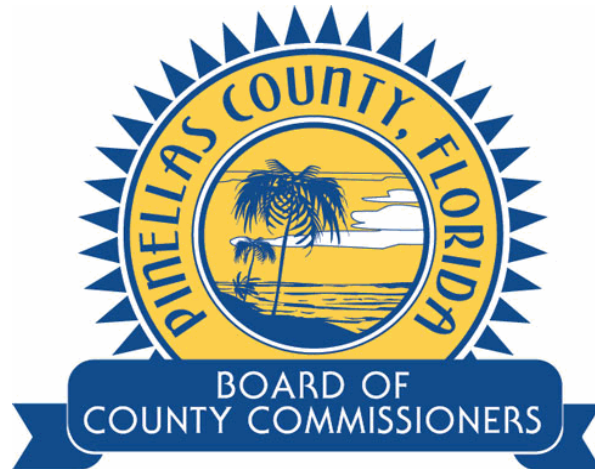


Pinellas County Board of County Commissioners

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



Hybrid In-Person and Virtual Regular Meeting Agenda

Tuesday, August 5, 2025
9:30 A.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. [25-0923A](#) Purple Heart Day Proclamation:
 - David Vargas, President, Pinellas County Veterans Association
2. [25-0922A](#) National Water Quality Month Proclamation:
 Utilities
 - Drew Boylson, Utilities Compliance Manager
 - Kristen Dyer, Chemist

CITIZENS TO BE HEARD

3. [25-0870A](#) Citizens To Be Heard - Public Comment.

PUBLIC HEARINGS

AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

Countywide Planning Authority

4. [25-1021A](#) Case No. CW 25-03 - City of St. Petersburg
Countywide Plan Map amendment from Residential Medium and Preservation to Office, Residential Medium and Preservation regarding 3.29 acres more or less, located at Site 1: 4th Street North, east of 110th Avenue North, Site 2: Northeast corner of 4th Street North and 108th Avenue North, Site 3: Northeast corner of 3rd Street North and Gandy Boulevard.

Recommendation: Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 25-03, a proposal by the City of St. Petersburg to amend the Countywide Plan Map from Residential Medium and Preservation to Office, Residential Medium and Preservation, regarding 3.29 acres more or less, located at Site 1: 4th Street North, east of 110th Avenue North, Site 2: Northeast corner of 4th Street North and 108th Avenue North, Site 3: Northeast corner of 3rd Street North and Gandy Boulevard.

- The City of St. Petersburg is requesting an amendment to the Countywide Plan Map for three separate sites with a goal to better reflect current site conditions, support infill development on upland areas, and consolidate environmentally sensitive lands into a more cohesive preservation area.
- Site 1 is currently vacant and unimproved. Site 2 includes a wireless communications tower and an access road covering about half an acre. Site 3 is also vacant and unimproved.
- The sites currently have split designations and the City proposes reclassifying the land to 1.22 acres of Residential Medium, 0.71 acres of Office, and 1.36 acres of Preservation. While this represents a net reduction of 0.26 acres in Preservation, the change consolidates fragmented preservation land and creates a larger, ecologically connected preserve on Site 1.
- All three sites lie within the Coastal High Hazard Area.
- A binding Development Agreement limits residential development to 20 units (all on Site 3) and restricts Site 2 to a maximum of 10,000 square feet of office space.

BOARD OF COUNTY COMMISSIONERS

5. [25-1031A](#) Ordinance creating Division 5 of Article VI, Chapter 22, of the Pinellas County Code of Ordinances, entitled "Short Term Rentals".

Recommendation: Approval of the ordinance creating Division 5 of Article VI, Chapter 22, entitled "Short Term Rentals".

- Without mitigating standards, Short Term Rentals (STR) in residential neighborhoods can lead to disproportionate issues such as excessive occupancy, noise, trash, and parking.
- The proposed Ordinance, supported by robust 3rd-party technology, is intended to bring greater accountability with a Certificate of Use requirement.
- The proposed Ordinance addresses the need for an updated short term rental program, inclusive of an improved Certificate of Use process and more appropriate "fit" within Chapter 22 - Buildings & Building Regulations, bringing greater accountability to short term rental owner/operators within residential neighborhoods
- The regulation of STRs will fall under the Code Enforcement Division with support from the Building Division on inspections.
- The fees collected with the initial Certificate of Use and Building Inspection(s) and annual renewal thereafter will cover the total costs of the STR program.
- This ordinance has no fiscal impact on Pinellas County.

