through. The density was a big issue and the comments for and against are about the same. Brownsburg was a small town, a little smaller than Oldsmar, where most of the people grew up there and stayed there. They never left. It was a suburb of Indianapolis. Indianapolis was growing and so were the suburbs. The argument was they didn't think Brownsburg could sustain this type of redevelopment. They had their ups and downs, but it was a total success. Google Brownsburg, Indiana and you can see what happened. They built apartments with retail below, but they had to have the density to pull the restaurants in. That was the key. The restaurants came in one by one. What really made it a success were the young professionals out of college that moved in. The reason is because these are people that travel, and the development was 22 miles from the airport. It worked for them. It was a dog-friendly community which also drew in people. Within the first nine months, it looked like it wasn't going to go, but then all of a sudden, all the apartments filled up and it was quite a success. Monser stated he is for the density increase after seeing what happened in Indiana. He knows it will happen even quicker in Oldsmar. Oldsmar is a great place. He started his career in Safety Harbor in 1986 and knows the area well. He said if he was moved, he would always come back. He's back and he wants to stay here. Monser stated he appreciates what the Council does; it's not easy, but he is behind them and hopes this passes.

**OPPONENT: Darlene Phillips, 655 Timber Bay Circle West** – stated she is totally against the density increase. She is in construction, and if people realized the difference between 30 and 65 units per acre, it would blow them away and they would be totally against it. Phillips stated Oldsmar needs to concentrate on fixing the streets and sidewalks and make it the small town it is. She has lived here since the 1970's and has seen all of it. Changing the density will change everything in our town. There will be more traffic, more pollution and it will destroy what we have. The kids will not be able to run around like

they can now. Let's keep this a small, simple town. Phillips stated she didn't know anything about this until two weeks ago. It is scary what this will do to our community. The Council should leave the town the way it is, and fix what is wrong with it instead of spending all this money.

**PROPONENT: John Bews, 150 State Street East** – stated he is a 28-year resident, not quite an old-timer, but he's been around awhile. He has worked on the downtown redevelopment for about 20 years. Tonight, he heard something that he didn't hear before, and he is excited about it. The majority of the people want a downtown, a walkable downtown they can go do things at. Bews stated he is in favor of the density increase. He has been working on this for 20 years behind the scenes, volunteering countless hours trying to find someone to do a quality development architecturally. He is excited to hear the common thread that we all want this. The other common thread he heard from proponents is density, density, density, but he also heard the word compromise. These are two words we can build on now that he's heard them enough, repeatedly. Bews talked about the compromise we made to get here and how it relates to density, because the two are tied together. He stated he is not privy to the plans with the developer, but everything you see today about the density was a compromise to get the developer to give the City something they want, which is a parking garage. There are a lot of parcels in downtown, not just the City parcel, but all the way from City Hall to the Library. Bews stated as small towns grow, parking becomes the number one issue that prevents more development. The City compromised by saying they need a parking garage. This particular developer said yes and asked for more density. In his opinion, that is a very fair compromise, and the City is getting quite a bit in return. It is an economic driver for the developer. If this particular development doesn't go through, he hopes the City will ask a future developer for a parking garage among other things. Bews stated the density is what is being voted on tonight, but the project itself would have many public hearings and work shops that he will be attending to make sure it is a high-quality project. Now that this is such a popular topic, he also hopes the public would attend as well to provide input on how the project would actually look. Bews stated he hopes the City Council votes yes on the density tonight.

**OPPONENT: Sara Martin, 410 Jefferson Avenue South** – stated she is against the density increase. She is not opposed to the development of downtown Oldsmar. She feels the increase is too much for the neighborhood to handle. With the current structure of Oldsmar with the parks, the roads, and the schools, she doesn't think the increase would be good for any of that. Martin stated she did not go to college, but she did purchase a home in Oldsmar by the time she was 30 and had her first baby in 2020. She is known as the mother who walks through Oldsmar constantly with her baby in a carriage because he has a hard time sleeping. She sees a problem with the traffic as it is in the neighborhood as well as the noise. Martin stated she is very concerned with allowing that much of an increase in her neighborhood. She has been to all 50 states for work and chose to come back to her hometown because Oldsmar is one of a kind. Martin stated she is hoping to keep that and not turn Oldsmar into a place like any of the surrounding towns. We are Oldsmar, not anybody else. She would like for the Council to figure out how we can still be Oldsmar and develop without giving away who we are.

**PROPONENT: Doug Bevis, 359 Bay Arbor Blvd.** – congratulated Braithwaite on his retirement and stated what he said tonight was great. Sometimes it is hard to unwrap your personal opinion from your professional opinion, but the opinion Braithwaite gave tonight was a culmination of many years of experience and professionalism. Just as a Staff Report gives a recommendation, that is what Braithwaite gave tonight. He felt it was spot on. Bevis referred to a report by the Sierra Club, the American Institute of Architecture and the Urban Land Institute, titled High Density Development: Myths and Facts. Bevis highlighted a few of the myths and facts:

MYTH	FACT
High density development overburdens public schools and other public services and requires more infrastructure support.	The nature of who lives in high density housing, fewer families with children, puts less demand on schools and other public services than low density housing. Moreover, the compact nature of higher density development requires less extensive infrastructure to support it.
Higher density development creates more regional traffic congestion and parking problems than lower density development.	Higher density development generates less traffic than low density development per unit and makes walking and public transit more feasible and creates opportunities for sharing parking.
Higher density development is environmentally more destructive than lower density development.	Low density development increases air and water pollution and destroys natural areas by paving and urbanizing a greater swath of land.
Higher density development is unattractive and does not fit in low density communities.	Attractive, well designed and well maintained higher density development attracts good residents and tenants and fits into existing communities.

Bevis also mentioned that he previously served on the Pinellas Suncoast Transit Authority (PSTA) board. The previous director was telling a story one time about transit and how it relates to development of residential and businesses. A city out west, it might have been Phoenix, designed a transit line. To not disrupt the residents and businesses that were there, the transit line was built away from the urban development. Over a period of time, the people moved to the transit line because that's where the density was. That's where they were building hubs. Bevis stated the City is not turning a shovel of dirt tomorrow. They have not even bought the shovel. They have not even determined where they are going to buy the shovel. They are just trying to develop the criteria for the design of the shovel. That is all that is being done tonight.

**OPPONENT: Joe Wodraska, 609 Park Blvd.** – stated he grew up in Oldsmar. He moved away to go to school and came back. Anyone he has spoken to always has pride in this town. He loves it. He has a baby girl about to be born in the new year and he is so excited that he gets to raise his daughter in this community. He doesn't want to lose what made Oldsmar so wonderful for him all these years. He has been here since 1992, when the streets were shells and dirt. He's seen Tampa Road as nothing, turn into something. He has seen all the growth in this community and thought it was wonderful, but he does feel that Oldsmar has fallen slightly short of what they could have made this town. Whenever he talks about Oldsmar, the selling feature is how beautiful this town is and how it is surrounded by all the big city stuff, but yet you still have the feeling of a small town. He begged the Council not to take that from the residents. When population is increased, there is obviously going to be more crime. There will be benefits too, but you will be dealing with more stressful things on the people who have lived here and love this area. Wodraska stated he wishes so strongly that the Council will hear the people who do genuinely live here and have grown up here. He hopes to have his daughter grow up here and see the same things he got to see, a small, beautiful town and not an apartment complex. He has always thought that two hotels here would have been fine, but we kept doing that and not things that make this town better. It was adding more people to add more people which is sad. He urged the Council not to turn Oldsmar into just another community, but make Oldsmar what it is, which is a special, unique place that nobody else has. He loves the small town feel of this town and doesn't want that taken away.

**PROPONENT: Vince Albanese, 404 Jefferson Avenue South** – stated he was the former HOA President for the 80 units at Tuscan Woods. He has purchased and is remodeling the property at 404 Jefferson. He has lived in Pinellas County for 63 years and has lived and watched every community

grow. There is an inevitability in living here. His home in Tuscany Woods sold in 18 minutes. He is temporarily living in an apartment while remodeling. The rents start at \$2,000 and there is a waiting list with a cost of \$500 to get onto the waiting list. There is incredible demand. We are sitting on the most valuable property left in Tampa Bay; 30 minutes from everywhere. If we don't control what we do here, it's going to go somewhere else, and he doesn't want to see that money leave. Oldsmar needs the tax revenue to fix the problems that are being addressed here. Albanese stated he has talked to every City Council member, and he has tremendous confidence in the vote tonight that gives them the option to give us a better plan. He is fully in support of giving people he trusts the control of the future. He is putting a half-million dollars into a tiny little house on Jefferson. This is coming; it is happening. Having watched the growth in South Tampa and other areas, this is an inevitable part of progress of living in the most dense county of Pinellas. He asked that the Council be entrusted to manage the growth.

