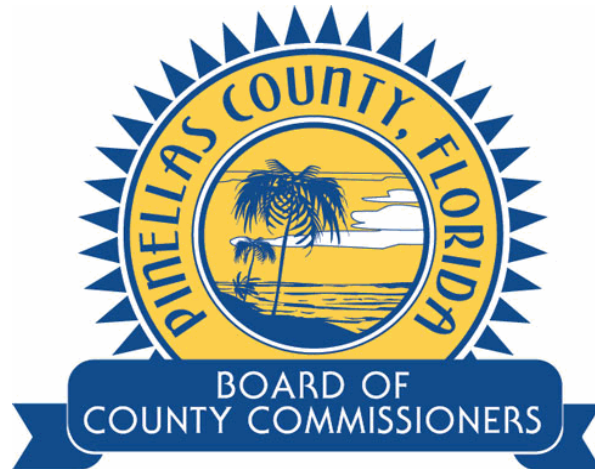


## **Pinellas County Board of County Commissioners**

*333 Chestnut Street, Palm Room  
Clearwater, FL 33756  
pinellas.gov*



### **Hybrid In-Person and Virtual Regular Meeting Agenda**

Tuesday, October 21, 2025  
2:00 P.M.

Public Hearings at 6:00 P.M.

Brian Scott, Chair  
Dave Eggers, Vice-Chair  
Rene Flowers  
Chris Latvala  
Vince Nowicki  
Kathleen Peters  
Chris Scherer

Barry A. Burton, County Administrator  
Jewel White, County Attorney  
Ken Burke, Clerk of the Circuit Court and Comptroller

**ROLL CALL****INVOCATION****PLEDGE OF ALLEGIANCE****PRESENTATIONS AND AWARDS**

1. [25-1535A](#) Veterans Day Proclamation:  
- Taryn McLaughlin, Chapter Leader, Team Red, White & Blue

**CITIZENS TO BE HEARD**

2. [25-1305A](#) Citizens To Be Heard - Public Comment.

**CONSENT AGENDA - Items 3 through 12****CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

3. [25-1573A](#) Vouchers and bills paid from September 7 through September 20, 2025.

**Miscellaneous items received for filing:**

4. [25-1575A](#) City of Clearwater Ordinance No. 9807-25, adopted on August 7, 2025, annexing certain properties.
5. [25-1576A](#) City of Clearwater Ordinance No. 9834-25, adopted on September 4, 2025, annexing certain properties.
6. [25-1577A](#) City of Largo Community Redevelopment Agency Annual Budget for Fiscal Year 2026 and Resolution No. CRA-2025-01, adopted on September 16, 2025.
7. [25-1578A](#) Juvenile Welfare Board of Pinellas County Fiscal Year 2026 Budget.

## COUNTY ADMINISTRATOR DEPARTMENTS

County Administrator

8.     [25-1309A](#)     Receipt and file report of non-procurement items delegated to the County Administrator for the period ending September 30, 2025.

**Recommendation:**     Accept the receipt and file report of non-procurement items delegated to the County Administrator.

9.     [25-1583A](#)     Receipt and file report of purchasing items delegated to the County Administrator for the quarter ending September 30, 2025.

**Recommendation:**     Accept the receipt and file report of purchasing items delegated to the County Administrator.

## COUNTY ATTORNEY

10.    [25-1366A](#)     Receipt and file report of civil lawsuits filed against Pinellas County as delegated to the County Attorney.

**Recommendation:**     Accept the receipt and file report of civil lawsuits filed against Pinellas County.

## AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

Housing Finance Authority

11.     [25-1451A](#)     Housing Finance Authority of Pinellas County Resolution No. 2025-15 adopting and approving Fiscal Year 2024-2025 Operating Fund and Land Assembly Fund Budget Amendments, as approved by the Housing Finance Authority Board of Directors.

