



Meeting Minutes April 6th 2026

President: Jared Leone

Vice President: Patrick Raftery

Secretary: Chelsea Gird

Treasurer: Cheryl Acton

1. Call to Order

Chair Jared Leone called the meeting to order at 7 p.m.

2. Presentation: The Landings Proposal

Jared Leone introduced **Al Battle, Assistant City Manager**, to provide an update regarding the proposed development of The Landings property.

Background

- The City of Clearwater received an **unsolicited proposal** in **November 2025** from **Sunshine Recreation and Entertainment Complex** for the development of the city-owned property commonly referred to as **The Landings Golf Course**.
- Following initial review, the City requested additional information.
- On **December 30, 2025**, the applicant submitted an **amended proposal**.
- The proposal is **currently under review**.

Project Overview

- **Estimated Cost:** \$179.6 million
- **Proposed Amenities:**
 - Multipurpose fields
 - Pickleball courts
 - Aquatic and waterpark attraction
 - Fitness and wellness facilities
 - Restaurant and food services
 - Walking and biking trails

Statutory Authority

- Section 255.065 establishes the process for evaluating unsolicited proposals.
- The statute allows municipalities to consider unsolicited proposals without a formal bidding process under certain conditions.
- There is no longer a requirement for the city to become the eventual public owner.

Process Overview

1. Developer submits proposal
2. Developer pays \$25,000 review fee
3. City conducts initial review (financial, legal, and community impacts) — **Current Stage**
4. Public notice of meeting
5. Second public meeting
6. City Council votes on comprehensive agreement

Current Status

- Staff is conducting a comprehensive review.
- No recommendations or decisions have been made.

Upcoming Meeting

- **Developer-hosted Community Meeting**
- **Date:** Tuesday, April 2026
- **Time:** 7:00 PM – 8:00 PM
- **Location:** CrossFit Clearwater Gym, 1281 South Lincoln Ave, Clearwater

Environmental Concerns

- Questions were raised regarding environmental impacts.
 - Per statute, an environmental impact assessment is **not required**.
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3. Announcements

- Police representative was unable to attend due to a family matter.
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4. Neighborhoods Day Report

Presenter: Allie Chandler-Baier

- Event was well attended and positively received.
 - Staff participation was strong.
 - Feedback included:
 - Increase number of ice cream trucks (two were insufficient)
 - Trucks remained at locations for limited time
 - Door hangers needed earlier distribution and increased quantity
 - Consider establishing a design deadline
 - Questions were raised regarding how neighborhoods for City Council and Mayor participation are selected.
 - This year's timing was beneficial as it did not coincide with Spring Break.
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5. Approval of Minutes

Motion to approve previous meeting minutes was made and **passed**.

6. Treasurer's Report

Presenter: Cheryl Acton

- Membership:
 - 20 Group Members
 - 10 Individual Members
 - CNC merchandise (shirts and mugs) was created for donation purposes
 - CNC Board Members modelled shirts for CNC members.
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7. Committee Reports

Code Enforcement Board

Presenter: Patrick Raftery

- A problematic property is discussed; a recommendation is made that it be demolished.
- City Council now allows public comment on non-agenda items. No comments were made at the last meeting.

Dashboard Committee

Presenter: Bill Jonson

- The committee continues reviewing multiple dashboards and city performance metrics.

Transformation Committee

Presenter: Dennis McDermott

- E-bike and scooter legislation passed by the House and Senate.
 - \$30 citation issued for speeds exceeding 10 mph on shared pedestrian walkways.
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8. City Updates

- Drew Street corridor repaving has been delayed.
 - Following a plane crash, the City Council approved the installation of a beacon to assist with safety improvements.
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9. CNC Scholarships

Scholarships were awarded to:

- Lake Bellevue Neighborhood Association
 - Marymont Park Association
 - Clearwater Urban Leadership Coalition — Maralyn Truman
 - Milton Park/Magnolia Heights (MIMA)
 - Downtown Gateway Neighborhood and Business Association
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10. Chair Announcements

- Jared Leone thanked attendees for their participation.
 - Recognized board members.
 - Reviewed the purpose and mission of CNC.
 - Announced candidacy for City Council.
 - Jared Leone will take a **leave of absence** from CNC during the election process.
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11. Adjournment

Meeting adjourned by Jared Leone at **8:39 PM**.
