

**DUNEDIN, FLORIDA  
MINUTES OF THE CITY COMMISSION REGULAR MEETING  
FEBRUARY 2, 2017  
6:00 – 10:00 P.M.**

**PRESENT:**

**City Commission:** Mayor Julie Ward Bujalski, Vice-Mayor Deborah Kynes, Commissioners Heather Gracy, John Tornga and Maureen “Moe” Freaney.

**Also Present:** Interim City Manager Doug Hutchens, City Attorney Thomas J. Trask, Deputy City Clerk Sharon Toner, Finance Director Joe Ciarro, Planning and Development Director Gregory Rice, Housing and Economic Development/CRA Director Bob Ironsmith, Economic Development Specialist Danny Craig, Public Works and Utilities Director/City Engineer Jorge Quintas, Stormwater Coordinator Whitney Marsh, Communications Director Courtney King, Communications Senior Technical Assistant Justin Catacchio, Stormwater Coordinator Whitney Marsh, Technical Coordinator Christine Gummow, Library Director Phyllis Gorshe, Dunedin Historical Museum Director Vinnie Luisi and approximately forty people.

**CALL TO ORDER** - Mayor Bujalski called the meeting to order at 6:00 p.m.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

City Attorney Tom Trask gave the invocation, which was followed by the Pledge of Allegiance.

**PRESENTATIONS**

**3. National 211 Day Proclamation – February 11, 2017**

Commissioner Tornga read a proclamation declaring February 11, 2017, to be National 2-1-1 Day in Dunedin and advised 2-1-1 Tampa Bay Cares, Inc., is a non-profit organization, providing 2-1-1 services via a call center accessible to everyone.

Micki Thompson, Executive Director of 2-1-1 Tampa Bay Cares, Inc., accepted the proclamation and thanked the commission for the recognition. 2-1-1 Tampa Bay Cares Board Members Maria Pepe and Sallie Parks were also in attendance.

Ms. Parks advised in 2016 the 2-1-1 received 967 calls from Dunedin residents reaching out seeking assistance in a full range of services.

**1. Military Welcome Home**

Mayor Bujalski invited Lt. Col. Cruz to the podium and read a brief biography of his and his family’s service. A certificate of appreciation was presented to LTC Jesse Cruz, United States Army, in recognition of his outstanding service to our country as a Lieutenant Colonel in the United States Army. His achievements while serving at home and abroad for which he earned a Meritorious Service Medal and an Army Staff Badge while serving in the Army Reserves and after being assigned to Regular Army a second Meritorious Service Medal and a Joint Chiefs of Staff Badge are acknowledged with gratitude and great pride! The City of Dunedin welcomes him home!

Mayor Bujalski also presented a gift card from Bon Appétit Restaurant to Lt. Cruz.

Lt. Col. (LTC) Jesse Cruz accepted the certificate of appreciation and thanked the commission for the recognition. He expressed special appreciation to his wife for her continuing support throughout his career.

**4. International Networking Week Proclamation - February 6-10, 2017**

Commissioner Gracy read a proclamation to observe February 6<sup>th</sup> to February 10<sup>th</sup>, 2017, as International Networking Week in Dunedin to raise awareness of networking in the community. Business Networking International (BNI) is the largest business networking organization in the world and offers members the opportunity to share ideas, contacts and business referrals.

Jamie Meyer, President of BNI Success Alliance, accepted the proclamation and thanked the commission for the recognition. Also in attendance were Diane Emery DiMaggio and Ellen Hale.

**5. Love Your Library Month Proclamation**

Commissioner Freaney read a proclamation declaring February 2017 as Love Your Library Month in Dunedin and urged everyone to visit libraries and thank a librarian for making this unique and wonderful institution possible.

Library Director Gorshe accepted the proclamation and thanked the commission for the recognition.

Ms. Gorshe commented with over 400,000 visitors this past year they know Dunedin residents love their library.

**2. Recognition of Jack's Signs & Designs**

Mayor Bujalski invited Jack Furey to the podium and read a brief profile of his business in Dunedin and the following: Certificate of Appreciation presented to Jack Furey of Jack's Signs and Designs in recognition of his providing the military panels to the City at no cost for recognition of our men and women serving in the United States Military.

Jack Furey accepted the certificate of appreciation and thanked the commission for the recognition. He commented that it is an honor to give back to the brave men and women coming home.

Mayor Bujalski advised since the inception of the City's Military Welcome Home which began in late 2004 the City has done 81 recognitions. She encouraged anyone with a family member coming home, not necessarily retiring, but even just coming home for a visit to contact the City in order for them to be recognized.

**CITIZEN INPUT**

Robert Sutton of 1195 Ford Lane advised he attended the recent meeting for Parks & Recreation and commended Parks & Recreation Superintendent Lanie Sheets for the great job presenting the options. He asked the commission to consider some of the alternatives when that time comes. He also spoke on the possible change to the Parkland Dedication ordinance.

John Keller of 234 Lime Circle spoke regarding the sources of funding and return on investment regarding the stadium. The City and the Blue Jays are committed. The project meets the criteria for a positive impact for the community.

Linda Medeiros of 2368 Mangrum Drive read from a prepared statement discussing the communication failure between the city and its citizens. She felt there is a lack of transparency with not all parking minutes being available and some meetings being held behind closed doors. She felt it is not too late to have a meaningful discussion and a true exchange of ideas with the results available to the public. One thing we know for sure is that what we have now is not working.

### **ANNOUNCEMENTS**

There will be a meeting of the Community Redevelopment Agency (CRA) on Thursday, February 16, 2017, at 5:00 p.m. at City Hall, 542 Main Street, Dunedin.