**OPPONENT: Kristi Fluck, 202 Buckingham Avenue East** – stated she has heard some great comments tonight on both sides, but this would be too many people, not just in her neighborhood, but in Oldsmar all around. People came to Oldsmar because it was a small town, and they liked the small town feel. She has been here for over 30 years. Some of the changes have been great, but the development on State Street is still sitting there basically empty, with dirt floors. People go to Safety Harbor and Dunedin from here. If there were businesses here to draw people, they would come here. Fluck stated she doesn't think the density is needed to bring people into the businesses. The people that go to Safety Harbor and Dunedin don't live there either. Fluck stated she worked in both of the elementary schools in Oldsmar for over 20 years. Speaking from experience, you don't want to pack your schools. It is better if there are lower numbers in the schools. People come here because of the small town affect. She doesn't mind the development, just the size of the development. Once the density is raised to 65 units per acre, she doubts that it will go away. She suggested they start smaller and go from there and see what happens.

**PROPONENT: Jason Sanders, 101 South Bayview Blvd.** – stated he is in favor of the density incentive. We don't know that a density incentive will make any project successful, but voting against the density incentive would restrict the amount of options we have available to us. Every Council Member here has voted in favor of a downtown, and most people have voiced that here tonight. A few things members of the opposition have said tonight include, "Downtown could be developed in other ways, maybe less than 65 units per acre; Increased density is okay, but not 65; Meet us in between; I believe there is a compromise for downtown; We can grow, but not as much". Sanders stated there is probably a compromise there, but you can't limit the options or possibilities for downtown by not voting yes. If there is a compromise to be had, it all starts with a yes vote tonight.

**OPPONENT: Pam Settle, 439 Lakeview Drive** – stated she lives in the forgotten side of Oldsmar, north of Tampa Road. She is speaking tonight as someone who's lived here for 12 years and has done most of her living outside of Oldsmar because we just don't have everything that families need here in Oldsmar. It's been disappointing to go to Dunedin or Tarpon Springs or Safety Harbor. She sees so many opportunities. Settle stated she comes at this from the standpoint of being a marketing and branding expert. She's been doing branding campaigns for decades. You don't do something without a mission statement, a vision statement, and a total vision for the property. You back out of the vision. You don't make choices hoping that your vision becomes workable and successful in the end. You don't go forward, you go backwards. There's been so many things talked about tonight. To her it all comes back to this lack of a real vision. Who is Oldsmar? What is Oldsmar? Are we an arts community? Are we a medical community? Are we a family community? Are we a drinking and bar hopping community? Who do we want to be? We really need to answer that question. She knows that there's some priorities that the City Council has said, but she's never really seen a true vision of what Oldsmar aspires to become, to grow into. We're here tonight, this is a repeat vote. It's not something that's been brought up yet; we're doing this. We've already been here. We've been here months ago, doing the First Reading of this ordinance. We had to come back and do it again because we missed a step in doing a

public hearing notice. When people talk about transparency, and they talk about wanting to know what's going on, we're here because people didn't know. We had to come back and do it again. When we were here before we had a room full of people, and they had lots of opinions. What we were asking for was a town hall meeting, an opportunity for these presentations, for the City Manager to make a statement, for other people to make statements. There were people standing out in the hall who have left now, who didn't get a chance to speak. We have a whole city full of people who never heard these presentations. They deserved the opportunity for this to be a larger type of a town hall meeting, and not five minutes of yes, no, yes, no, yes, no. This really should have been structured differently. This is CRA (Community Redevelopment Area) land; this is taxpayer-owned land. This is not a piece of private property that we're making a decision about if apartments are okay on this piece of property. This is taxpayer-owned property. People have very different visions about what that means. You talk about a walkable downtown, people think, Dunedin with shops and restaurants and cute little events. But we're talking about affordable housing, we're talking about apartments, how many apartments, all of a sudden it became a housing conversation. Does Oldsmar need to have some new conversations about our need for housing? We have lots of empty lots. We're bringing in housing and the need for housing into this conversation when people are talking about a walkable downtown. She thinks we're having two separate conversations. Today for the first time, in the ABC interview, Doug Bevis was quoted as saying we need workforce housing. That was the first time she had ever heard that this CRA property is to solve workforce housing. We've changed direction? She doesn't think that people realize that we're talking about housing now instead of shops and urban park amenities and a place to have festivals. We're talking about parking garages and apartments and traffic and how many people do we need living in Oldsmar. Will 800 people create such an economic difference that businesses will thrive? We have 15,000 people. 800 people aren't going to make a bad business better. She urged the Council to vote no.

**PROPOSER: Terry Sage, 1812 Greenwood Drive** – stated he is in favor of the density increase. He has lived in this lovely town for 49 years, so he's seen it change quite a bit. He just wants to say this: R. E. Olds envisioned a thriving and growing community with no fear of the future. Let's not stand in the way of that vision. Tonight, we're going to choose to build on that dream. Let's not fear progress but enhance it.

**OPPOSER: Adam Tozser, 301 Country Club Drive** – stated he is totally opposed to this. He wasn't planning to speak tonight, but so much is being said that everyone wants a good, developed downtown. It's the density that's the problem. It seems like it's not really well planned out. Like Pam says, which direction are we going? Six different directions. Two years ago, a week before Christmas, Famous Pizza was run out. What was the urgency on that? So that can we have an empty lot for two years? You want to talk about density, he comes from a town called Los Angeles, California. He moved to Dunedin and lived there for six years, because there was a small town. Eventually they were building too much, and it was getting too dense. He didn't like it and moved to Oldsmar. Now Oldsmar is doing the same kind of thing. We're not Manhattan, we are a small town. That's what we are, physically and in feel. He urged the Council not to lose focus on that. We are a small town. Let's keep it that way. If the Council does this density thing, it's a huge mistake. They won't be able to go back, and they will ruin the town. That would be a shame.

**PROPOSER: Matt Clarke, 501 Pine Avenue South** – stated to think three years ago, he wanted to sit there (on Council). With everything that's been said tonight, there's a lot of positive, negative, both sides. The word misinformation got thrown around again tonight. He can understand when somebody brings up a point of misinformation. When they've just made a point about a fact, that's fair enough. He actually came across somebody talking about this vote today. He said do you mind if I jump in on your conversation? He was really interested. This was somebody that he didn't know whether they are for or against. It was really interesting to hear that they were opposing eight-story townhomes right next door. "Is that what they're doing? Yeah, we got told it was an eight-story townhouse." It got to a stage where

it was just interesting, and he wanted to hear both sides of it. It's intriguing. Clarke stated he forgot the guy's name who just said something about a place in Illinois or Cincinnati, (Indiana) or wherever it was. That guy just stole his story. He stated this is a story he was going to tell about the country, the hometown that he grew up in. It was Mount Barker and it was exactly Oldsmar, and the same scenario happened there. Clarke stated his dad used to have a chainsaw and a kangaroo, and he used to do everything. He would bounce around and help people out. He was against a density vote, which he as a child had no idea what that meant. They lived in this little country town like he's living in now; he purchased here because he knew it was going to grow. That childhood town has now blown it out of the water. It is still such a quaint little country town. It still has the density, and it still has on the outskirts affordable housing for the kids. With the vote tonight that the Council are all going to do, he hopes they do vote tonight for the density increase incentive to keep the ball moving forward. There was a conversation he had with Andrew Knapp the other day in regard to 2018. In 2018, he would have a red sign at the front of his house because he didn't understand why a parking structure was needed for a hill of dirt. He just didn't get it. That's why he chose to run for City Council, so he could understand and comprehend what's happening with downtown and how downtown's being built. There was one thing that Andrew said, and they were on two sides. He was running for the same seat Clarke was. Knapp said something about a particular part of downtown and Clarke said he was literally touching streets on where downtown should be. He said at that moment, he knew that if he lost, Oldsmar was still in good hands. Tonight, he hopes that the Council will all vote yes to move forward. It's a discussion further on 23 more topics. He said he wanted to say thank you so much to Braithwaite. It was very insightful on his last night, and God bless.

**OPPONENT: Rich Klein, 606 Shore Drive West** – stated he is from a little town called New York. He moved here about 15 years ago to get away from that little town to come to this beautiful town. Like many people, he came here because it's a small town. The main thing that a developer has an interest in, is the developer's pocket. They don't care about living in our town. We care about living in our town and whatever damages that they leave behind because of whatever development they do, we are the ones that are going to be suffering. Klein stated he just wants Council to keep in mind that whatever promises they're making, whatever the picture they're showing, we have to live with the thousands of people that are going to come here. The pollution, the crime, the traffic. Is it really going to be worth it? He doesn't think so.

**PROPOSER: Katie Corbin, 2613 Cypress Bend, Clearwater, FL** – stated her husband is the owner of the bike shop in downtown Oldsmar. Her husband has owned the company for two years. They are in favor because they would like the ball to roll forward so that they can hopefully grow their business to across the street to the development that the Council will hopefully approve. Pollution. Did anyone ride their bikes here tonight? Did they drive their cars? Or did they walk? She would love everybody to ride their bikes. That would cut down on a lot of pollution. So, come to Bike Sport. Get a bike. She is in favor of the motion.