CONSENT AGENDA - Items 6 through 14

CLERK OF THE CIRCUIT COURT AND COMPTROLLER

6. [25-1096A](#) Minutes of the regular meeting held June 17, 2025
7. [25-1097A](#) Vouchers and bills paid from June 29 through July 5, 2025.

Reports received for filing:

8. [25-1098A](#) Division of Inspector General, Clerk of the Circuit Court and Comptroller, Report No. 2025-10, dated July 1, 2025, Follow-up Audit of Human Services - Directions for Living Services.
9. [25-1099A](#) Division of Inspector General, Clerk of the Circuit Court and Comptroller, Report No. 2025-11, dated July 7, 2025, Unannounced Audit of the Department of Safety and Emergency Services Petty Cash Fund.

10. [25-1100A](#) Division of Inspector General, Clerk of the Circuit Court and Comptroller, Report No. 2025-12, dated July 8, 2025, Unannounced Audit of the Environmental Management Division Change Fund.
11. [25-1101A](#) Division of Inspector General, Clerk of the Circuit Court and Comptroller, Report No. 2025-13, dated July 10, 2025, Investigation of Airport Personnel Travel and Conflict of Interest.
12. [25-1102A](#) Report of Expenditures Incurred Under the Incentives, Awards, and Recruitment Ordinance No. 07-26, Fiscal Year 2025 Quarter 1.
13. [25-1103A](#) Report of Expenditures Incurred Under the Incentives, Awards, and Recruitment Ordinance No. 07-26, Fiscal Year 2025 Quarter 2.
14. [25-1104A](#) Quarterly Investment Report for the period ended March 31, 2025.

COUNTY ADMINISTRATOR DEPARTMENTS

REGULAR AGENDA

ITEMS FOR DISCUSSION FROM THE CONSENT AGENDA

COUNTY ADMINISTRATOR DEPARTMENTS

County Administrator

15. [25-0290A](#) Ranking of firms and agreement with Ajax Building Company, LLC for Construction Manager at Risk services for the new government campus.

Recommendation:

Approval of the ranking of firms and agreement with Ajax Building Company, LLC for Construction Manager at Risk services for the new government campus.

- This contract is for the Construction Manager at Risk services.
- Seven firms were evaluated by written proposals, with the top four shortlisted firms presenting. The top ranked firm, Ajax Building Company, LLC, is recommended for the award in the amount of \$980,188.00 for phase 1 preconstruction services in accordance with the Consultants Competitive Negotiations Act, per Florida Statute 287.055.
- The initial award amount is for the preconstruction phase; the second phase of the contract will return to the Board of County Commissioners for approval of the Guaranteed Maximum Price (GMP) amendment for construction phase services.
- The cost of construction phase services is 4.0% of the Cost of the Work.
- While Small Business Enterprise (SBE) sub-consulting work will not be utilized in phase 1 pre-construction, it's anticipated that phase 2 construction GMP will utilize SBE sub-consulting work as part of construction delivery.
- This agreement is effective for four hundred sixty-nine days after the issuance of a Notice to Proceed by the County.
- Funding is budgeted under the Pinellas County Centralized Campus Project 004176A included in the Capital Improvement Plan, funded by previous General Fund transfers to capital for this project.

Contract 25-0355-RFQ-CMAR; in the total not to exceed amount of \$980,188.00, effective for four hundred sixty-nine days from the date of Notice to Proceed; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

Housing & Community Development

16. [25-0906A](#) Affordable Housing Program project funding recommendation for Independence Place.

Recommendation: Recommend approval of affordable housing funding for the Independence Place project by CASL Independence LLC.

It is further recommended that the County Administrator be authorized to negotiate and approve terms, conditions, and the final funding amount not to exceed the Board of County Commissioners (Board) approved amount.