**FOR MEETING OF FEBRUARY 16, 2017**, there will be a public hearing to discuss and receive comment on the **FIRST READING OF APPLICATION S/D-LDO 16-60.01** - Request for Design Review per LDC Sec. 104-24.4, and Parkland Dedication per Sec. 104-26 at the corner of Main Street and Douglas Avenue for the purpose of developing a 3-story project with retail, residential condominiums and basement parking. **Main & Douglas – The Lofts** Owner/Applicant: Arlis Construction USA LLC/Steve Klar.

### **ACTION ITEMS**

- 1. Public Hearing: Resolution 17-04 – Vacation of Easement 17-1V;** 2683 Waters Edge Court  
City Attorney Trask read Resolution 17-04 by title only.

**MOTION:** Motion was made by Commissioner Tornga and seconded by Vice-Mayor Kynes to adopt Resolution 17-04.

Public Works and Utilities Director/City Engineer Quintas advised:

This resolution is tied to Application 17-1V, request to vacate a portion of the Curlew Creek maintenance and drainage floodway easement located within the northeast corner of Tract A of the subdivision plat for the Waters Edge Subdivision. This parcel is adjacent to 2683 Waters Edge Court.

The application was submitted and this parcel was deeded over by the homeowners' association in 2015 to the adjacent homeowners who are the applicants for this request.

A visual was presented to provide answers to questions that came up in Agenda Review. Mr. Quintas pointed out the portion of Tract A being requested for vacation and explained had the original plat followed the alignment of the creek perhaps that parcel would have been carved out to begin with. It is an upland area that was defined in some interactions between the applicant and engineering staff over the last couple of years when they inquired if this would be possible or would be something staff would consider and review.

Engineering staff looked at the intent of the easement, the elevations and contours in this area and indicated anything above Elevation 21 would not be contradictory to the intent of how the easement was defined. That is how the triangle shape was established.

The onus was put on the applicant to have the survey and information provided as part of the application regarding the tree clearing that happened on the property, Stormwater Coordinator Whitney Marsh spoke to City Arborist Wilson regarding research on permitting who reached out to the City's former arborist, Art Finn, and ascertained that a permit was obtained in 2012 related to damage done to a roof from a tree that fell during a storm event

but not for tree removal. The tree that damaged the roof and the permit obtained to make those repairs referenced the tree issue that resulted in the need to remove that tree. At that time the parcel was owned by the Homeowners' Association and subsequently in 2013 was deeded over to the applicant.

The intent for the request is to accommodate playground equipment which has been placed in the area (photographs were shown).

The playground equipment falls within the defined vacation area. The concerns indicated by staff was anything placed outside that defined area to be vacated or being requested to be vacated, if that vacation were to proceed the applicant has 30 days to remove anything that has been placed outside that triangle area which consists of some exercise equipment and possibly a fire pit (photographs were shown and the items described). No permanent structures are seen.

Based on what has been provided and the parcel has been defined above Elevation 21, staff review finds no inherent issues with impeding flow in the area.

A graphic was provided to show the actual flow of the creek in relation to the area requested to be vacated and historic photographs of the area and tree canopy prior to the home being built on the adjacent area.

The roof damage occurred between 2012 and 2013; the tree fell over and without a detailed tree permit for its removal it can only be surmised the sizable tree took quite a bit of ground cover with it when the root system came up, based on the conversation with Art Finn.

Comparison aerials were shown taken March 2013 and February 2016 and it can be seen that some of the canopy has reestablished itself.

Ms. Marsh referred to the photographs noting that it appears there has been no tree clearing in the vacation of easement area in question because prior to home construction there appeared to be no tree canopy in that area. Staff can only go by historic aerials and one of the comments made by Mr. Finn regarding not having the tree permit pulled was the tree had failed, it was a grand live oak, so it was a large tree and failed falling on the home and he did not want to add insult to injury and make them pull a tree removal permit, he just told them to go ahead.

#### Commission Questions

Commissioner Freaney commented the first photograph seemed to show a tree canopy and Ms. Marsh explained this is what staff can tell from the photographs based on historic aerials and pointed out the home and area in question and that it appears the area of the vacation request is clear of tree canopy; there is no other photographic evidence.

In response to a request from Commissioner Freaney, Mr. Quintas pointed out the homeowner's current property, their greenspace and the creek location. He noted with respect to impeding flow, from an engineering perspective, there does not appear to be a concern. He pointed out the items that would need to be removed from the easement and put inside the triangle area that would be the vacated area within 30 days of approval.

Commissioner Gracy asked if easements along a creek area are typically this big, Mr. Quintas explained size varies and creeks tend to move over time. In this case, water typically does not

tend to make 90 degree turns, so that is why staff felt from an engineering perspective following the geometry that is essentially offset from the center of the creek that it was something the City could support since it is an upland area that would not be involved in the conveyance of the water. The language in the plat regarding the easement agreement speaks to the City's obligation to maintain flow, but does not obligate the City to maintain the ditch.

Vice-Mayor Kynes asked if it is environmentally sound knowing that creeks do shift and what is a timeframe or any concerns for erosion, encroachment from that creek or any issue of an overflow to other properties from this vacation.

Ms. Marsh explained part of the condition for the vacation of the easement was that no additional impervious area could be added. Everything would have to maintain the landscape that is there such as plants, trees and playground equipment which water could flow under. Mr. Quintas noted one of the attachments included in the packet is an enlargement of the language for Tract A that speaks to whether the vacation request is approved or denied does not change the fact that the contours in that triangle area are what they are, the City is not allowed to go in and excavate the area.

Mayor Bujalski inquired how big the vacation area is and City Attorney Trask advised it is 2,726 feet. Mr. Quintas stated that is the vacation area; Tract A itself is quite large. She questioned that the City would just sign that over without any kind of fee for the land and Mr. Quintas explained they already own the land, it was deeded to them, and it is just an easement.