**Recommendation:**     Accept the Housing Finance Authority (HFA) Resolution No. 2025-15 adopting and approving Fiscal Year (FY) 2024-2025 HFA Operating Fund and Land Assembly Fund Budget Amendments as approved by the HFA Board of Directors.

- On September 3, 2025, the HFA Board of Directors approved Resolution No. 2025-15, adopting and approving the FY24/25 HFA Operating Fund and, Land Assembly Fund amended budgets.
- The amended HFA Operating Fund budget amount is \$3,105,300.00 and the amended Land Assembly Fund budget amount is \$100,000.00.
- Florida Statutes 189.016 states that all reports or information required to be filed with a local general-purpose government or governing authority must be filed with the Clerk of the Circuit Court for the Board of County Commissioners.
- This item has no fiscal impact on the County.

12.     [25-1454A](#)     Housing Finance Authority of Pinellas County Resolution No. 2025-16 adopting and approving Fiscal Year 2025-2026 Operating Fund, Housing Trust Fund, Land Assembly Fund, and St. Petersburg Land Assembly Fund Budgets, as approved by the Housing Finance Authority Board of Directors.

**Recommendation:**     Accept the Housing Finance Authority of Pinellas County (HFA) Resolution No. 2025-16 approving Fiscal Year (FY) 2025-2026 HFA Operating, Housing Trust Fund, Land Assembly Fund, and St. Petersburg Land Assembly Fund Budgets, as approved by the HFA Board of Directors (HFA Board).

- On September 3, 2025, the HFA Board approved Resolution No. 2025-16, adopting and approving the FY25/26 HFA Operating, Housing Trust Fund, Land Assembly Fund, and St. Petersburg Land Assembly Fund Budgets.
- The HFA Operating budget amount is \$2,960,300.00, the Housing Trust Fund budget amount is \$75,000.00, the Land Assembly Fund budget amount is \$100,000.00, and the St. Petersburg Land Assembly Fund budget amount is \$500,000.00.
- Florida Statutes 189.016 states that all reports or information required to be filed with a local general-purpose government or governing authority must be filed with the Clerk of the Circuit Court for the Board of County Commissioners.
- This item has no fiscal impact on the County.

**REGULAR AGENDA**

## ITEMS FOR DISCUSSION FROM THE CONSENT AGENDA

## COUNTY ADMINISTRATOR DEPARTMENTS

Building and Development Review Services

13.     [25-1463A](#)     Ranking of firms and agreements with the seven highest ranked firms to provide contingency On-Call Professional Services for Post-Storm Recovery Services (Countywide).

**Recommendation:**

Approval of the ranking of firms and execution of agreements with each of the seven highest ranked firms: Tetra Tech, Inc., Struction Solutions, AECOM Technical Services, Lemoine Disaster Recovery, LLC., Tidal Basin Government Consulting, LLC, HR Green, Inc., Gulf Atlantic Engineers, P.A. to provide contingency On-Call Professional Services for Post-Storm Recovery Services on behalf of the Building & Development Review Services Department and municipal partners.

- Establishes a pool of seven pre-qualified firms to provide on-call post-disaster recovery services, including building code, floodplain, and code enforcement support.
- Enables participation by all 24 municipalities through Interlocal Agreements, with each responsible for costs and FEMA reimbursement.
- Selected from nine proposals through a competitive RFP process.
- Five-year contract with two optional one-year extensions.
- Not-to-exceed value of \$18 million, collectively among all vendors.
- Funded as needed from contingency reserves during disaster events, with reimbursement anticipated from FEMA and the State of Florida.

Contract No. 25-0763-RFP(AJM) not to exceed contract value of \$18,000,000.00 for the contract term, for the duration of the 60-month contract; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

Human Services

14.     [25-1314A](#)     Funding agreement with Catholic Charities Diocese of St. Petersburg, Inc. for the Pinellas Hope Emergency Shelter.