- The funding recommendation for Independence Place by CASL Independence LLC is \$1,375,000.00 of federal HOME grant funding for construction costs.
- Independence Place is a new construction project of 20 multi-family affordable apartment units located at 13000 Park Boulevard, in Seminole that will serve Special Needs households with incomes less than 60.0% AML.
- The Land Use Restriction Agreement associated with the construction funding will ensure a 20-year affordability period.
- The total development cost is estimated to be \$9,132,849.00. Other sources of funding include Florida Housing Finance Corporation (FHFC) grant (\$1,044,500.00), FHFC HOME-ARP (The American Rescue Plan Act) (\$1,599,100.00), FHFC State Apartment Initiative Loan (\$4.2M), Bob Roskamp Foundation (\$126,000.00), and a Deferred Developer Fee (\$788,249.00). The development is not eligible for the annual Multifamily Property Tax Exemption.
- Next steps: County staff will complete additional due diligence activities including, but not limited to, loan underwriting, and financial analysis.
- Funding of \$1,375,000.00 for this program is included in the Fiscal 2025 Operating Budget for the Community Development Grant Fund. Approval of this program is not anticipated to require additional budgetary or spending adjustments.

Parks and Conservation Resources

17. [25-0994A](#) Donation agreement between Duke Energy Florida, LLC and Pinellas County for pedestrian bridge replacement at Raymond H. Neri Park.

Recommendation: Approval of the donation agreement between Duke Energy Florida, LLC and Pinellas County.

- This is a one-time charitable donation in the amount of \$500,000.00.
- The purpose of the funds is to assist the County with the replacement of the aging and deteriorating pedestrian bridge at Raymond H. Neri Park.
- Replacement of the wooden deck bridge was not included in the current Raymond H. Neri Park expansion and renovation.
- If approved, the Raymond H. Neri Park pedestrian bridge replacement would become a sub-project of Renovation and Replacement of Park Structures program, project 003772A, funded by Local Infrastructure Sales Surtax (Penny for Pinellas). The Duke Energy Florida, LLC donation may be recognized and allocated to the project via budget amendment at a later date.

Public Works

18. [25-1056A](#) Award of bid to Preferred Materials, Inc. for Fiscal Year 2026 Pavement Preservation - Package 4.

Recommendation: Approval of the award of bid to Preferred Materials for Fiscal Year (FY) 2026 Pavement Preservation - Package 4.

- The proposed FY26 Pavement Preservation Package 4 contract consists of milling and resurfacing, pavement marking, detector loops, and traffic control required to complete the following five projects:
 - Project A-PID 006583A- Sunset Point Rd - Keene Rd to Main St. Resurfacing (Clearwater/Safety Harbor)
 - Project B-PID 006304A-Local Group 108 Resurfacing (Seminole)
 - Project C-PID 006295A-Local Group 80 Resurfacing (Lealman)
 - Project D-PID 006308A-Local Group 120 Resurfacing (Palm Harbor)
 - Project E-PID 006228A-Local Group 138 Resurfacing (Largo)
- Four bids were received with an award recommendation to the lowest responsive and responsible bidder, Preferred Materials, in the amount of \$5,953,358.35, who is 14.86% under the engineer's estimate of \$6,992,289.29.
- The Small Business Enterprise commitment is 7% for this contract.
- All work will be completed within 240 consecutive calendar days.
- Funding for subprojects, Sunset Point Rd - Keene Rd to Main St. Resurfacing Project 006583A, Local Group 108 Resurfacing Project 006304A, Local Group 80 Resurfacing Project 006295A, Local Group 120 Resurfacing Project 006308A, and Local Group 138 Resurfacing Project 006228A, is reflected in the FY25 Capital Budget, budgeted under the Road Resurfacing & Rehabilitation PIV Project 004192A, funded by the Penny for Pinellas, and the Transportation Millage Capital Resurfacing Program Project 005700A, funded by the Transportation Millage.