**OPPONENT: Debbie Roesch, 716 Shore Drive East** – stated she has a couple of comments. First of all, she really does appreciate all the work that has been put into this by the Council, the staff, and the City Manager. She feels staff made a lot of statements that were presented as fact and that couldn't really be supported or proven as fact about the impact on the environment and about the effect on other businesses. She thinks a lot of people here tonight do want a downtown, most people. She loves Oldsmar and has lived here over 20 years. Her son lives here now with his family. Everyone seems to talk about a downtown like Dunedin, a downtown like Palm Harbor, or a downtown like Safety Harbor. Those places don't have these this high density, five-story apartment building type attractions to create the downtown. They grew organically. They attract visitors from other places. They don't have to have a high-density apartment building to have a downtown. Do we really want a downtown like these communities that we've been talking about for years and years and years? Or do we want to be like the stretch of Hillsborough that's filled with apartment buildings, but they don't have a downtown. People



said we're kind of getting confused with what we're talking about. Are we talking about downtown? Are we talking about housing? Some people said that we need high density affordable housing to provide low-cost rentals for young people or people who want to live in Oldsmar who can't afford to live in Oldsmar. Those other communities that we keep aspiring to be like, Safety Harbor, Palm Harbor, Dunedin, they have desirable high-priced housing, they have vibrant downtown areas. They didn't feel the need to add high density, small, low-cost housing in order to create that kind of downtown ambience. It's a cheap shortcut to try to get there and completely not what we've been talking about, the type of downtown charm that we've been talking about wanting for years and years. Roesch stated she really hopes that the Council will vote against the density incentive tonight. She feels it's a decision that will not enhance our community and will not give us the type of downtown that we've all been wanting and talking about. It would be a permanent detraction from our community. It would be a permanent, tragic mistake that we wouldn't be able to go back from.

**PROPONENT: Bill Cordell, 338 Shore Drive East** – stated this is his first council meeting. It is quite interesting, quite educational. He purchased his house five years ago and has been coming here since 1990. His parents bought property right down here at Lee Street and Dartmouth, right in the area that is being talked about. They're always very excited about what was going on, they were talking about it back in the 90's. He can see the changes that have been taking place over this period of time, all the new home development, all the property that the City acquired, all the effort that the City put in to get to where they're at today. He just sits back, and he understands. He listens to both sides and understands the concerns on both sides. In order to get something moving down here, you're going to have to make some concessions. There may be a compromise that Council can make. Cordell stated he is definitely for the density. He would like to see the downtown developed. He appreciates all the effort the Council has put into it, and they have done a great job. He is sure the Council will make the right decision.

**OPPONENT: James Rutledge Roesch, 717 Shore Drive East** – stated Council just heard from his mother Deborah Roesch. He thanked City Council for all the work they've put into this and for staying here so late to listen to everyone. He knows it's been round and round. Pretty much everything that can be said has been said to this point, he just wanted to contribute his own perspective. He thanked Saracki for responding to the email. He thanked Gannon, too. She's worked with him and his wife on some matters of personal importance to them. He moved here with his family in 1999 from Safety Harbor. He moved down after college, into a house on Arlington Avenue East with his wife, and they welcomed their baby girl into the world during COVID. Since then, they have moved to Shore Drive East, right across the street from his parents. It's a dream. It's a fairy tale. Like the nice lady who was talking about the fairy tale earlier, it's a fairy tale town. His wife's parents are from California; they immigrated to the country from the former Soviet Union. They are moving from Los Angeles to Oldsmar, as well. They bought a house on Lexington Street, which is right down the street from where they are, so his baby girl is going to grow up with both grandparents in walking distance, in this fairy tale. Roesch stated they love Oldsmar. He does think that when you work so long on an issue, sometimes you can lose perspective on how far you've come. He hasn't lived here the longest, there are people who have lived here a lot longer than him. But in just his time here, Oldsmar has grown tremendously. He is very impressed and satisfied with the growth of the city. A lot of the businesses that are here now that we all take for granted didn't exist when he moved here. A lot of the parks that we all love, where all of our events are, did not even exist then. Veterans Park didn't exist. When he moved here, it was a ground floor of a resort that never took off. Someone lived in it, and the City bought it and turned it into a nice veterans park. There's been a lot of growth, a lot of residences and whole neighborhoods. There are some police officers in the back of the room, but he used to practice his driving in what is now the Estuary. When he was studying for his driver's license, he would go back there, and drive around. It was just a big, empty lot. Let's not rush this. Let's not try and force the issue with a top-down development plan. Oldsmar is growing in the right direction. We don't have to try and take a shortcut. People have talked about having friends or family that live in the Upper Tampa Bay area that come to Oldsmar all the time, but they can't afford to live here. Indeed, that is an example of how we don't need residential necessarily for

commercial. People will come here anyway. He has also heard stories about how much Oldsmar has grown. That means density is somehow inevitable, we've just got to give into it. No, he thinks that shows that we don't need a top-down development plan. He does not want to compete with other towns here. He likes Oldsmar for what it is. Oldsmar is different. He does not want to end up self-destructing what it is that makes us different just so we can try and keep up. Roesch stated there's not a consensus here. If there's no consensus, then there should probably be some sort of compromise. It would be tough to move forward, given how divided that community is. He thanked the Council for their time.

Seidel stated because of the time, a motion was needed to continue on with Agenda Item 6. **Graber made a motion, seconded by Knapp, to Amend the Rules of the Day to continue on with Agenda Item 6 until there is a final vote. ALL IN FAVOR? MOTION CARRIED: 5:0 VOTE.**

**PROPONENT: Dallas Rose, 600 Buckingham Avenue W.** – stated he is a longtime resident of 33 years. He came here tonight not liking the density, along with many of his neighbors. He's been a contractor-builder for 40 years. He built SR 580 in Dunedin; he's seen the development. The development is inevitable, he fears. But what are we going to do? He has watched that property. Rose stated he has always wanted a downtown. Everybody wants a downtown that is walkable, with restaurants and so forth. We've got to ask ourselves, what is the price we're going to pay? What do we have to do? He thanked Braithwaite for all his work, also, stated he appreciated all his years. We've got to bite the bullet and at least entertain the idea. We're still just talking about the idea. We're not digging a hole. Like Doug Bevis said, we haven't even bought a shovel yet. We need to at least entertain the idea. Rose guaranteed he'll be at every City Council meeting himself, watching what's going on with it, because he has other agendas, as you know, with this airport. That's irresponsible development over our city that we're dealing with now because of the airport. We can be responsible for this downtown development. That's what he is sure our Council can do. They should vote yes. As much as he doesn't want density, it might be the price we've got to pay to have something done.

**PROPONENT: Dave McKinley, stated his home of record is 623 Timber Bay Circle, currently residing at 445 Hickorynut Avenue** – thanked Council for extending the public hearing. He has been around this city since the mid 80's. He absolutely loves coming back here. McKinley stated he has been gone for a while until recently, serving for 26 years in the Marine Corps, traveling around and seeing different countries, different places, different cities, and moved from many of them. When it was time for him to come home, although he has family from Cincinnati, he chose to come back here. In all the time that he was gone, he would continue to come back here to Oldsmar. He has so much family that's invested here. He has watched this flipbook of history happen in the development of Oldsmar. It's been fantastic. In all his travels, again, he chose to come back here for these reasons. His family volunteers here, they work in places like Oldsmar Cares because the community is fantastic. His parents are volunteers with the city. McKinley stated he is working on bringing in veterans, community parks and stuff like that, that's here for the city to continue to grow. His brother and sister-in-law live here in the city and are first responders. He is heavily invested in the success of Oldsmar. After all those times being gone, and all the places he has seen, he came back here. There are so many different things that's been said about a huge monstrosity that might come in across the street. He doesn't think that's really what's going on here. What we're trying to do is identify the opportunity to create discussions for us to move forward. Most of the things that he has heard are about the concern on whether or not there have been impact studies on infrastructure, environment, or traffic. That was clearly laid out already in the presentation provided, that before anything gets built, the developer has to provide that, not the City. McKinley stated he is in favor of the continued development of Oldsmar. If we're going to continue to grow, he is going to be here. We're trying to help influence the way that it grows, that we attract the right quality of people and attractions and the things that we want to keep Oldsmar special, like everybody continues to say. McKinley stated he appreciates everyone's time.

**PROPONENT: James Poulton, 515 Humphries Road/101 State Street** – thanked the Council for their time tonight and asked does it feel a bit like déjà vu, or Groundhog Day? We were here a couple months ago with this. We've been here before, and we discussed everything. We're here again because of a technicality, not because people didn't know about it. Everybody's worked hard to get the right message out to everybody. He hopes Council continues to do that. Poulton stated he is in favor of the next step of the process. The Council needs to follow the staff recommendations that were laid out in the presentation, which was wonderful, by the way. We need to continue to improve our communication as a group out to the community and out to the residents. He wants the town to continue to follow Council's strategic vision and mission statements; live, work and play and continue to move in the right direction. Poulter stated he appreciates the Council's time. One other thing, maybe Mayor Seidel can consider a water fountain or a music feature within the plan going forward.