**Recommendation:**     Approval of the funding agreement with Catholic Charities Diocese of St. Petersburg, Inc. for the operation of Pinellas Hope Emergency Shelter.

- This agreement will support Pinellas Hope, an emergency shelter that offers safe, temporary housing and comprehensive support services to individuals and couples experiencing homelessness as they work toward self-sufficiency. Services include emergency shelter, meals, transportation, and employment assistance to promote stability and self-sufficiency to unhoused persons facing homelessness.
- In Fiscal Year (FY) 2024, Pinellas Hope provided shelter and services to 1,726 clients. Each client met with a case manager at least once per week to coordinate needs and connect to services. The total number of shelter bed nights for the period was 66,385.
- Funding in an amount not to exceed \$525,000.00 per year is included in the Human Services FY26 General Fund Proposed Budget. The initial term of this agreement is for three years, commencing October 1, 2025, and expiring September 30, 2028, with one option of renewal. The agreement includes a fiscal non-funding clause, should this portion of the budget not be approved.

15.     [25-1447A](#)     Service Area Competition grant application for the U.S. Department of Health and Human Services, Health Resources Services Administration for the Health Care for the Homeless program.

**Recommendation:**     Approval of the Service Area Competition grant application for the U.S. Department of Health and Human Services, Health Resources and Services Administration (HRSA) and delegation of authority to the Human Services Department Director to serve as the Authorized Organizational Representative role to administer the grant through HRSA's grant management system, the Electronic Handbook (EHB).

Also included for approval is the Health Care for the Homeless Co-Applicant Board Roster.

- The next four-year grant period of federal funding supports the County's Health Care for the Homeless program for a project period starting March 1, 2026, through February 28, 2030.
- Federal funding in the amount of \$1,926,977.00 annually supports the provision of medical, dental, and behavioral health care for individuals experiencing homelessness and receiving care at the Bayside Clinic and Mobile Medical Unit.
- HRSA's EHB is the grant management system utilized to submit applications, reporting and any changes to the grant. Delegating Authority to the Human Services Director allows for administering the grant activities in the federal system and has no impact on funding received.
- While no cash match is required, the County anticipates applying non-federal funds to the program totaling approximately \$4,237,136.00.
- Funding for this grant was anticipated and is budgeted in the Fiscal Year 2026 Adopted Budget in the General Fund portion of the Department of Human Services.



Parks and Conservation Resources

16.     [25-0523A](#)     Memorandum of Understanding between Pinellas County and the University of Florida Institute of Food and Agricultural Sciences for salary and fringe.

**Recommendation:**     Approval of the reaffirmation letter and update to the Memorandum of Understanding (MOU) with the University of Florida Institute of Food and Agricultural Sciences for salary and fringe according to Exhibit A.

- The MOU is renewed every five years.
- The MOU provides for County payment of 40 percent of the annual salary and pooled fringe benefits for one director and six extension agents.
- The MOU provides for County payment of 47 percent for one extension agent and five percent of one University of Florida support position.
- The MOU work scope is to disseminate University information to the County's citizens and visitors relating to agriculture, family and consumer sciences, 4-H and youth, community, and natural resource development, energy conservation, and marine advisory programs.
- Funding for this MOU is included in the Fiscal Year 2026 budget request for the Parks and Conservation Resources Department within the General Fund. This MOU contains a fiscal non-funding clause, providing for termination should this portion of the budget not be approved.

Utilities

17.     [25-1508A](#)     First Amendment to the agreement with Polydyne, Inc. for wastewater polymers.

**Recommendation:**     Approval of the First Amendment with Polydyne, Inc. for wastewater polymers.

- This contract is for annual requirements of wastewater polymers for the Utilities wastewater facilities to thicken and dewater biosolids generated during the wastewater treatment process allowing biosolids to be 100% beneficially re-used as Class AA fertilizer.
- The First Amendment exercises the first and final twenty-four-month term extension and increases the contract \$1,150,000.00 (\$575,000.00 annually), effective through June 7, 2028, on behalf of the Utilities department.
- This request is budgeted for in the Fiscal Year (FY) 2026 Budget of Pinellas County Utilities in the Sewer Revenue and Operating Fund.
- Future funding will be dependent on the adoption of the annual County budget starting in FY27.
- This contract was competitively solicited and awarded by the Board of County Commissioners on June 08, 2021 in the amount of \$2,642,243.24, with provision for one twenty-four-month term extension.