The public hearing was opened.

Susanne Jones, the applicant, explained they are just trying to keep their child's swing set and the area they are trying to vacate is very small compared to the whole tract of land that is about .6 acres and this is 2,700 square feet. Regarding the tree that fell on their house, she provided a photograph and noted it was massive and did \$100,000 damage to their 10 month old house and they had a 10 month old baby and could not live in their house for 6 months. Following that the Homeowners' Association had another tree removed in 2012 because they were afraid it would also fall on their house and that is why the changes are indicated on the aerial photos.

Jim Cassidy of 2693 Waters Edge, President of the Homeowners' Association, stated he can vouch for many of the issues being discussed. The size of the tree was so big it had to have a big crane to lift it out and it smashed in their house. He was on the board when the other tree was removed and the association did obtain a permit, so two trees were removed. The association did not want to be liable for another tree that could come down. He and the other neighbors have no problem with that little strip of land being vacated.

Hearing no further comments, the public hearing was closed.

#### Commission Comments

Commissioner Tomga supported the request that makes sense and he understood the area and the intent. The request was well presented.

Vice-Mayor Kynes stated she had concerns for environmental issues and wanted it on record that for the creek this would have no effect of sloughing water off on another property and it was taken into consideration that streams can change course. She thought there were good comments regarding the trees removed that would affect the canopy. She stated it is a playhouse that does

not sit on a slab and anything that needs to be moved there will be assurances to that and anything remaining is pervious.

Commissioner Freaney commented she appreciated staff's presentation and was sympathetic to the homeowners; however, thought it good public policy to keep the area free and clear and not have anything on it.

Commissioner Gracy also commended staff for the presentation and follow up to the questions at Agenda Review that made more sense of the request. She also was sensitive to what is going on in the back yard and favors kids playing all the time; however, as a matter of precedence and being sensitive to the lands around the creek she would not support the request for vacation.

Mayor Bujalski thanked staff for the information provided. She agreed with the precedence issue in terms of there being a lot of people living along the creek and did not want to set precedence; however, she does appreciate staff's attempt to "make lemonade out of lemons" and sometimes that needs to be done for residents. She supported the vacation; however, just because this was approved in this instance gives no reason why it would be done again. She urged anyone along easements such as this not to build on those easements and be sure to obtain permits for any work in order to find out what can and cannot be done. She noted there is a lot of greenspace at the side of the house so there is space for all the equipment.

Hearing no further comments, the public hearing was closed.

**VOTE:** Motion carried 3 - 2 with Commissioners Kynes, Tornga and Mayor Bujalski voting aye. Voting nay Commissioners Freaney and Gracy.

## **2. Resolution 17-06, Downtown Parking Plan Version 2.0**

City Attorney Trask read Resolution 17-06 by title only.

**MOTION:** Motion was made by Commissioner Gracy and seconded by Commissioner Tornga to adopt Resolution 17-06.

Housing and Economic Development/CRA Director Bob Ironsmith advised:

The staffing dated January 27, 2017, under list of Parking Plan enhancements erroneously stated that: *Residents will have the ability to register with the City and be able to park for free during the week after 6:00 p.m. and on weekends in the east and west ends of Main Street.* This was a concept that was being explored as an idea if Dunedin Station Square (362 Scotland Street) was going to change from a free lot to a paid lot.

Mayor Bujalski clarified the error Mr. Ironsmith spoke about was a cut and paste mistake and hopefully no blame is going to be put on staff and that from staff perspective the free parking for residents was resolved with the Station Square lot remaining free.

Mr. Ironsmith advised:

This is the Downtown Parking Plan 2.0.

Last Thursday staff provided a report on the quarterly findings both financial, parking management and what has occurred.

There were Listening Sessions with the merchants, the public and Marina Advisory Committee and many modifications were suggested during this public outreach with a common thread.

The other direction was there was some consistent information that changes should be made and direction to move with haste and not wait past Spring Training.

This Resolution 17-06 will replace Resolution 16-22 currently in operation.

In terms of an implementation date, staff feels everything in Resolution 17-06 can be accomplished by February 13, 2017.

He discussed some of the changes mentioned at last Thursday's meeting.

Planning and Development Director Rice advised:

The new map, with commission input and approval, will be the one marketing document to be used for phase two.

The attempt was to include everything that is in the new resolution and reflect it on a one-page document.

There is a map legend defining what the colors mean.

West is from Broadway to St. Joseph Sound that is paid Monday – Friday 6.00 p.m. to 10:00 p.m. and on Saturday and Sunday from 10:00 a.m. to 10:00 p.m. The Free hours are Monday – Friday 10:00 a.m. to 6:00 p.m.

East is paid Monday – Friday 6.00 p.m. to 10:00 p.m. and on Saturday and Sunday from 10:00 a.m. to 10:00 p.m. The Free hours are Monday – Friday 10:00 a.m. to 6:00 p.m.

There is no time limit.

The cost during paid hours is \$1.50.

There is a note to advise people the pay stations take quarters in 10-minute increments in all areas.

Employee Passes are accepted in the east and west – they are not accepted in the core.

On the right side of the map are helpful hints about the pay stations.

Mr. Rice stated once approved by the commission, staff would like to mass produce the map and distribute it to the public.

Commissioner Gracy verified with Mr. Rice the current app, only lots will have pay stations moved into them and there will no longer be app only lots and the signage will be removed. Mr. Ironsmith noted also Communications Director King will be talking about communications and how to get the word out.

Commissioner Tornga clarified with Mr. Rice on Wood Street is resident parking and questioned if that needs to be shown differently.

Commissioner Tornga commented regarding the marina and the Windlasses and a 2 hour limit.