Seidel closed the Public Hearing at 10:38 p.m.

**Gannon made a motion, seconded by Graber, to approve the First Reading of Ordinance 2021-25, amending the Comprehensive Plan to permit a density bonus for vertically integrated transit supportive mixed-use development, to clarify language regarding density/intensity and floor area ratio within the district, to clarify transient accommodations density within the CRD, to introduce balancing criteria requirements for density/intensity within the Coastal High Hazard Area, and to incorporate a new Property Rights element into the City of Oldsmar Comprehensive Plan, as required by Section 163.3177(6)(i), Section 163.3161(10), and 187.101(3), Florida Statutes.**

**Knapp made a motion, seconded by Graber, to take a seven-minute recess. ALL IN FAVOR? MOTION CARRIED: 5:0 VOTE.** Mayor Seidel reconvened the meeting at 10:45 p.m.

#### **COUNCIL DISCUSSION:**

**Gannon** thanked each person who was still present at 10:45 p.m. She thanked everyone who came out tonight to speak to the Council and to each other, everyone who sent her an e-mail or stopped her at the grocery store or at an event. She is extremely grateful and humbled by their outreach. She appreciates their opinions and concerns. Gannon stated she sees them and she hears them and wants to make sure they know she is so glad they came. There were almost 60 speakers tonight and several more who didn't speak but were here. They came because they cared and were concerned; maybe they learned something. Gannon stated when the City made the land acquisitions with taxpayer dollars, it was with the understanding that the first piece and the last piece would be a part of a downtown for this City. Part of making sure that a downtown is successful is ensuring the financial success over all the projects. Mixed use, vertically integrated building is a sustainable and cost-effective way to do this type of development. It is the kind of development that has always been considered for this area. To allow for this type of development, a change in the density/intensity, a shift in use is necessary. Changing the density changes what goes in the building. It gives us the opportunity to put people in the building as opposed to commercial space. Gannon stated she doesn't want an Amazon warehouse next door, or to eventually get to the point of simply selling the property because we can't move forward on anything. Increased density in this very small specific area, the TCCR, can support the existing businesses we have on Tampa Road and State Street, and increases the viability and the chances of the existing vacant spaces along State Street, some of which have had retail businesses that have failed due to the lack of bodies to patronize the businesses after the 9-5. Gannon stated density has always been a part of the development conversation, regardless of whether or not there has been a particular proposal on the table. It is critical to her to make that property marketable so the City can entertain financially feasible proposals. The code already allows for a large building on the site. The density/intensity has nothing to do with the size of the building, just the use. There are many myths about density, some of which have been brought up in a study by the Urban Land Institute, an extremely reputable organization, in concert

with the American Institute of Architects, the Sierra Club and the National Multi-Housing Council. Some of the myths include the belief that higher density development over burdens public schools, public services and requires more infrastructure support. U.S. Census Bureau data for many areas of the country, including ours, shows that people who choose higher density housing, or workforce housing, usually have fewer children, if any, and the compact nature of vertically integrated mixed use requires less infrastructure to support it. That is according to the U. S. Department of Housing and Urban Development American Housing Survey. One of the things she wants to correct is this idea that the City would need to pay for infrastructure for a project next to City Hall. This is inaccurate. As Tatiana mentioned, the impact fees are paid by the developer. If additional infrastructure is necessary, that can be part of the development deal. That is not something the City would bear. Similarly, there is a fear that higher density development creates more traffic congestion and parking problems, but that's not necessarily true. Higher density residents tend to have fewer cars. Shared parking is also extremely effective for nighttime use and daytime use. Gannon stated she is extremely confident that this Council and future Councils would not approve a Development Agreement for the current proposal or any future proposals without critical analysis of whether it meets the needs of the community as a whole, and only after they have examined the necessary submissions they will receive as part of the development process on traffic, the environment and concurrency studies, FDOT, and SWFWMD. All of that will happen. Gannon stated she believes the fears of certain residents are sincere and she wants to make sure that they are involved and provided the factual information such as the presentations given tonight by Tatiana Childress and Felicia Donnelly. She wants to make sure they have the opportunity to comment every step of the way. As to the rest of the land in the TCCR, the density intensity bonus is highly unlikely to apply to other properties in the TCCR due to setbacks, property size and feasibility. Even the largest property within the TCCR area, Washington Square, would be hard pressed to propose a mixed use vertically integrated building, but even if they did, it would come back to staff, the Planning Board and the City Council for approval of an agreement.

We are considering a master developer proposal which includes a parking garage as we all have agreed for many years that a garage is necessary to make the downtown a success, as well as any development at the Library, including a theater. We are trying to create continuity with a walkable downtown that extends to the Library. The Oldsmar Code, the Tampa Road Corridor Plan and the CRA Architectural Guidelines all require that this garage be more than bare. We want it to be beautiful, not just cement floors with wires. For history's sake, there have been other RFQ's for this site and proposals by the Wheelan Group, Kennedy Group, CBRE, Grammary, Simone, DFMAR, Prime, Commonwealth. Each iteration has had a parking garage with it. If we do not consider potential developments that include a parking garage, then the City bonds out the garage, takes on debt in the amount of \$18-20 million to build it, and it wouldn't be on the tax roll because the City would still own it. Gannon stated she believes economically, the City cannot afford to take on general revenue debt or issue bonds to build the garage that we desperately need to create a walkable downtown. It is not feasible for the City to operate a garage or any other retail establishment as a landlord. This large parcel needs to be added back to the tax rolls so our residents can benefit from the added ad valorem, as it has always been her goal to keep the millage rate low, or the same, and avoid raising residents' taxes to catalyze the downtown.

Gannon stated she has heard rumors that we are building an apartment complex with 520 apartments. We are not, and there is no proposal to do so. Even the Woodfield proposal, which is not before us and has not been approved in any way, proposed 316 units, not 520. Tonight, someone mentioned 150 units per acre. That is for transient accommodations (hotels), not the type of residential use they are talking about. Gannon commented that workforce housing is not the same thing as affordable housing or Section 8 housing. Also mentioned tonight was opportunity cost. The opportunity cost of not increasing the density is all the potential proposals they could entertain by creating a framework to allow financially feasible proposals to come their way. Increasing the ceiling, this is a ceiling on the density/intensity, not a floor, increases the marketability of the property and allows the City to continue marketing the property

to potential developers who can bring the vertically integrated, mixed-use concepts that have the highest likelihood of success for the retail establishments and interaction which we desire for our residents.

This entire council, and many before it, have been on board with moving the downtown forward for the last 20 years. It is extremely difficult to balance the desires of all the residents, the goals of Council and the City, the interests of a developer, the finances on both sides, and make everyone happy. It is impossible. It is about compromise. She recognizes that any developer needs to create a development that is financially successful for them, but she also wants them to create a development that is financially successful for the City. She wants people walking around a common area patronizing our businesses and enjoying a special space. She wants to see business beget business and more entrepreneurs snap up the empty spaces along State Street (which are zoned TCCN and are not subject to the density/intensity bonus). Gannon stated she wants to see a walkable downtown with festivals, car shows, and family enjoyment. She wants to continue to move forward with bringing to reality the downtown priority set by the City Council back in 1995. Our Planning Board voted 6 to 1 in favor of these agenda items. Our City Staff, the Planning and Redevelopment Director, Assistant City Manager, and City Manager, are recommending that we move forward with these ordinances as it is in the financial best interests of the City. Gannon stated her vote is for the people too. Seidel asked if there were any questions. There were none.

**Graber** stated he would be brief since they have been meeting for so long tonight. He thanked everyone who came out, whether for or against, to voice their opinion. It means the word got out. The folks that came in saying they admittedly didn't know enough or were on the fence and came here to listen and to learn and to get the good information through the staff presentation, that was really important to him. Tatiana did a very good job tonight with her presentation. Everyone's positions are well stated. His opinion has been stated publicly in the past, and with that, he is ready to move forward with the vote. Seidel asked if there were any questions. There were none.

**Saracki** stated he said his point of view at the last meeting. He thanked all the people that came out tonight. It was really important that everyone spoke their opinion whether they are for it or against it. That's why he loves this City and the people of the City. We all have a voice and that is the most important thing we can have. The biggest question he has, is once we vote tonight, we can never turn this back. If we vote yes to move this to the next step, then this density will be in this City forever. Gannon mentioned that future council members might not vote to increase the density with taller buildings, but we don't know that. It might not be in his lifetime, but somebody might vote for taller buildings and that is what he is concerned about. Saracki stated he already knows what his vote is, and everyone heard his voice at the last meeting. Seidel asked if there were any questions, and stated he had one. In March, Saracki made the motion to move forward with negotiations with Woodfield. While we don't have Woodfield before us, we may have other similar projects, or Woodfield itself. Seidel asked Saracki if he no longer supported that density for Woodfield. Saracki asked when it was changed that they could ask each Council Member questions. Seidel stated they can always ask questions. Saracki stated no, he didn't remember that. Seidel said after he spoke at that meeting in March, Council Member Gannon came back and had some comments and Saracki came back and had some comments. Regardless, the Council is allowed to have debate at the dais whenever they want. Saracki stated he doesn't have anything against Woodfield at all. He just doesn't want to increase the density.