Contact No. 21-0091-B in the amount of \$1,150,000.00 for an estimated annual average expenditure of \$575,000.00 and a revised total contract amount of \$3,792,243.24; effective through June 7, 2028; Authorize the Chairman to sign and Clerk of the Circuit Court to attest.

## AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

Business Technology Services

18.     [25-1430A](#)     Agreement with Iron Brick Associates LLC for an Enterprise Resource Planning Cloud Solution.

**Recommendation:**     Approval of the ranking of firms and agreement with the number one ranked firm, Iron Brick Associates LLC (Workday), for an Enterprise Resource Planning Cloud Solution as requested by Pinellas County Business Technology Services.

- This contract will provide for enterprise licensing and support for Workday - a modern cloud-based enterprise resource planning technology system.
- This system will replace the current functionality provided by Oracle E-Business Suite and provide modern business process and workflows for human resources, finance/accounting, budget, procurement, capital planning, payroll, and other critical functions of County government.
- A detailed evaluation of the submittals was performed by a committee consisting of leadership from the Clerk of the Court, Human Resources, Purchasing, Office of Management and Budget, and Business Technology Services.
- Seven submittals were received. After evaluation, the committee shortlisted three firms for Phase 2 demonstrations: Oracle America Inc, Iron Brick Associates LLC (Workday) and CGI Technologies and Solutions Inc. Upon evaluation of the demonstrations, the committee was unanimous in their determination of Iron Brick Associates LLC as the number one ranked firm.
- The contract has a term of ten years with a not-to-exceed expenditure of \$14,622,530.00.
- Funding for the initial Year One payment of \$1,428,903, along with \$166,750 for training-for a total of \$1,595,653-is included in the Fiscal Year 2026 budget. Appropriations for subsequent years will be incorporated into future budgets.

Contract No. 25-0365-RFP in the total not-to-exceed expenditure of \$14,622,530.00 for the duration of the ten-year Agreement; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

Housing Finance Authority

19.     [25-1552A](#)     Resolution approving the issuance of Multifamily Housing Revenue Bonds by the Housing Finance Authority of Hillsborough County to finance Riverside Apartments, a multifamily residential rental housing project located in Pinellas County.

**Recommendation:**     Adopt a resolution allowing the Housing Finance Authority of Hillsborough County (Hillsborough HFA) to issue Multifamily Housing Revenue Bonds, in an aggregate principal amount not to exceed \$24.2M, to finance Riverside Apartments, a multifamily residential rental housing project located in Pinellas County.

- Riverside Apartments is located at 1589 Starlight Cove, Tarpon Springs, Florida, and is approximately 25.64 total acres.
- The development includes a total of 304 units consisting of 80 one bedroom/one bath units, 128 two bedroom/two bath units, 72 three bedroom/two bath units, and 24 four bedroom/three bath units.
- Affordability requirements will set-aside 85.0% of the units for households at or below 60.0% of Area Median Income. The remaining 15.0% of the units will be at market rate.
- Riverside Apartments was previously before the Board of County Commissioners on January 17, 2023, Resolution 23-5, for approval of a Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing, on May 20, 2025, Resolution 25-45, for approval of a TEFRA Hearing, and on September 4, 2025, Resolution 25-72, for approval of an Area of Operation.
- This item has no fiscal impact on Pinellas County. The HFA is a dependent special district of Hillsborough County. Conduit financings pledge neither the HFA's nor the County's credit, and neither are responsible for payment of the debt except from funds received from the borrower (in this case the developer).