Contract No. 25-0634-ITB-C, for \$5,953,358.35, with all work to be completed within 240 consecutive calendar days; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

19. [25-1078A](#) First amendment to the agreement(s) with Cumbey and Fair, Inc., DRMP, Inc., Hardesty & Hanover, LLC., HDR Engineering, Inc., H.W. Lochner, Inc., Johnson, Mirmiran, & Thompson, Inc., Kisinger Campo & Associates, Corp., Pennoni Associates, Inc., and Second Amendment to the Agreement with Stantec Consulting Services, Inc. for Transportation Engineering Services.

Recommendation: Approval of nine amendments for Transportation Engineering Services.

- This agreement provides for Transportation Engineering Services.
- This agreement was awarded to nine vendors for \$2,500,000 each by the Board of County Commissioners on September 10, 2020 for total amount of \$22,500,000.
- These eight First Amendments and one Second Amendment increase each contract by \$1,000,000, for a total increase of \$9,000,000 and extends each contract through September 9, 2027.
- The First Amendment for name change to Stantec was approved by the County Administrator on March 14, 2023.
- These agreements are used on an as-needed basis with no obligation to spend the full amount of any of the contracts in any given year. Funding is derived from various Capital Improvement Program budgets and/or operating budgets per individual work assignments on a multiple year/multiple work assignment basis.

Contract 190-0015-CN increases the contract by \$9,000,000.00 for a new not to exceed amount of \$31,500,000.00, effective through September 9, 2027; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

Safety and Emergency Services

20. [25-0093A](#) Agreement with the City of Clearwater to provide funding to assist with the construction of a new Fire Station.

Recommendation: Approval of the funding agreement between Pinellas County and the City of Clearwater (City) toward the construction of a new fire station.

- The City provides fire and emergency medical services under contract with the County for the City's area of unincorporated Pinellas County.
- The City shall be responsible for all aspects of land acquisition, design, construction, operation, and future maintenance of its Fire Station facility. The County is solely providing funding support for the project. The new fire station facility will be located at 601 South Hercules Avenue, Clearwater, FL 33764.
- The County shall provide up to \$1,192,028.65 (\$1,110,690.00 in Fiscal Year (FY) 2024-2025 and \$81,338.65 in FY25-26 to pay for the project in accordance with this agreement. County funds may be used by the City for the following to include, but not limited to, land acquisition, engineering, site preparation, design, construction, and associated costs directly related to the project.
- The term of this agreement shall commence on the date approved and signed by the County and shall end on December 31, 2025.
- The cost to the County shall not exceed the proportionate share of 11.48% of the project cap of \$10,383,524.85 (\$9,675,000.00 in FY24-25 and \$708,524.85 in FY25-26) without an amendment to this Agreement subject to the approval of the Board of County Commissioners.
- County funding is budgeted in FY25 and FY26 in the Fire District fund from the millage rate levied on the City of Clearwater property owners in the proportionate share (11.48%) of that Fire District. The County agrees to fund this proportionate share of the project.

Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

21. [25-0427A](#) Transfer of three Ambulance Bus assets to outside Counties.

Recommendation:

Approval of the transfer of three Ambulance Bus (Ambu-Bus) assets to outside Counties for cost of title transfer of \$85.75 for each Ambu-Bus asset to be paid by Receiving Entity. Authorize County staff to execute Bills of Sale and complete surplus procedures.

- Three used school buses were donated by Pinellas County Schools and placed into service in approximately 2003 to serve as an Ambu-Bus. The City of Tampa issued specialized stretcher interiors funded through a federal Urban Area Security Initiative grant. They were designed to support mass casualty patient transport in large-scale emergencies.
- Following recent hurricanes and operational assessments, the County EMS has determined that Ambu-Buses are not practical in an urban environment but work well in rural areas for evacuation and medical transport. In Pinellas County it is faster and safer to utilize ambulances and rescue units for patient transport.
- Over the years their use has been confined to responses to rural Counties for hospital evacuation and post hurricane medical transport. Ambu-Buses have seen minimal local use and would better serve the region by being transferred.
- Per the federal grant requirements, the interior components must be returned to the City of Tampa as the grant recipient; however, it was determined that dismantling and returning the interiors separately would require significant re-work vs. transferring the Ambu-Buses intact.
- The City of Tampa has identified Polk and Citrus Counties as jurisdictions in need of these assets. Polk County has expressed interest in acquiring two Ambu-Buses, and Citrus County has expressed interest in acquiring one Ambu-Bus. City of Tampa will transfer specialized stretcher interiors to Polk and Citrus Counties.
- The only Pinellas County equipment to remain on vehicles are the emergency lights and sirens; they are of minimal value and not considered salvageable.
- Proof of title transfer to be provided by each Receiving Entity.
- This recommended approach ensures the continued public safety use of the assets while efficiently fulfilling grant obligations. The County would no longer need to maintain these assets and thereby reduce costs.
- This item has no negative fiscal impact on Pinellas County and will likely save costs in future years.