**Knapp** thanked everyone who came out tonight, and those who left but are still watching on YouTube. There are 50 people logged in and watching, so thank you for staying tuned, even if you are not here. Former Mayor Bevis brought up this document with some of the myths about density. Knapp stated he thinks a lot of this is about the fear of the unknown; traffic could increase, schools could get over loaded. We don't know those things at this time. A Development Agreement will require those type of things to be investigated before approving anything. If he starts critically thinking about traffic, if there were to be increased traffic on residential streets, it would primarily be people going to the parks. He doesn't

envison anyone going down Washington or Park Blvd. to commute to work because they are most likely going to Tampa, Clearwater, or St. Petersburg. That's how he sees it potentially playing out, but he is not a traffic engineer. Council Member Gannon touched on the composition of families, or the lack thereof, being represented in higher density accommodations. One of the charts that was produced was households by type. Knapp stated he pulled new actual census data. 2003 was the first-time married couples with children (23.3%) were beaten out by single people living alone (26.4%). In 2021, married couples with children were 17.8%; married couples without children were 28-30%. Other family households have gone on the rise, for example a brother and sister living together. The real striking thing is people living alone as well as other non-family households where people might be living with a friend or a roommate instead. Knapp stated he then looked at a breakdown of households by size. Historically, nationwide from 1960-2021, the only two types of households that have risen are those with one or two people. In 1960, the average number of people per household was 3.36. In 2021, the average number of people per household has dropped to 2.51. As an engineer and a data person, he found this very interesting.

Knapp addressed the negotiation process and stated there have been some comments about transparency, or the lack thereof, The reason the information is limited only to the proposal that is on the table right now is because if we had all the people in the room and those watching online negotiating, we would never get any sort of deal done. There is a limited number of people at the table to get to some sort of deal that both parties agree on that may have a chance at success. The Council and the residents will have an opportunity to review it in some type of public forum. If it moves forward, those details will come out. Nothing is being hidden, it is simply to preserve the state of the negotiations.

Knapp stated there were some conflicting numbers about the kids and the schools. He would like some follow-up to that information. According to the latest census data, the population in Pinellas County of those age 18 and over increased by 7.5%, or 56,000 people. The population of those under 18 decreased by 8.5% which is almost 14,000 less children. Knapp stated we are in one of the most densely populated counties and density is something everyone has heightened awareness of. Traffic is congested everywhere. In Oldsmar, we have state highways and cannot make a direct impact on the feasibility of how our roads function. Safety Harbor and Dunedin were mentioned numerous times tonight. While we do want to have similar aspects to that, we have to recognize how geographically we are different from them and why an increased density perhaps makes sense. Our desired downtown is immediately parallel to one of the busiest east-west throughfares in the metropolitan area. He has mentioned several times that the type of development that makes the most sense to replicate is Westchase. Right along Linebaugh is a mixed-use development somewhat similar in nature. A lot of people want to live there.

The thing he heard the most tonight was small town, over and over and over again. What makes Oldsmar a small town? Is it something tangible or intangible? Is it the number of people that live here, because the land size isn't changing. The density has increased naturally over the years without the Council doing anything about it. Is it the number of houses, the number of cars, the number of businesses, the number of apartments, the number of tall buildings? At what threshold do we get to where we say it's not a small town anymore? The City has changed, and he thinks it is a better City than when he was a kid and when the roads weren't paved. He asked everyone to really think that through, regardless of which side of the fence they are on. Maybe it is the intangible things like knowing who your neighbors are, having a feeling of safety in your community and having a vibrant community. Knapp stated he thinks you can have those things regardless of what the density is. He asked everyone to keep that in mind. Knapp said thank you to Ginger and regardless of how things go tonight, he hopes she will still invite him over as a friend and a neighbor for future discussion on any debate that comes up. For those of us that live in the City, we're going to wake up tomorrow and still live in Oldsmar, we're still all going to be neighbors and he thinks we will all be pretty thankful for that. Seidel asked if there were any questions. There were none.

**Seidel** stated when you speak at the end of the discussions, pretty much everything has been said. It has been commented on more than once that there is a common theme that most agree they would like to have a walkable downtown. He didn't hear a lot of discussion on the economics of how we get to that downtown, meaning what does it cost the taxpayers at the end of the day. Over the years, the projects have fallen into two categories, either the Council or a company hired to develop a downtown concept plan. Those are the plans that look pretty mild in terms of density. The problem is nobody has wanted to build those. Of the projects received from developers, whether solicited or unsolicited, almost every single one would require a change in density, or a variance to change a height. They received proposals that were eight and ten stories tall. The entire city has invested money to acquire this property. At one time it was being considered for a conference center. Every project that has come forward would require a change in density. Why give this density incentive life? Because if we want a developer to step in and take on the risk as well as put up the money for infrastructure, and the money for a parking garage, and not do it on our own, it is necessary. The cost of building has gone up 19% in the last year. The amount of density that will be requested is not going to go down. It would never work. The Galleria building went up in 2007. It didn't have the density and every business that went in there failed and the building went into bankruptcy. That is the reality. The density incentive creates a path to allow for more residential under specific circumstances.

Ginger asked a good question tonight about guaranteeing the types of businesses in the project. Seidel stated there are some things the Council can do to make it deed restricted. That would go into the Development Agreement. If we want to go quaint, we're going to go it alone. Without a parking garage, people will park in the neighbor's lawns. That is unacceptable. The cost of the City building a parking garage is easily \$25 million. That is about \$1,700 of debt for every man, woman and child who lives in Oldsmar. It is not a reasonable debt to take on. Seidel explained that the density is not changed carte blanche. It will still be 30 units per acre, with an incentive for more if all the qualifications are met. Right now, today, a six-story building could be built next to City Hall, with 217,000 square feet of office use in addition to 150 apartments and a five-story parking garage. This could be built right now. Having this incentive allows the City to have more living units to help support approximately 18 new businesses right down State Street. This allows the City to say they don't want more doctors' offices or office space. Seidel stated it is important to understand the economics and the reality. We don't want another Galleria where businesses have failed. We want the density, and we have to have a parking garage. Seidel stated he thinks going it alone would be a mistake. The City is not in the development business. He supports the incentive and hopes to move forward. Seidel asked if there were any questions. There were none.

**ALL IN FAVOR? ROLL CALL VOTE: Graber: yes; Saracki: no; Knapp: yes; Gannon: yes; Seidel: yes. MOTION CARRIED: 4:1 VOTE (Saracki).**

Seidel stated because of the time, a motion was needed to amend the rules to continue on with the next two development items. **Knapp made a motion, seconded by Gannon, to Amend the Rules of the Day to continue on with Agenda Items 7 and 8. ALL IN FAVOR? MOTION CARRIED: 5:0 VOTE.**

**7. Public Hearing for First Reading of Ordinance 2021-26, amending the Town Center Development Code and Architectural and Design Pattern Book to permit a density bonus for vertically integrated mixed-use development and to clarify language regarding density/intensity and floor-area ratio within the district – Trask read Ordinance 2021-26 by title only.**

**CITY MANAGER REMARKS:** None

**STAFF PRESENTATION:** None

**PUBLIC HEARING:**

**PROPOSERS:** None

**OPPONENT: Don McCullers, 343 Country Club Drive** – stated he hopes all of the Council Members very closely monitor what they just did tonight. He stated, yes, it can get up to 150 units per acre. For people who didn't know anything about this proposed development, they all seem to have an understanding of what is going to be going in next door. McCullers stated the Council should have been bringing this stuff to the residents. Maybe the understanding of what the Council wants to develop and support downtown is too much. Maybe we don't need to develop and support 18 businesses. McCullers stated there was more of a thriving downtown years ago with a bank, the post office, the TECO office, a pizza place, an aquarium shop and a barber shop. We had stuff going on. In the zest to create our future, we became land barons and we hurt ourselves. He is still opposed to this. Unfortunately, the density will go with the property. The current Council Members are not all going to be sitting up there in 3-5 years, and this isn't all going to be done in 3-5 years. He hopes they are all still around and can help the City try to overcome something that was set into motion tonight. McCullers stated he is all for the downtown, but does not like this density change at all. It is a shame that we had to do that. The Council's aspirations and what the residents want are two totally different things. He stated the people come to Oldsmar for Oldsmar Days and the carnivals and park in people's lawns. He suggested building a parking garage down on the waterfront. He also suggested finding some way for people to cross Tampa Road with their golf carts to get the people from the north side down to the south side. If that were to occur, the Council would have everybody they need to support a downtown. Everybody south of Tampa Road is going to suffer from the density change, especially when they have to evacuate. The original downtown redevelopment and the blighted areas were from St. Petersburg Drive, north. The density should have been changed in that entire area instead of just the small piece of land adjacent to Tampa Road.