## COUNTY ATTORNEY

20.    [25-1306A](#)    County Attorney Reports.

## COUNTY ADMINISTRATOR

21.    [25-1307A](#)    County Administrator Reports.

## COUNTY COMMISSION

22.    [25-1195A](#)    Appointment to the Historic Preservation Board (Individual appointment by Commissioner Flowers).

**Recommendation:**

Approve the appointment of Hillary Van Dyke to the Historic Preservation Board (HPB) to fill a current vacancy. This is an individual appointment by Commissioner Flowers.

- Hillary Van Dyke is being appointed by Commissioner Flowers to fill a vacancy created when her previous individual appointee Michael Fridovich had to resign for personal matters. Because she is filling a current term, it will expire on December 31, 2027, at which time Ms. Van Dyke would be eligible for reappointment.
- Ms. Van Dyke is currently serving as an Alternate on the HPB. Once she is appointed as Commissioner Flowers' individual appointment, we will advertise the resulting Alternate vacancy.
- Ms. Van Dyke was vetted by staff and deemed eligible to serve on the Historic Preservation Board.
- No ballot necessary; voice vote will suffice.

23. [25-0878A](#) Appointments to the North Greenwood Community Redevelopment Area Citizen Advisory Committee (Board of County Commissioners as a whole).

**Recommendation:** Approve two citizen appointments to the North Greenwood Community Redevelopment Area (CRA) Citizen Advisory Committee. These appointments are for two-year terms beginning on October 1, 2025.

- These vacancies were originally advertised in June and July 2025 and were scheduled for an August BCC meeting. Unfortunately, the people that applied were not eligible per the requirements established in the North Greenwood CRA plan.
- Whomever is appointed to these two vacancies will serve terms retroactively beginning on October 1, 2025, and expiring on September 30, 2027.
- We now have three applicants, all of whom are eligible. Their names are listed on the attached ballot and their applications and resumes are attached as well.
- The Clerk will provide a ballot for the Commissioners to vote.

24. [25-1555A](#) Appointments to the Parks and Conservation Resources Advisory Board (Individual Commissioner appointments by Commissioners Eggers, Latvala, Peters, and Scott).

**Recommendation:** Approve four reappointments by individual commissioners to the Parks and Conservation Resources Advisory Board for terms of two years beginning on November 16, 2025. All Parks and Conservation Resources Advisory Board appointments are for two years and there are no term limits.

Reappoint:

- William Carter by Commissioner Dave Eggers
  - Mr. Carter is completing his first term.
- Julie Vayne by Commissioner Chris Latvala
  - Ms. Vayne is completing her second term.
- Steven Ochsner by Commissioner Kathleen Peters
  - Ms. Ochsner is completing his fourth term.
- Heather Vernillo by Commissioner Brian Scott
  - Ms. Vernillo is completing her second term.
- No ballot necessary; voice vote will suffice.

25.    [25-1152A](#)    Appointments to the Pinellas County Educational Facilities Authority (Board of Commissioners as a whole).

**Recommendation:**    Approve two appointments to the Pinellas County Educational Facilities Authority for a term of five years beginning on November 11, 2025.

- We received two applications for this board.
  - David M. Monroe who was appointed in March 2025 by the Board of County Commissioners to fill a vacancy created when the previous appointee had to resign for personal reasons.
  - John Robinson who is a new applicant.
  - Both were deemed eligible to serve by staff and legal.
- More information about both applicants is available via their applications/resumes which are attached to this item.
- The Clerk has ballots, however, since there are only two applicants and both are eligible, a voice vote would suffice.

26.    [25-1254A](#)    County Commission New Business:  
Pertinent and timely Committee/Board updates, policy considerations, administrative/procedural considerations, and other new business.