Solid Waste

22. [25-0932A](#) Agreement with Keep Pinellas Beautiful, Inc. for Adopt-A-Program Management Services.

Recommendation: Approval of the agreement with Keep Pinellas Beautiful, Inc., Florida, a volunteer for Adopt-A-Program Management Services.

- The agreement is for Adopt-A-Program management services to operate the County's volunteer cleanup programs and litter control.
- Keep America Beautiful provides services to manage and coordinate debris cleanup, litter control and awareness, education programs, and community outreach, countywide, through volunteer recruitment.
- Agreement includes projects for Parks and Conservation Resources (Adopt-A-Trail), Public Works (Adopt-A-Mile/Adopt-A-Pond) and Solid Waste (Litter Control/SeeClickFix program).
- Funding is included in the FY25 Adopted Budget and the FY26 Proposed Budget for the Solid Waste Department within the Solid Waste Operating Fund, the Public Works Department within the Transportation Trust Fund, and the Parks and Conservation Resources Department within the General Fund.

Contract No. 25-0057-N total amount of \$1,936,600.00 for sixty-months; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

23. [25-0981A](#) Agreement with Seminole Electric Cooperative for purchase and sale of electricity from qualifying cogeneration or small power production facility

Recommendation: Approval of the agreement with Seminole Electric Cooperative (SEC) for purchase and sale of electricity from qualifying cogeneration or small power production facility

- Execution of the agreement is necessary sell power, generated by the County's Solid Waste waste-to-energy facility to SEC.
- As a Federal Energy Regulatory Commission qualified facility, the County can sell power to any electrical power utility.
- The County executed a similar agreement with Duke Energy Florida (DEF) on November 19, 2024.
- This agreement provides for the sale of power, not sold on the open market, at the SEC advertised as-available rate for that specific hour of the day.
- Having agreements with both SEC and DEF provides options for sale of power at the best advertised rate.
- The agreement will be in effect for one year from the effective date and can be renewed for successive one-year periods.
- Revenue generated by electricity sales is budgeted in the Fiscal Year (FY) 2025 Adopted Annual Operating and Capital Budget, in the Solid Waste Revenue and Operating Fund, in the amount of \$12,358,760.00, and is included in the FY26 Proposed Budget in the amount of \$14,341,340.00.

24. [25-0979A](#) Annual certificate of the Lealman Solid Waste Collection and Disposal District Non-Ad Valorem Assessment Roll.

Recommendation: Approval of the annual certificate of the Lealman Solid Waste Collection and Disposal District Non-Ad Valorem Assessment Roll.

- Approval provides the Tax Collector authority to collect a non-ad valorem assessment from Lealman Community residential property owners for Solid Waste collection.
- The Lealman Solid Waste Collection and Disposal District was created in 2006.
- Coastal Waste & Recycling, Inc., is the current contracted service provider and is providing satisfactory service.
- The assessment fee is proposed at \$288.00 per year per unit from January 1, 2025, through December 31, 2025. This is a \$48.00 (20%) per year increase over the previous year and is included in the Fiscal Year (FY) 2026 Proposed User Fee Schedule and FY26 Proposed Annual Operating and Capital Budget.
- Non-Ad Valorem revenue is budgeted in the FY25 Adopted Budget, receipted to the Lealman Solid Waste Collection and Disposal Fund, in the amount of \$1,846,800.00. Non-Ad Valorem revenue is included in the FY26 Proposed Budget in the amount of \$2,136,880.00.