Mr. Rice explained regarding the Monroe paid parking is not being utilized during the day and there was an excellent suggestion and there is no problem with going Monday – Friday 10:00 a.m. to 6:00 p.m. free for the four shops along the Trail.

Mr. Ironsmith clarified that SP+ is seeing angled parking at Edgewater Park used during the day.

Commissioner Freaney stated looking at this new proposal versus the old there is more free parking and Mr. Rice acknowledged there is during the day and commented by having Broadway in the green there is a connection with those merchants to have free parking to match their hours as best possible.

Commissioner Freaney asked if staff had any concern that with unlimited time during the day Monday – Friday there is going to be the old problems creeping back in where employees are using that all day and that pushes out others who want to use the parking. Mr. Rice stated that is what staff will watch once this is implemented.

Vice-Mayor Kynes commented she thought along the park it seemed the 10:00 a.m. to 6:00 p.m. free resolves the Windlasses issue; but she did not understand how that would be handled for the families at Edgewater Park. Mr. Rice explained they have two hours free, 7 days a week all the time. The difference is that on Saturday and Sunday and what staff has heard is that is important, but Monday – Friday it won't matter, but actually it would be better to park in the green areas and stay as long as they want.

Vice-Mayor Kynes discussed with staff that they have met with the merchants and the marina and people on the east side with their issues and also come up with a solution for the Trail shops. She clarified if this is voted on tonight the map presented tonight goes out as the key piece. She noted from Robin Hedman that information is not education.

Mayor Bujalski referred to the map and in line with keeping things simple asked if the zone could be the city's zip code and Mr. Rice explained those are given out by Parkmobile; he could ask.

Mayor Bujalski noted people do not read things and at first glance the map says paid, paid and then free, so when they see the blue free people are going to think that is the only free and it looks like green and red are paid. She suggested changing the verbiage so there are two colors that say free and one color that says paid or something that is clearer.

Mayor Bujalski inquired how the enforcement works in regard to the Marina issues and the employees. Mr. Rice explained their license plate is put in both Parkeon and Parkmobile data base as paid for the quarter so the license plate will not get red flagged when the camera drives by.

Mayor Bujalski noted the map has information about quarters for 10-minute increments and verified with Mr. Rice the reason for not being able to use a credit card is the transaction fee, which is 35 cents waived for residents, and then for the City it depends on the credit card company fee. Mr. Rice advised the stations collect \$5,000 to \$6,000 in quarters each month. She asked, in regard to simplicity, of always using credit card versus coins for one type of purchase and the card for another; however, was aware there is a financial reason and if it was just a few then it would not be that much to write off. Mr. Ironsmith advised staff could get the information at a later date, but the transaction fee would eat into the fee.

#### Communications/Outreach

Communications Director Courtney King advised:

Staff has been spending a lot of time on this issue and they are committed to working on this program. While they cannot make everyone happy they do believe everyone is in this together and trying to work through this.

If this was implemented she would shift away from the focus on paid parking and emphasize there is a lot of free parking available downtown 7 days a week.

There is a need to reach out to residents to better understand the map and show them where to park for free and if they do not want to park for free to assist them in learning how to use the kiosk.

There are a lot of good components to the plan including the time limits that were of a major concern going away; there is free parking until 6:00 p.m. on the east and west corridors and in the Downtown Core there is free parking and across from the marina, so there is free parking 24/7 and this is where the education comes in to get the message out including getting the physical maps into public buildings and the water bill as well as a social media campaign with the different demographics in the city.

Parks & Recreation sends a postcard to each household when a new magazine is put out and she has worked with them on how it is done and has a price for that.

The Dunedin Beacon can be used for advertising.

Targeted campaigns to residents on social media.

Dunedin TV can be used for a video campaign to include utilizing some of the citizens, some well known ones who host on Dunedin TV currently, to reach out to the citizens for a less governmental approach.

Communications goal is to build a bridge between the government and residents and she thinks that is by educating citizens who then educate other citizens and spread the word.

Also a Facebook live Q&A is something they are looking at; however, there is some hesitation on the part of staff because of being berated there; however, she is used to that. Possibly there can be rules of engagement so people can ask questions and get an education.

The City website will be used and e-notify with the email subscriber list to send out the document to everyone on the list.

Ms. King stated the City is covering all bases in the plan in regard to demographics between email, newsletters, hardcopies, social media and newspapers. She would also be working with the Public Relations Advisory Action Committee in conjunction with the table they have currently at the Downtown Market once a month. She added the City needs to work with the DDMA, Visit Dunedin, Dunedin Chamber of Commerce, civic groups and boards and committees providing hard copies and following up with an email. She commented staff does want to hear from citizens how they can better communicate, be responsive and work better together.

#### Commission Comments/Questions

Commissioner Tornga inquired in terms of communicating with different groups, if visitors had been considered with signage.

Commissioner Tornga suggested the two types of credit cards that can be used should be on the map as well. He suggested the type of coin/currency be noted as well. Regarding the concept of leaving a vehicle overnight and paying forward perhaps that needs to be communicated in some way, but each merchant should understand it; Mr. Ironsmith advised it was communicated to those with a bar or night club atmosphere.

Commissioner Gracy expressed appreciation for the comment by Ms. King about building a bridge which is exactly what is needed and Ms. King tracked on everything she had written down over the past few weeks with the overall message being to find the solution that works for us. She questioned if paid parking the right thing to do; she thinks it is, but moreover is it the right thing to do for Dunedin and that is the question now going through this pilot period.

Vice-Mayor Kynes commended Ms. King on the superb presentation with a strategy of communication with several different mediums and believes in the citizens giving their solutions.

Commissioner Freaney asked if there was information on disabled parking which should be on the main sheet. She also commended Ms. King for her high competence in her job and commented she has the heart and soul of Dunedin that gives her a lot of comfort.