6:00 PM

**PUBLIC HEARINGS**

**BOARD OF COUNTY COMMISSIONERS**

- 27.**     [25-1268A](#)     Case No. FLU-25-05 (Pinellas County)  
A request for a Future Land Use Map amendment from Institutional to Residential Rural on approximately 4.08 acres located in the southwest corner of Keystone Road and Woodfield Boulevard in East Lake, unincorporated Pinellas County.

**Recommendation:**     Based upon the evidence and findings contained in the staff report and attachments, Case No. FLU-25-05 is recommended for approval.

An ordinance approving the application of the County for a Future Land Use Map (FLUM) amendment from Institutional (I) to Residential Rural (RR).

- The applicant is seeking a FLUM amendment on a 4.08-acre portion of a 5.0-acre site.
- The remaining 0.92-acres of the site is designated as Preservation (P).
- The change is required due to an expired Development Agreement provision requiring the zoning and future land use to revert to previous designations.
- The property owner agrees with the reversion.
- There is a companion Zoning Atlas amendment case (ZON-25-03).
- The Local Planning Agency recommended approval of the request (vote 5-0). No one appeared in opposition and no correspondence has been received.



28.     [25-1277A](#)     Case No. ZON-25-03 (Pinellas County)  
A request for a zoning change from LI-W, Limited Institutional-Wellhead Protection Overlay, to R-A-W, Residential Agriculture-Wellhead Protection Overlay on approximately 4.08 acres located in the southwest corner of Keystone Road and Woodfield Boulevard in East Lake. (Quasi-Judicial).

**Recommendation:**     Based upon the evidence and findings contained in the staff report and attachments, Case No. ZON-25-03 is recommended for approval.

A resolution approving the application of Pinellas County for a zoning change from Limited Institutional-Wellhead Protection Overlay to Residential Agriculture-Wellhead Protection Overlay.

- The applicant is seeking a zoning change on a 4.08-acre portion of a 5.0-acre site.
- The remaining 0.92-acres of the site is zoned P/C-W.
- The change is required due to an expired Development Agreement provision requiring the zoning and future land use to revert to previous designations.
- The property owner agrees with the reversion.
- There is a companion Future Land Use case (FLU-25-05).
- The Local Planning Agency recommended approval of the request (vote 5-0). No one appeared in opposition and no correspondence has been received.

29.     [25-1494A](#)     Case No. FLU-25-07 (275 HYW Holdings, LLC)  
A request for a Future Land Use Map amendment from Mixed Use Corridor-Primary-Commerce to Commercial General on approximately 0.60 acre located at 2500 55th Avenue North in Lealman.

**Recommendation:**     Based upon the evidence and findings contained in the staff report and attachments, Case No. FLU-25-07 is recommended for approval:

An ordinance approving the application of 275 HYW Holdings, LLC for a Future Land Use Map (FLUM) amendment from Mixed Use Corridor-Primary-Commerce (MUC-P-C) to Commercial General (CG).

- The applicant is seeking a FLUM amendment on a 0.60-acre parcel.
- The request would allow for a greater variety of commercial uses and the ability to combine an adjacently owned, commercially designated property into a cohesive vehicle towing business.
- The subject parcel is on the edge of the Lealman Form Based Code District, adjacent to I-275 and City of St. Petersburg jurisdiction.
- There is a companion Zoning Atlas amendment case (ZON-25-05).
- The Local Planning Agency recommended approval of the request (vote 5-1).
  - One person appeared in opposition, citing increased traffic, unsafe vehicle movement, noise, and compatibility.
  - One letter in opposition has been received.

30.     [25-1474A](#)     Case No. ZON-25-05 (275 HYW Holdings, LLC)  
A request for a zoning change from L-FBC, Lealman Form Based Code to C-2, General Commercial and Services on approximately 0.60 acre located at 2500 55th Avenue North in Lealman. (Quasi-Judicial).