**Knapp made a motion, seconded by Gannon, to approve the First Reading of Ordinance 2021-26, amending the Town Center Development Code and Architectural and Design Pattern Book to permit a density bonus for vertically integrated mixed-use development and to clarify language regarding density/intensity and floor-area ratio within the district.**

**COUNCIL DISCUSSION:**

**Gannon** referred to page 36 of 118 of the Council Packet, section v under Ordinance 2021-25. It states, "As an incentive to encourage transit supportive, vertically integrated mixed-use developments in this area, such developments shall be permitted a maximum density of 65 units per acre, transient accommodations density of 150 units per acre, and a floor area ratio of 2.0." Gannon asked the Planning and Redevelopment Director if her understanding is correct that transient accommodations refer to a hotel. Childress replied, yes. Gannon questioned that it is NOT a density/intensity incentive for residential units up to 150. Childress stated that is correct. In the Countywide Rules, an Activity Center is only allowed to go up to 90 units per acre, so it could never go up to 150 units per acre. Gannon thanked her for the clarification.

**ALL IN FAVOR? ROLL CALL VOTE: Graber: yes; Saracki: no; Knapp: yes; Gannon: yes; Seidel: yes. MOTION CARRIED: 4:1 VOTE (Saracki).**

**8. Public Hearing to approve Conditional Use for BELAC Facility/Chromalloy Gas Turbine LLC, a future potential tenant at 500 Brooker Creek Blvd. (Snyder Hearing)** – Trask stated this is a quasi-judicial hearing and performed the Swearing-In process. **Alayna Delgado, City Planner,** reviewed the Staff Report dated November 30, 2021 and submitted it into the record. Delgado stated



this is a Conditional Use approval request for BELAC/Chromalloy Gas Turbine, LLC to permit a new BELAC facility at 500 Brooker Creek Blvd. located in the M-1 Limited Manufacturing zoning district. Per Section 5.7.6.3(3), as a conditional use, the M-1 district permits industrial and manufacturing uses that are not expressly prohibited, not in violation of the outlined performance standards, but not meeting the characteristics of permitted uses in this district. The applicant is proposing new coating and plating processes that are not specifically listed under the permitted uses of the M-1 districts, and therefore, a Conditional Use approval is required by the City Council. The BELAC facility located at 420 Commerce Blvd. has been in operation since 1999. Industrial processes include the preparation and application of specific coating processes to jet engine turbine blades. Due to business growth, the operations at the Commerce Blvd. facility and its companion facility in Orangeburg, NY are planned to be expanded. The request for a Conditional Use approval to permit a 65,000 square foot building was reviewed against the standards outlined in Section 3.12.8 of the Land Development Code:

1. The requested use is compatible with the existing natural environment of the site and with properties in the neighborhood, as is further reflected in the land use plan.
2. There is no significant potential detrimental effect arising from the use on property values in the neighborhood.
3. There is adequate provision for water supply and for sanitary sewers and sewage treatment.
4. There is adequate provision for public facilities, such as schools, parks, and utilities within the service areas involved, and the proposed use will not overload such existing facilities.
5. There is adequate provision for traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use.
6. There are adequate drainage systems to service the use, with particular attention to the necessity for on-site retention systems to alleviate drainage and pollution problems.
7. There are adequate setbacks, buffering and general amenities in controlling adverse effects of noise, lights, dust, fumes, and other nuisances.
8. The land area for the proposed use is sufficient, appropriate, and adequate for the use and its reasonable anticipated operation and expansion thereof.
9. The use is compatible with the desired growth and land use patterns reflected in the City's Comprehensive Plan.
10. There is reasonable need for such facilities at the site under consideration and on a citywide basis.
11. The proposed use will comply with all appropriate regulations for the district in which it is to be located.
12. The proposed use will not adversely affect the health and safety of the public and the workers and residents in the area and will not be detrimental to the use or development of adjacent properties or of the general neighborhood.

Staff recommends approval of the Conditional Use with the following conditions:

**Conditions Required Prior to Building Permit Approval:**

1. Demonstrate that no process water will be discharged to municipal sanitary sewer system including any floor drains in the process areas and obtain Zero Discharge permit under City of Oldsmar's Industrial Wastewater Permit.
2. Provide manhole or another easily accessible sampling point located where all effluent wastewater discharging from BELAC into the City sewer system can be sampled for analysis.
3. Demonstrate that there is a roof overhang or other permanent rain cover over the exterior area that prevents drums or other containers of liquid or solids and solid waste from getting wet both during storage and transporting for disposal.
4. Demonstrate a means to increase the leak prevention integrity of the concrete slab in the wastewater treatment and chemical wastes storage building to prevent leaks from potential expansion and contraction or settlement cracking of the floor and spill containment walls.
5. Demonstrate security measures to prevent theft and tampering with hazardous materials.

6. Provide reasonable assurance that a 500-year flood will not result in an illicit discharge.
7. Provide evidence that in the outside containment building, there will be adequate space and separation (physically and from leaks) of stored raw chemicals, stored hazardous liquid and solid wastes, and wastewater tanks and equipment.

**Conditions Required Prior to issuance of Certificate of Occupancy:**

1. Provide copies of air emission permit from Florida Department of Environmental Protection or proof of exemption.
2. Provide Potential to Emit (PTE) permit from FDEP or evidence of exemption.
3. Provide Incident Control Plan (ICP), Spill Prevention Control Plan, and Hazardous Waste Management Plan.
4. Demonstrate that the air compressors (all three in use) meet the City's noise level ordinance. This could be achieved by construction of a wall, use of exhaust silencers and/or enclosing the air compressors in a building.

**Seidel** stated BELAC has been here for quite sometime and has always been a good community partner. He asked if there have been any issues with our water from the discharge from their processes. Delgado replied there have been no issues.

**Chris Weddle, Ardurra Civil Engineering**, stated they appreciate City staff working with them through this process. BELAC has been good stewards in Oldsmar for a long time. He is available to answer any questions about the project.

**Public Hearing:** No public comments were received.

**Saracki made a motion, seconded by Knapp, to approve a Conditional Use for BELAC Facility/Chromalloy Gas Turbine LLC, a future potential tenant at 500 Brooker Creek Blvd. with the following conditions:**

**Conditions Required Prior to Building Permit Approval:**

1. **Demonstrate that no process water will be discharged to municipal sanitary sewer system including any floor drains in the process areas and obtain Zero Discharge permit under City of Oldsmar's Industrial Wastewater Permit.**
2. **Provide manhole or another easily accessible sampling point located where all effluent wastewater discharging from BELAC into the City sewer system can be sampled for analysis.**
3. **Demonstrate that there is a roof overhang or other permanent rain cover over the exterior area that prevents drums or other containers of liquid or solids and solid waste from getting wet both during storage and transporting for disposal.**
4. **Demonstrate a means to increase the leak prevention integrity of the concrete slab in the wastewater treatment and chemical wastes storage building to prevent leaks from potential expansion and contraction or settlement cracking of the floor and spill containment walls.**
5. **Demonstrate security measures to prevent theft and tampering with hazardous materials.**
6. **Provide reasonable assurance that a 500-year flood will not result in an illicit discharge.**
7. **Provide evidence that in the outside containment building, there will be adequate space and separation (physically and from leaks) of stored raw chemicals, stored hazardous liquid and solid wastes, and wastewater tanks and equipment.**

**Conditions Required Prior to issuance of Certificate of Occupancy:**

1. **Provide copies of air emission permit from Florida Department of Environmental Protection or proof of exemption.**

2. **Provide Potential to Emit (PTE) permit from FDEP or evidence of exemption.**
3. **Provide Incident Control Plan (ICP), Spill Prevention Control Plan, and Hazardous Waste Management Plan.**
4. **Demonstrate that the air compressors (all three in use) meet the City's noise level ordinance. This could be achieved by construction of a wall, use of exhaust silencers and/or enclosing the air compressors in a building.**

Knapp stated he is glad to see businesses thriving. Gannon stated it was smart to get Ardurra Group involved to have a lot of meetings with the City Engineer to focus on the main concerns and get reassurances by putting the conditions in place. **ALL IN FAVOR? ROLL CALL VOTE: Graber: yes; Saracki: yes; Knapp: yes; Gannon: yes; Seidel: yes. MOTION CARRIED: 5:0 VOTE.**

**Saracki made a motion, seconded by Knapp, to Return to the Rules of the Day. ALL IN FAVOR? MOTION CARRIED: 5:0 VOTE.**

#### **COMMUNITY MINUTE:**

City Clerk Ann Nixon announced the following updates, events and projects:

- On Saturday, December 11<sup>th</sup> at 9:00 a.m., join Oldsmar Mayor Seidel and Safety Harbor Mayor Ayoub, in partnership with Tampa Bay Watch, at R. E. Olds Park to create Vertical Oyster Gardens to Save the Bay. One oyster can filter up to 50 gallons of water per day.
- The Annual Golf Cart Parade will be held on Saturday, December 11<sup>th</sup>, 6:00 p.m., starting at Bicentennial Park, 423 Lafayette Blvd. Pre-registration is open through December 10<sup>th</sup> at a cost of \$5.00 per cart. Call (813) 749-1152 for more information.
- The Sunset Sounds Concert Series continues on Friday, December 17<sup>th</sup>, 7:00 p.m., at R. E. Olds Park. Admission is free.