Mayor Bujalski noted the Beacon does not go to condominiums and other multi-family locations and some may not be getting a water bill so there needs to be a way to reach those residents. Also, there is communication with the visitors to consider.

Ms. King commented the same principles can be applied for the visitors and noted the feedback she is hearing is not so much a problem for visitors who are used to traveling and paying for parking; there can be outreach in the public buildings and there can be a targeted social media campaign for visitors as well reaching out beyond just this general area.

Mayor Bujalski commented it is important for this first year pilot program because a lot of seasonal people are coming back and do not know this is happening and because it is a kiosk and not a meter in front of every space do not realize it is paid and they are getting tickets. Dunedin wants to be a friendly place for visitors. She thinks that goes back to giving a warning before giving a ticket and that also takes into consideration those who maybe are not reached through all the other communications. She clarified not just visitors, that anyone should get a warning before getting a ticket.

Commissioner Freaney stated she was okay without the warning first. She has spoken with high level in tourism countywide and their response was that visitors pay for parking a lot of places they go and they are used to it. She wanted to be courteous to visitors as well, but it is something they are used to and there is an appeal process if there is a legitimate issue.

Commissioner Tornga commented he was okay with the program as it is now and noted there were 3 months and he does not know about distinguishing between a rental car and others. You have to pay in many places and it is clearer and easier to leave it as it is.

#### Finance

Finance Director Ciurro advised:

For the month of January the total revenue was \$70,500, of that approximately \$7,980 was from written tickets; \$6,100 in coin revenue; the remainder would be credit card.

The tickets paid in January were \$4,800; therefore, some appeals are anticipated.

Mayor Bujalski calculated that to be about 263 tickets.

Commissioner Gracy verified the amount would be in the green area for January.

Mr. Ciurro clarified the request is for a report on all transactions under 1 hour.

Mayor Bujalski asked if there can be a breakdown in the report for a general time of day like day, night, and weekends. Mr. Ciurro advised he could break that down for the 1<sup>st</sup> Quarter, but not for January.

Vice-Mayor Kynes asked if Mr. Ciurro could quantify if you have a quarter and put that on a credit card. It was clarified the 35 cents is the Parkmobile fee and that each credit card company has its own transaction charge to the City and with a quarter it really cuts into the revenue.

Mr. Rice asked if it makes sense to go with an hour minimum and Mr. Ciurro stated from a business sense; however, that is still a small charge for a credit card transaction, but he would not recommend a minimum of more than one hour in consideration of the customer.

Mayor Bujalski clarified she was saying if there were only a few of those is it worth it to try to train people to use quarters for it just simpler to eat that small fee the City would be getting, but she does not know because she does not have the numbers.

#### Commission Questions/Comments - General

Commissioner Tornga clarified regarding the 2 hour limit at the Marina, if it is free with a 2 hour limit or not during the week, how that does affect usage by the Windlasses who stay longer.

Mr. Rice clarified the 2 hours is for one row, up against the park, and the Windlasses can stay for an extended time as they always have and not pay; they should not park in the 2-hour limit area as it is for families to use the park. The Marina as a whole is underutilized Monday – Friday.

Commissioner Gracy asked now that there is one zone could there be more signage to that effect. Mr. Rice and Mr. Ironsmith explained regarding the zone number that the Parkmobile zone number will be removed from the pay stations because people were entering that on the license plate line; also once the app is set up and the user puts in the zone code 23010 once then it is always there to select and also when someone is in the area the Parkmobile app automatically picks up the zone.

#### Public Comment

Andrea McCullars of 1481 Gladys Circle stated she is opposed to paid parking. She would not boycott the businesses though and will find an alternative way to the downtown. She wondered why the City is paying this company to test their machines. She stated they are asked to be respectful and should be, but in turn the citizens should be respected.

Ken Kloostra of 1481 Gladys Circle stated he works on Broadway that has approximately 15 spaces and they are in a free zone. In talking with some of the other merchants on Broadway they think their street is going to get plugged promptly by employees or people who do not want to move their cars all day; therefore, making Broadway free all day is a mistake.

Cathy Greenwood of 2239 Watrous Drive commented regarding the 2012 video "Funedin" when the whole town got together, hundreds in the downtown dancing and singing in the streets about the joys of Dunedin and they were all together, then she read from a prepared statement.

Larri Gerson of 1310 Overcash Drive stated:

She appreciated the apology by the Planning and Development Department regarding the error. She discussed and had many questions regarding the free parking benefit for residents and felt the residents should get a break from the parking fees.

She commented on the lack of transparency in the recent years. She asked regarding the staff report recommending a substantial benefit for residents that is suddenly off the table. She would like to know who placed this on the agenda to begin with and who was involved in removing the free parking.

She still does not see any signage on this map regarding the handicapped and disabled Veterans who get to park for free in downtown Dunedin anywhere.

She commented on the communication so far with the residents.

Mayor Bujalski reiterated regarding the mistake about free resident parking that it was mistake and not a conspiracy and the permit that was going to be used in the marina area, or east end and west end was exchanged out for the free lot at the Station Square parking lot behind Skip's.

Marcia Sutton and husband of 1195 Ford Lane suggested for signage is to color code the signs to match the green, blue and pink parking. She asked what happens from 10:00 p.m. to 10:00 a.m. in that it is free, so maybe the signs need to indicate that as well. She commented regarding other options of funding the parking garage, such as taxing the Dunedin homeowners to make it happen faster, so she presented a check in the amount of \$60.00 payable to the City of Dunedin to help move this along.

Sandra Schwartz of 2009 Princeton Avenue stated she has been opposed to paid parking since the beginning and explained it was the kiss of death for the shops downtown and big department stores and the local people just like those here are very against it. It seemed backwards to her to give concessions to the bigger developments; that money could have been used to have a down payment for the parking garage that the city has needed forever.