Authorize the Chairman to certify the Non-Ad Valorem Assessment Roll to the Tax Collector prior to September 15, 2025.

Utilities

25. [25-1119A](#) Third Amended Consent Order between the County Utilities South Cross Bayou Advanced Water Reclamation Facility and the Florida Department of Environmental Protection.

Recommendation: Approval of the Third Amended Consent Order between the County Utilities South Cross Bayou Advanced Water Reclamation Facility (AWRF) and the Florida Department of Environmental Protection (FDEP).

- Original Consent order executed on May 4, 2018.
- First Amended Consent Order included interim values for disinfection by-products.
- Second Amended Consent Order included uncapped stipulated penalties for sanitary sewer overflows.
- Third Amended Consent Order includes interim values for total nitrogen and extends the compliance deadline to December 31, 2028.
- FDEP has requested signed Third Amendment Consent Order by August 15, 2025.
- The administrative processing fee of \$250.00 will be funded by the Sewer Revenue and Operating fund.

FDEP OGC File No.18-0112; \$250.00 for costs and expenses incurred during the investigation of this matter with FDEP; Consent Order is extended December 31, 2028.

AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

Business Technology Services

26. [25-0823A](#) Third Amendment with Tyler Technologies Inc for Odyssey maintenance and support services as requested by Business Technology Services.

Recommendation: Approval of the Third Amendment with Tyler Technologies Inc (Tyler) for Odyssey maintenance and support services as requested by the Business Technology Services Department (BTS).

- This agreement provides maintenance and support services to the Tyler Enterprise Justice (Navigator) Case Management System, formerly termed Tyler Odyssey, which provides an integrated case management system that streamlines court operations, including case processing, e-filing, document management, financial tracking, and public access for the Clerk of the Circuit Court, Sixth Judicial Circuit, State Attorney, Sheriff, Public Defender, Board of County Commissioners, and local law enforcement.
- This Third Amendment provides for an additional thirty-six-months and increases funds by \$1,800,000.00 for annual maintenance and license support, and budgeted professional services to align ongoing business changes with system enhancements.
- This Third Amendment corrects out of order Amendments within the whereas clauses as the First Amendment was executed by the Chief BTS Information Officer and approved as to form by the County Attorney's Office.
- Funding for this amendment is budgeted in Fiscal Year (FY) 2025 in the BTS Fund for the first year of this amendment. A request for funding is included in the FY26 budget request in the same fund. Future funds will depend on future-year budgets.

Contract No. 145-0347-M in the total not to exceed amount of \$6,465,558.92 through September 30, 2028; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

COUNTY ATTORNEY

27. [25-1050A](#) Proposed delegation of authority regarding potential outside counsel conflict waiver request.

Recommendation: Approval of delegation of authority regarding potential outside counsel conflict waiver request.

28. [25-0871A](#) County Attorney Reports.

COUNTY ADMINISTRATOR

29. [25-0872A](#) County Administrator Reports.

COUNTY COMMISSION

30. [25-0658A](#) Appointment to the Suncoast Health Council (Board of County Commissioners as a whole).

Recommendation:

Approve one appointment to the Suncoast Health Council for a term of two years to begin on the date of appointment. This appointment will be by the County Commission as a whole.

- The Pinellas County Board of County Commissioners has seven appointees that serve on the Suncoast Health Council.
- This vacancy is for a Health Care Purchaser.
 - Health Care Purchaser is defined as an individual licensed or authorized to purchase health care services on behalf of individuals and/or groups, such as insurance executives, human resource managers, and business owners purchasing health coverage for employees. A Purchaser may not provide direct medical care, nor may a Purchaser be a retired provider of direct medical care.
- This position is currently vacant.
- Applicant names can be viewed on the attached ballot.
- The Clerk will disseminate the ballots.

31. [25-0873A](#) County Commission New Business:
Pertinent and timely Committee/Board updates, policy considerations, administrative/procedural considerations, and other new business.

ADJOURNMENT