#### **APPROVAL OF NEW AGENDA ITEMS:**

**Knapp made a motion, seconded by Gannon, to approve New Agenda Items 1, 4 and 12. ALL IN FAVOR? MOTION CARRIED: 5:0 VOTE.**

#### **AWARDS AND RECOGNITION:**

**1. Presentation of Certificate of Completion to Vice-Mayor Knapp (New Agenda Item) –** Seidel presented a Certificate of Completion to Vice-Mayor Knapp for completing the Florida League of Cities Institute for Elected Municipal Officials.

**2. Presentation of employee service award(s) –** Braithwaite stated employee service awards were given earlier at a ceremony at City Hall to Oldsmar Fire Rescue employees Brian Ludeker, Lieutenant, for 15 years of service and to Chris Vacca, Firefighter/EMT, for 15 years of service.

#### **COMMUNITY REDEVELOPMENT AGENCY:**

#### **CONSENT DOCKET:**

3. **Approve minutes of the November 16, 2021 City Council meeting**
4. **Accept annual updates to the City of Oldsmar Community Rating System Program for Public Information (New Agenda Item)**
5. **Approve payment to legal counsel for November 2021 legal services**

**Knapp made a motion, seconded by Gannon, to approve the Consent Docket. ALL IN FAVOR? MOTION CARRIED: 5:0 VOTE.**

**CITY OF OLDSMAR:**

**CITY ATTORNEY:**

**6. Public Hearing for First Reading of Ordinance 2021-25, amending the Comprehensive Plan to permit a density bonus for vertically integrated transit supportive mixed-use development, to clarify language regarding density/intensity and floor-area ratio within the district, to clarify transient accommodations density within the CRD, to introduce balancing criteria requirements for density/intensity within the Coastal High Hazard Area, and to incorporate a new Property Rights element into the City of Oldsmar Comprehensive Plan, as required by Section 163.3177(6)(i), Section 163.3161(10), and 187.101(3), Florida Statutes** – This item was addressed previously in the meeting.

**7. Public Hearing for First Reading of Ordinance 2021-26, amending the Town Center Development Code and Architectural and Design Pattern Book to permit a density bonus for vertically integrated mixed-use development and to clarify language regarding density/intensity and floor-area ratio within the district** – This item was addressed previously in the meeting.

**8. Public Hearing to approve Conditional Use for BELAC Facility/Chromalloy Gas Turbine LLC, a future potential tenant at 500 Brooker Creek Blvd. (Snyder Hearing)** – This item was addressed previously in the meeting.

Trask stated he wanted to publicly thank Braithwaite for his many years of service to the City of Oldsmar. He has appreciated his leadership, his knowledge, his fiscal responsibility for the City, and ultimately his commitment to the residents. As everyone knows, Trask represents a number of cities and has done so over the years, and he feels Oldsmar couldn't have been led by a better City Manager. He appreciates having the ability to work with him all these years. He remembers Al transferred up from Madeira Beach and he's been around a long time. Trask thanked Braithwaite and stated he appreciated his friendship and leadership in Oldsmar.

**CITY MANAGER:**

**9. Request Council Approval for Single Source Purchase of Neptune Water Meters and Registers from Ferguson Waterworks, per Notice of Intent to Single Source 2022-003-SS** – Braithwaite stated that to facilitate the ongoing meter replacement and upgrade program throughout the City, additional touch-read meters, radio-read meters, and registers are purchased annually for installation by staff. At the onset of the meter replacement program, Neptune meters were selected for consistency as the City has standardized metering to this manufacturer. Standardization simplifies parts inventories and repairs, while also utilizing consistent meter reading software and equipment. Ferguson Waterworks is the sole authorized distributor of Neptune products within the State of Florida. Purchases for this multi-year project were accelerated as part of the annual budget process, and Council appropriated a budget of \$250,000 for these purchases. The cost of these purchases will not exceed this amount and will be charged to the Water Sewer Fund. **Gannon made a motion, seconded by Knapp, to approve the Single Source Purchase of Neptune Water Meters and Registers from Ferguson Waterworks, per Notice of Intent to Single Source 2022-003-SS. ALL IN FAVOR? MOTION CARRIED: 5:0 VOTE.**

**10. Request Council Approval of Work Order No. 18 to 2018-007-RFQ for Ardurra Group, Inc. to provide professional engineering services for Harbor Palms Infrastructure Improvements Phase 3 Design and Construction Administrative Services** – Braithwaite stated in 2016, the City hired Jones Edmunds and Associates, Inc. (JEA) to provide design, permitting and construction administration services for the implementation of the Harbor Palms Infrastructure Improvements Project, which includes water main and service replacements, and roadway, stormwater, curb and sidewalk reconstruction throughout the neighborhood. The first phase was constructed using JEA's design by Keystone Excavators in 2020. Ardurra Group became "Successor Engineer" for the remainder of the project and completed a revised design for Phase 2, which is currently under construction with Douglas N. Higgins as contractor. Ardurra Group, Inc. (Ardurra) is a utilities engineering consultant under contract with the City through the General Engineering Services Contract 2018-007-RFQ. This contract is valid through August 22, 2022. The consultant will be compensated for the professional services on a lump sum basis for a total fee not to exceed \$324,303. **Graber made a motion, seconded by Gannon, to approve Work Order No. 18 to 2018-007-RFQ for Ardurra Group, Inc. to provide professional engineering services for Harbor Palms Infrastructure Improvements Phase 3 Design and Construction Administrative Services. ALL IN FAVOR? MOTION CARRIED: 5:0 VOTE.**

**11. Request Council authorize City Manager to enter into a Utility Work by Highway Contractor Agreement (UWHCA) with the Florida Department of Transportation (FDOT) for utility adjustments associated with the Curlew Road Resurfacing Project** – Braithwaite stated Florida Department of Transportation (FDOT) will be completing a Resurfacing, Restoration, and Rehabilitation (R.R.R.) project for Curlew Road. The project will begin in the City of Dunedin and conclude at the intersection of Curlew Road and Tampa Road. The project will consist of repaving Curlew Road, re-striping lanes, adding bike lanes, pedestrian improvements, modifying medians and improving drainage. Construction is expected to begin in April 2022. Unencumbered funds are available to cover the \$9,181.40 cost of this agreement in the Water & Sewer Operating Fund. **Knapp made a motion, seconded by Gannon, to authorize City Manager to enter into a Utility Work by Highway Contractor Agreement (UWHCA) with the Florida Department of Transportation (FDOT) for utility adjustments associated with the Curlew Road Resurfacing Project. ALL IN FAVOR? MOTION CARRIED: 5:0 VOTE.**

**CITY CLERK:**

**12. Adopt Resolution 2021-22, setting the final ballot language for the March 15, 2022 municipal election and declaring Katie Gannon elected as Council Member for Seat 4 (New Agenda Item)** – Nixon stated the qualifying period for the March 15, 2022 municipal election ended November 19, 2021. Two people qualified for Mayor, two people qualified for Council Member Seat 2, and one person qualified for Council Member Seat 4. Mayor and Council Seat 2 will have an election in March 2022, and Seat 4 is considered elected as the qualified candidate is unopposed. The City Charter, Section 6.05, requires City Council to prescribe the form of the ballot by resolution. Nixon read Resolution 2021-22 by title only. **Saracki made a motion, seconded by Gannon, to adopt Resolution 2021-22. ALL IN FAVOR? MOTION CARRIED: 5:0 VOTE.** Nixon stated she is really going to miss Braithwaite. He has been a solid kind of guy and makes everything feel real. City Hall is going to be a lot quieter. She will miss him and stated he's done a great job.

**CITY COUNCIL:**

**13. Presentation of Council/Manager Award for December 2021** – Gannon presented the City Council/City Manager Award for December 2021 to Carlajeane Nasse Braithwaite.

**14. Comments by Council Members:**

**Graber** – congratulated Council Member Gannon on being reelected unopposed, adding he is sure that's very exciting. He wished safe and Happy Holidays to everyone. Graber also wished a Happy 8<sup>th</sup> Anniversary to his wife Kelly on December 28th.