Jim Riley of 2220 Watrous Drive stated he is against paid parking and it needs to be scrapped. It is killing the businesses. He pointed out some of the financial statement that he did not understand. He stated he had to go through two sets of projections and two sets of income statements to try to coordinate everything and see what was really missing. He felt communication was fine but that does not change the fact that he will not use this parking system.

Fern Dye of 605 Michigan Boulevard stated her first experience in Dunedin was 1994 on her honeymoon. She immediately fell in love with the little cracker town so they purchased a home. She has been so proud of Dunedin continuing to rise in the recession and now there is a pick up in the economy she is afraid Dunedin will no longer be the place to live.

Hearing no further comments, the public hearing was closed.

#### Staff Response to Questions

The financial question about the transfer in and out makes it neutral and the accounting is to keep track of the CRA and BP money. Mr. Ciarro explained the transfer is directly related to

the expenses for parking lease payments and expenses; in the past before this pilot year the expenses were CRA Fund and when the parking program was instituted there was a transfer of all parking related expenses into one area in order to easily track, but still it is the responsibility of the CRA to cover those expenses. Also for the new leases in the parking plan the BP money was going to cover that for the first couple of years. It is not adding to the revenue and expense, just for tracking purposes.

Mr. Ciarro explained the Enforcement Vehicle was anticipated to be purchased during this fiscal year and was actually purchased in the previous fiscal year, which is why it is not seen, it was part of the set up costs in 2016. There is no monthly expense for it.

The concessions to developers is not actual cash just a discount. Also to be taken into consideration is the over \$100,000 into the CRA from the development projects.

Regarding the resident parking pass was answered.

The \$60.00 per homeowner was based on \$175,000 assessed value and is actually an increase of 7.6% to anyone's taxes fluctuating depending on the assessed value.

#### Commission Comments

Commissioner Freaney commented regarding the Tax Increment Financing (TIF) funds the City will receive in revenue is good; however, the first decision is what fits Dunedin and if it brings in extra tax money that is great, but it needs to fit Dunedin. She asked staff to speak to that.

Mr. Ironsmith explained staff is following the Downtown Master Plan and the Visioning and guidance for the downtown relative to what happens with development projects and that is number one and creating a walkable new urbanism downtown with vibrancy is what they are trying to accomplish and that it has people coming in to enjoy it.

Mr. Rice noted staff is following the zoning that has been on the books for 32 years.

Mr. Rice noted staff also did a report called Adaptive Reuse and many of these properties were marginal.

Commissioner Gracy expressed appreciation to the First United Methodist Church and Pastor Tice for sharing their property and she wants the public to understand their first mission is to be a church for the parishioners so the public cannot always have parking available. She also thanked Robin Hedman who sent a terrific email suggesting a solution. She thanked staff who have been under a lot of pressure and encouraged them to continue the good work. She especially thanked Finance Director Ciarro for providing the numbers in connection with the costs in order to be transparent and see how expensive car storage really is.

Commissioner Tornga also thanked staff for their work and making this a viable program with the additions and modifications. He recalled it was determined before starting this program the question of who is going to pay and it was decided there was going to have to be a garage and to ask the user to pay. He noted others who have made their lots available for parking through leases and they are appreciated as well. For future discussion he mentioned the access to the Gateway property. He encouraged everyone to get behind whatever decision is made and move forward. He hoped there could be a super buy in on this from the downtown merchants, a full understanding through communication.

Vice-Mayor Kynes commented the city is growing and growing up and that is not without pain. There will never be stasis, so the best we can do is temper to the best of our ability that change. She would support the recommendation that is a simplified approach. The concern for time limits has been addressed. Ms. King has a communication strategy.

Commissioner Freaney commented:

This is a good improvement to the pilot program and a lot of listening has happened with residents and business owners. It is a fast paced environment and she commended Mr. Ironsmith and Mr. Rice for their recommendations to respond to a lot of what she has heard regarding the structure of the pilot.

The recommendations addressed the time limits, one fee of \$1.50 and it gives some added relief to employees.

Some of the things not being voted on include improving the lots, upgrading some of the backlighting on the parking stations and there is more free parking. She asked in the areas where there will be free parking during the day it be monitored, because in looking at the meetings in years past it was clear some employee parking in customer areas was part of the problem and she hoped business owners would help so that does not become an issue.

There needs to be more promotion of how to register for a resident to get the discount from Parkmobile and verified with Mr. Rice that can be done on-line.

She is supportive as far as the pilot goes as it is a great improvement; however, does not know if paid parking is right for Dunedin and is trying to keep an open mind.

She emphasized the importance of keeping up to date on what the parking inventory needs are going to be short term and long term. She reiterated that a parking garage on the First Baptist lot actually loses spaces; however, understands the land use aspect.

Mayor Bujalski echoed most of the comments by Commissioner Freaney and made the following comments.

She agreed there was a lot of input from the community as to what they wanted to see different in this system, though some want to pull it. Everyone knows how she feels and she would not repeat that. It is a pilot program and it has to continue to see what is happening.

The next quarterly report in April will provide further information.

It was decided at the last meeting to research other revenue options.

Her frustration is that the goal line keeps moving but that is natural in a downtown that changes, she wants to be sure of the goal, how many parking spaces are really needed and at what point they are needed, are there multiple ways to find the spaces, does it have to be a garage or can it be a surface lot that is less expensive if as many spots are not needed.

Her concern is how much money becomes worth the division of the community, the stress on staff and the loss felt by businesses, but she does not think that question can be answered tonight, but it is very important and possibly by the 2<sup>nd</sup> Quarter an answer will be closer.