**Recommendation:**     Based upon the evidence and findings contained in the staff report and attachments, Case No. ZON-25-05 is recommended for approval:

A resolution approving the application of 275 HYW Holdings, LLC for a zoning change from L-FBC, Lealman Form Based Code to C-2, General Commercial and Services.

- The applicant is seeking a zoning change on a 0.60-acre parcel.
- The request would allow the applicant the ability to combine an adjacently owned, commercially designated property into a cohesive vehicle towing business.
- The subject parcel is on the edge of the Lealman Form Based Code District, adjacent to I-275 and City of St. Petersburg jurisdiction.
- A companion Future Land Use amendment request (case #FLU-25-07) is also proposed.
- The Local Planning Agency recommended approval of the request (vote 5-1).
  - One person appeared in opposition, citing increased traffic, unsafe vehicle movement, noise, and compatibility.
  - One letter in opposition has been received.

31.     [25-1437A](#)     Case No. FLU-25-04 (Twin City MHC, LLC)  
A request for a Future Land Use Map amendment from Residential Urban (8.54 acres) and Commercial General (0.4 acre) to Residential Medium on approximately 8.94 acres located at 10636 Gandy Boulevard North in unincorporated St. Petersburg.

**Recommendation:**     Based upon the evidence and findings contained in the staff report and attachments, Case No. FLU-25-04 is recommended for denial:

An ordinance approving the application of Twin City MHC, LLC for a Future Land Use Map (FLUM) amendment.

- The subject property is the Twin City mobile home park located at 10636 Gandy Boulevard North in unincorporated St. Petersburg.
- Twin City was established in the 1950s and is nonconforming.
- The subject property is located within the Coastal Storm Area (CSA) and has incurred substantial flooding multiple times during recent storm events.
- The County, in partnership with the State, created a relocation program enabling mobile home park residents to move nationwide. Working alongside park management, Endeavors, and the Pinellas County Housing Authority, we helped residents secure safe, affordable housing.
- The applicants wish to redevelop the property as multifamily residential (e.g., apartments). The subject property would benefit from redevelopment and multifamily residential is appropriate under the existing land use categories.
- The existing land use categories would allow redevelopment with up to 64 residential units at 7.5 units per acre, while the proposed change would allow up to 134 units at 15.0 units per acre.
- The Pinellas County Comprehensive Plan directs population concentrations outside of storm vulnerable locations and restricts land use changes within the CSA to only those categories that allow 5.0 units per acre or fewer.
- The applicants are proposing a zoning change to allow for multifamily residential under a separate case, which is not dependent on the approval of this request.
- The Local Planning Agency recommended denial of the request (vote 4-2). No one from the public appeared at the public hearing.

32.     [25-1448A](#)     Case No. ZON-25-02 (Twin City MHC, LLC)  
A request for a zoning change from RMH, Residential Mobile/Manufactured Home to RM, Multi-Family Residential on approximately 8.94 acres located at 10636 Gandy Boulevard in unincorporated St. Petersburg. (Quasi-Judicial)

**Recommendation:**     Based upon the evidence and findings contained in the staff report and attachments, Case No. ZON-25-02 is recommended for approval:

A resolution approving the application of Twin City MHC, LLC for a zoning change from RMH, Residential Mobile/Manufactured Home to RM, Multi-Family Residential.

- The applicant is seeking a zoning change on an 8.94-acre parcel and the proposed use is multifamily residential.
- The Residential Urban Future Land Use on the property would allow for up to 64 residential units.
- The subject property is highly vulnerable to flooding and storm surge. It is located within the 25-year coastal floodplain and the Coastal High Hazard Area.
- The subject property is surrounded by a broad range of both residential and nonresidential uses.
- The County, in partnership with the State, created a relocation program enabling mobile home park residents to move nationwide. Working alongside park management, Endeavors, and the Pinellas County Housing Authority, we helped residents secure safe, affordable housing.
- The Local Planning Agency recommended approval of the request (vote 5-1). No one appeared in opposition and no correspondence has been received.

## ADJOURNMENT