**Saracki** – stated he attended the first completed SunRunner station. The station is located at the corner of First Avenue North and Fifth Street in St. Petersburg. He was really excited to get the opportunity to meet Catherine Woods, the locally inspired stained-glass artist from St. Petersburg. She's actually doing all of the bus station areas with stained glass along the whole route to St. Pete Beach. What's really cool about it is you can hop on a bus and stay in downtown St. Petersburg, and 30 minutes later, you're at the beach when you come back. It's called the SunRunner Express bus. It's really a unique thing. Saracki stated the PSTA bipartisan infrastructure bill was signed into effect by the Biden administration. Over the next five years, the PSTA plans to get 60 new zero-emission buses. The total is not to exceed \$80,000. The new buses will have a 200-mile range before needing a charge, and they will have inductive wireless capabilities. That means that the bus can drive over a wireless charge if they need to be charged. The PSTA and the Pinellas County Schools have a U-Pass agreement. U-pass is for all students with school ID badges. High school students ride the PSTA buses to school for free because of the shortage of school bus drivers. A lot of times kids are coming home late or they're getting picked up late; there's a problem with the school buses. There are about 35,000 students that ride the regular buses; PSTA will supply them rides for free as long as they have their student ID, any route anytime during the day. The project will begin in January of 2022. Saracki stated that Christmas Wonderland was great. He loves the new slide for the kids with the snow and Santa was very busy with lots of kids. The Mayor's Breakfast was great. He thought Mayor Seidel did a great job. It was Knapp's first shot at the parade at Safety Harbor. Saracki stated he was really amazed about how Knapp drove the car himself and threw beads out the windows. He thanked Braithwaite for everything he has done for the City, and he looks forward to seeing him back on the hockey rink. Saracki wished everybody a Merry Christmas and Happy New Year.

**Gannon** – stated it's already been mentioned, but Winter Wonderland and the Tree Lighting were fabulous. She is looking forward to Santa's breakfast this weekend and the sustainability project with the oysters, and the Golf Cart Parade. She thanked Braithwaite for his years of service to the City, for his time he has spent with her individually and up here on the dais. She really values every moment she has been able to learn from him. Gannon stated she will miss him very, very much. She wishes everybody a wonderful holiday, and she looks forward to seeing everyone in the new year.

**Knapp** – stated everybody kind of touched on everything. It was a rather busy weekend last week. We've got another one coming up. He is looking forward to all those events. December is a month that we will be running through all sorts of things. Knapp stated it's been a pleasure sitting up here next to Braithwaite; he is certainly going to miss rubbing elbows. He added that he looks forward to Donnelly sitting up here come January. He shared a quick story that Braithwaite gets a kick out of this as well as Mrs. Knapp. She's from Rhode Island, but she works for a bakery, based out of Long Island. So, of course, Braithwaite being from up there, always when at he'd see Mrs. Knapp would say, "Go Long Island." Knapp and his wife just rolled with it for the longest time. Then recently they finally kind of let Braithwaite down. Braithwaite said it is the best bakery. Knapp stated he really appreciates the times he and Braithwaite had to be able to be together and talk about the issues that our City faces or has faced and will be facing in the years ahead. He'll treasure that.

**Seidel** – thanked everyone for coming out to the Mayor's Breakfast and being supportive. He received a call from Mayor Joe today. Mayor Joe said he had a confession to make and explained when he was texted the amount he raised in tips, he misread it. When Janet Hooper got the money, she said it was light \$300 from what Mayor Joe proclaimed, so Oldsmar won. Thank you to everybody because he knows a lot of people just kept tipping and it was awesome. He recognized all the work that went into

Christmas Wonderland, the Tree Lighting, both for performers and staff. It is always a busy time of the year. We know we ask a lot of everybody. We greatly appreciate it, as do our citizens. Nixon talked about the Vertical Oyster Garden earlier; we have multiple events going on once again this weekend. He is not going to be at Breakfast with Santa because he will be at the Vertical Oyster Garden, and it runs at the exact same time. He hopes it doesn't put him on the naughty list, but he'll take that chance. The Golf Cart Parade is coming up this weekend and will be a lot of fun. The candlelight Gold Star Ceremony will be this Sunday. They will be honoring Toni and Craig Gross and Don and Michelle Carey, who are both Oldsmar Gold Star families. If you've not been to it before, it's really quite moving. That's December 12th at 4:00 p.m. at Veterans Park. You'll see a big procession of motorcycles that come in. We're doing a proclamation as well from the City. It's a nice event and he encouraged the public to attend. Seidel stated today was a unique day. We got a special visitor when the Governor came to town. It's one of those things where you hear something about it, but there's no commitment to it until an hour before. Governor DeSantis came in this morning, and he chose Oldsmar at R.E. Olds Park to make an announcement about the State's new Sustainability Grant Program and announced that Oldsmar received one. It sounds like it is in the two million dollar range. Actually, the legislature has to appropriate the money. It was pretty exciting to have the Governor, out of 412 cities, choose Oldsmar to come and make that announcement. His arrival got delayed because of the fog. Our citizens that came out there were a real class act. It just speaks volumes of our City. We've had the signs out about no density, and there were a couple signs out there. Then next thing, when the Governor came, they're all gone. We will come here and be here all night long afterwards, but when our Governor's here and he's bragging about Oldsmar, our citizens are proud, as they should be. Seidel just thought it was a class act. He is grateful that the Governor came, and he knows everybody else is. He knows some could not make it because it was last minute notice. Pearl Harbor Day was yesterday when the meeting started. For all of our World War II veterans, Seidel stated he wanted to acknowledge that and certainly the lives that were lost during that attack. It doesn't go unnoticed; it was part of Trask's prayer earlier. Seidel wished everyone Happy Holidays, Merry Christmas, Happy Hanukkah, and whatever you might celebrate, and certainly Happy New Year.

A photo power point presentation was shown highlighting City Manager Braithwaite's 22 years of service to the City of Oldsmar, set to music of the song "You Can Call Me Al" by Paul Simon.

Graber thanked Braithwaite for all the conversations that they've had, especially the ones that had nothing to do with anything going on in the City. They were his favorite times to meet with Braithwaite. He knows Donnelly hurt her foot, but they managed to get through an hour and a half just talking to each other yesterday. As gracious as Braithwaite has been to his family, he confirmed with his three-year old that he did run up to Braithwaite because he loves him and not because he mistook him for Graber. Braithwaite has always been very gracious to him answering his questions, trying to make sure that he hit the ground running when he got up here. Graber stated he will still call him; whether or not he answers the phone, of course, is his decision, but he is still going to try. He thanked Braithwaite for his mentorship and most importantly, his friendship and congratulated him on his retirement.

Saracki stated the biggest thing he is going to miss is playing hockey. When we got that small rink out in Tampa and we played Tuesday nights, Braithwaite used to bumble around like the snow guy from Frosty the Snowman; it was great. Saracki stated he really, really enjoyed the meetings. Whatever question he had, Braithwaite always got back to him. If ever there was a City issue, if he texted Braithwaite something, or sent a picture, it might not happen right away, but Braithwaite always got back with him. That's one of the special things he really appreciates about Braithwaite, is that leadership. He is proud of Braithwaite as he is always getting the answers for the citizens. He thinks that was the greatest asset that Braithwaite had in his leadership. Saracki really hopes that Braithwaite gets back out on the rink. That's a lot of fun Mondays and Thursdays. He congratulated him on his retirement and stated he is going to miss him.

Seidel stated Braithwaite did not want any long speeches or presentations, and so of course, we're not listening to him. Seidel shared the story about when Braithwaite first became City Manager. They got to probably about the first or second meeting, Braithwaite was now City Manager, and Seidel was not yet Mayor, and they had this discussion. They're talking, and Braithwaite was still in that mode of where he was new and was being a little bit conservative. All of us, technically are his boss. The City Council decides on his raises and hires and fires, etc. They were having a discussion; he doesn't remember what it was about but is sure it was a difficult discussion on an item that they did not agree on. Braithwaite was being very reserved in the way that he was responding to Seidel. Seidel looked at him and said, "Don't ever be a wallflower, because I'll never respect you if you are." And boy, did he regret saying that! All joking aside, from that moment on in their communications, there was no gray area, there was no misunderstanding each other, they could always shut that door and just be as straightforward as possible. One of the things that has made Braithwaite an effective City Manager, from the Council standpoint, is Braithwaite's ability to learn about each of them and those who were before them, and how to work with each of them to be effective. That is something Braithwaite has always been superb about and that really is important from a leadership standpoint of keeping the City moving forward. There is an old saying that leaders do great things when they're in a leadership role. That's a mark of a good leader, to deliver when they are in that role. What's a mark of a great leader is the impact they have after they're gone. When Braithwaite looks at the people up here, and those who've come before that he's worked with, he will continue to have that impact after he's gone. Seidel thanked Braithwaite on behalf of the citizens, staff, and all the councils, we're just grateful for your service. Seidel wished him the best of luck in retirement.

The City Council presented Braithwaite with a street sign, "Al's Way".

**15. Approve tentative agenda for the January 4, 2022 Council Meeting** – Seidel asked if anyone wished to pull or add any items to the tentative agenda. No items were pulled or added. **Knapp made a motion, seconded by Graber, to approve the tentative agenda for the January 4, 2022 City Council Meeting. ALL IN FAVOR? MOTION CARRIED: 5:0 VOTE.**

**ADJOURNMENT:**

**A motion was made by Graber, seconded by Knapp, to adjourn. The meeting was adjourned by Mayor Seidel at 12:37 a.m. on December 8, 2021.**

**Minutes prepared by: Kathy Horvath, CMC, Deputy City Clerk and Ann Nixon, MMC, City Clerk**

**Respectfully submitted by:**



**Ann Nixon, MMC  
City Clerk  
City of Oldsmar**