Right now she feels terrible for the two City departments and what they are going through due to this one issue and the stress employees are under from this issue that is stopping them from doing anything else but parking and that is a huge cost to the community because there

are many things being worked on and that stress and the cost of what is being pushed aside is not being figured in to the process.

She is also worried about the community and would ask everyone to try to find a way to come together and if they do not want paid parking to come forward with some solutions as mentioned working together.

She is concerned for the businesses, some effected more than others and some smaller shops do not have the ability to bounce back from a lost season and the end of the 2<sup>nd</sup> Quarter will be a lost season.

Many pieces of information are needed for the 2<sup>nd</sup> Quarterly report in order to determine the answers, and whether or not the community is coming back together, which in her mind there is no amount of money worth dividing the community the way this issue has.

**VOTE:** Motion carried with Commissioners Freaney, Kynes, Gracy, Tornga and Mayor Bujalski voting aye. Voting nay: None.

### 3. Tzekas - Termination and Release of Declaration of Restrictions

Planning and Development Director Rice advised:

At the September 8, 2016, the following concerns were voiced by the commission:

Determine if the structure can be moved and where. *Resolution:* The structure can be moved; cost \$80,000 locally. The Hammock Advisory Committee declined to support placement of the Carriage House next to St. Andrews Chapel.

Determine what the use will be. *Resolution:* The property owner would like to use the property and the Carriage House as a wedding venue subject to the City's Noise and Outdoor Dining regulations.

When in a Flood Zone a building that is below Base Flood Elevation can only be improved up to 50% of its assessed value. In this case the assessed value due to the age of the building was zero on the Property Appraiser's website; therefore, the owner was stuck as far as either conforming to FEMA regulations would mean elevating the building or if it could be on a State or National Historic list those FEMA regulations are waived for historic properties. The historic aspect has been accomplished with the property being on the Florida Master State File as PI12809; therefore, now it is unlimited as to what the owner can invest without a FEMA problem.

Work with the neighborhood and the land owner to protect the history, neighborhood and the land owner. *Resolution:* Draft a new restrictive covenant that addresses the following areas of concern should the proposed use change or if the property is sold:

1. A provision that the Carriage House cannot be moved or demolished without City Commission approval.
2. Adjust the FX-M list of permitted uses by moving the following uses from permitted to unpermitted that would not be appropriate to the neighborhood.
  - a. Convenience store without gasoline sales.
  - b. Gasoline station with or without a convenience store.
  - c. Automobile service and repair structures (enclosed).

- d. Parts, accessories or tires.
- e. Carwash.
- f. Boat or marine craft dealer.
- g. Light/clean manufacturing.
- h. Target employment industry.
- i. Courier and messenger services.
- j. Kennels and other canine-related facilities.

Staff recommends conditional approval of the request to terminate and release the 1999 restrictions and with a new restrictive covenant that address items 1 and 2 above. The intent is to give the neighborhood what they are looking for as well as allow the property owner to move forward with her plan.

Mr. Rice presented a rendering of the current Carriage House and of the proposed improvements and described the elements that were not part of the original structure and what is proposed, restoring the front to the way it was, and the new elements. He advised staff is recommending the project as a beautiful use of holding onto this building and the hope is with the list of restrictions the neighborhood will be satisfied. He noted the noise ordinance in addition to the outdoor dining requirements will control the noise and activities will have to move inside at 11:00 p.m. and be very quiet.

Attorney Ed Armstrong of 600 Cleveland Street Suite 800, Clearwater, FL representing the property owner advised:

He has been directly involved in this issue since September with a lot of information provided to him which is consistent with what Mr. Rice explained to the commission.

He was aware his client is ready, willing and able to accept the staff recommendation and it makes sense to move forward on that basis. The restrictions are acceptable.

The alternative would be to let the property lay fallow and they do not know how anyone would benefit from that.

People in the community were present to speak in favor of releasing the restriction and replacing it with the restriction as proposed by city staff. He was sure there are also people in the community he suspects do not support the recommendation to speak.

The applicant feels with the dialogue that has ensued and the action that has been taken makes sense for everyone involved.

#### Commission Questions

Vice-Mayor Kynes reiterated the property is on the State Master File and the City has the actual State filing number for the database of historic properties.

Commissioner Tornga verified with Mr. Rice nothing had changed on the list from the Agenda Review.

Commissioner Freaney verified with Mr. Rice that if in 1999 when the restrictions were placed on the property it was zoned Tourist Facility (TF) and it was rezoned to General Business (GB). Commissioner Freaney commented it is interesting that this proposed use would be allowed under TF and verified that would actually have a lot of the restrictions out, that the

commission would be considering putting in. Mr. Rice advised on the west side of Alternate 19 there are a lot of TF properties and at the time that zoning was put in the thought process was it was going to evolve into a lot of transient accommodations, hotels or bed and breakfast.

Public Input

Mary Skinner Narine of 590 Walden Court stated her support for the restoration as it supports tourism. She provided some history about the Carriage House and her late grandfather L.B. Skinner. Using a historic landmark like the Carriage House to house a new business that is suitable to the area such an event venue is a move that is good for Dunedin and her family is in support.

Randy Griffin of 1047 Victoria Drive stated he is the neighbor behind the property and had a nice meeting with the applicant. He felt the current zoning was excessive. He agreed with staffing; however, would add the one use that is allowed under FX-M he was uncomfortable with is beer, wine, liquor store, off premises consumption of alcohol which would be directly behind a residential property. The only other concern he had was lighting which he thinks is addressed by Code. Also, the landscaping buffer discussed for his property is not spelled out and he felt it appropriate to do so.

Mr. Rice advised the lighting cannot migrate to Mr. Griffin's property; it must be shielded and contained on the property of the applicant and there are specific technical code requirements.

Don Orris of 215 Hancock Street stated they are neighbors and purchased their property in 2011 and have watched this property deteriorate; therefore, he supported approval of this change in order for things to move forward.

Fawn Germer of 971 McLean Street stated this is the kind of project that makes Dunedin better and Ms. Tzekas has put so much heart and soul into this which is a credit to every good business person in the community.

Regina Gorsuch of 726 Patricia Avenue spoke in support of the proposed project.

Gabriella Mullins of 975 and 1035 Broadway stated this land was offered to her years ago by one of the owners and she thought it would be a great venue for what is being proposed. In order to bring more rooms into Dunedin there needs to be meeting space, so it is a positive move.

Sue Hirsch of 1064 Broadway stated they own the hotel next door to Ms. Tzekas and they have looked at that empty building for 16 years. She was happy to see what is proposed that will benefit the street and her business. She was in support.

With no one else wishing to speak public comment was closed.

Mayor Bujalski noted she was not in favor of negotiating on the dais; however, there were two questions, the beer sales issue and the landscape buffer. She assumed the landscape buffer could be worked out between the two parties.

Mr. Rice stated he thought the beer sales would need to be added to the list if it is acceptable.

Vice-Mayor Kynes commented at the meeting they did discuss bamboo along the back for a landscape buffer.

Attorney Armstrong stated he had no wish to disrupting what has already been agreed to if that is the understanding and it is sufficient for Dr. Griffin.

Dr. Griffin clarified he questioned whether it needed to be in the document, it might be a code requirement.

City Attorney Trask advised that is not necessarily covered in a restrictive covenant.

Mr. Rice advised a landscape buffer of bamboo could be covered on the site plan and permit that will be required. Attorney Armstrong was in agreement.

Attorney Armstrong stated the beer, wine and liquor sales for off premise consumption was more problematic for his client. He agreed with not negotiating from the dais. He would point to the fact there has been a lot of discussion and city staff has been a facilitator of sorts in coming up with a list of what is acceptable and what is not and coming in tonight that was a use that was acceptable at least and thought to be appropriate, though not by everyone. He would suggest that would be an allowable use.

Commissioner Freaney inquired based on the project why that would be important to keep as a use.

Attorney Armstrong stated there is an intended use now; however, it is implicit they are not sure exactly what is going to play out in the indefinite future and down the road it might be an appropriate use. It would seem to him if someone buys alcohol and takes it off the premises it is highly unlikely to disturb a neighbor.

**MOTION:** Motion was made by Vice-Mayor Kynes and seconded by Commissioner Tornga to grant a conditional approval of the request to terminate and release the restrictions as presented.

Vice-Mayor Kynes commented the Skinners had been heard from and Vivien would be proud. Also, it was heard there has been communication between the neighbors which was facilitated and the uses were considered. Mr. Rice began the process and completed it with the property being on the Master State File that was a big accomplishment. She supported the building reuse to something that can be part of preserving something wonderful in the community, saving a historic property which is very important.

Commissioner Gracy commented it is important this property Ms. Tzekas pays taxes on does come back to life. She expressed appreciation to Dr. Griffin and all the neighbors who came out in support which gives her confidence in moving forward.

Commissioner Freaney commented the project is fantastic and was impressed that Ms. Tzekas is taking it on. The concerns were mostly about if the property were turned over to someone else in the future, so she was in support of this and wanted to make sure in finalizing the documents that everything is thought through that might cause a problem in the future.

Mayor Bujalski expressed appreciation to Vice-Mayor Kynes for all the hard work she has put forward on this project that fits into the overall historical preservation work she is doing in the city. She expressed appreciation for the ability to work together to find a solution.

**VOTE:** Motion carried with Commissioners Gracy, Freaney, Tornga, Kynes and Mayor Bujalski voting aye. Voting nay: None.

- 4. Approve the Revised Proposed Agendas for the:**
  - a. February 14, 2017 Work Session.**
  - b. February 16, 2017 Regular Meeting.**

Interim City Manager Hutchens noted on the February 16 agenda Presentation 1 that U. S. Army Specialist Garrett Howard was not able to attend so that should be removed.

City Attorney Trask requested adding two code enforcement liens to the work session on February 14.

**MOTION:** Motion was made by Commissioner Gracy and seconded by Commissioner Freaney to approve the revised proposed agendas for the February 14, 2017 Work Session and the February 16, 2017 Regular Meeting.

**VOTE:** Motion carried unanimously.

#### INFORMATION ITEMS

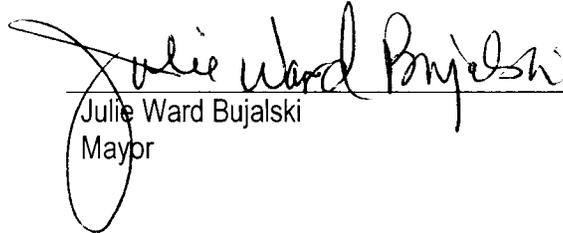
1. **The Dunedin Causeway Bridge PD&E Study Project Schedule, and Operational Cost Sharing Considerations Tabled**

**MOTION:** Motion was made by Commissioner Freaney and seconded by Vice-Mayor Kynes to table the Dunedin Causeway Bridge PD&E Study Project Schedule, and Operational Cost Sharing Considerations.

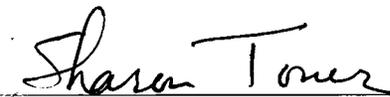
**VOTE:** Motion carried unanimously.

The meeting adjourned at 9:49 p.m.

**NOTE:** The meeting was completely recorded and the recording is in the official file. This meeting was also broadcast by *Dunedin TV*.

  
\_\_\_\_\_  
Julie Ward Bujalski  
Mayor

Attest:

  
\_\_\_\_\_  
Sharon Toner  
Deputy City Clerk