

Pinellas County

*333 Chestnut Street, Palm Room
Clearwater, FL 33756*



Minutes - Final

Tuesday, October 21, 2025

2:00 P.M.

Hybrid In-Person and Virtual Regular Meeting

Public Hearings at 6:00 P.M.

Board of County Commissioners

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

ROLL CALL - 2:03 P.M.

Present: 6 - Chair Brian Scott, Vice-Chair Dave Eggers, Commissioner René Flowers, Commissioner Vince Nowicki, Commissioner Kathleen Peters, and Commissioner Chris Scherer

Absent: 1 - Commissioner Chris Latvala

Others Present: Barry A. Burton, County Administrator; Jewel White, County Attorney; Derelynn Revie, Board Records Manager; and Jessica Oakes, Board Reporter, Deputy Clerk

INVOCATION by Commissioner Nowicki**PLEDGE OF ALLEGIANCE led by Commissioner Peters****PRESENTATIONS AND AWARDS**

Deviating from the agenda, Chair Scott invited Representative Linda Chaney to join him at the podium; whereupon, Representative Chaney presented a check for \$750,000.00 and indicated that she was able to secure the funds to assist with post-hurricane recovery and to make Pinellas County more resilient.

1. Veterans Day Proclamation:
- Taryn McLaughlin, Chapter Leader, Team Red, White & Blue

Chair Scott invited Team Red, White & Blue Tampa/St. Petersburg Chapter leader Taryn McLaughlin to join him at the podium and read a proclamation recognizing November 11, 2025, as Veterans Day; whereupon, Ms. McLaughlin expressed appreciation for the recognition and provided brief comments regarding Team Red, White & Blue, including its mission, vision, and events.

CITIZENS TO BE HEARD

2. Citizens To Be Heard - Public Comment.

Randy Burr, Palm Harbor (submitted documents)
Pam Marron, Palm Harbor
Christine Gerulat, Palm Harbor
Gary Reid, Palm Harbor
Gail Dull, Palm Harbor
Sheila Jackson, Palm Harbor
David Traylor, Palm Harbor
Thomas Saul, Palm Harbor
Rozina Mardhani, Palm Harbor (submitted documents)
Mary Strickland, Palm Harbor

Cathleen Wilson, St. Petersburg
Darna Lopez, St. Petersburg (spoke on behalf of others in attendance)
Misti Nicely, St. Petersburg
C. Lynn Harbour, St. Petersburg
Jamie Divine, St. Petersburg
Tracy Schofield-Djevalikian, St. Petersburg
Bonnie Sisco, St. Petersburg
Matthew Soehnen, St. Petersburg
Barry Heany, St. Petersburg
Antonette Cummings, St. Petersburg
Wanda Thornton, St. Petersburg
Wallace B. DeVries, St. Petersburg
Heidi Anderson, St. Petersburg
Constance Aguero, St. Petersburg
Georgina Donato, St. Petersburg
Yvonne Armour, St. Petersburg
Angel Sánchez, St. Petersburg
Robert Brown, St. Petersburg
Richard Randolph, St. Petersburg
David Ballard Geddis, Jr., Palm Harbor
Ron Walker, Largo
Marissa Segundo, St. Petersburg
Maxine Fahy, Largo

During public comment, and in response to comments and queries by Commissioners Flowers and Eggers, Mr. Burton provided information regarding the processes associated with substantial damage assessments and appealing a substantial damage determination.

At the request of Chair Scott, Building and Development Review Services Director Kevin McAndrew provided additional details regarding the substantial damage assessment and appeal processes and discussed homeowners' use of funds from the Federal Emergency Management Agency (FEMA) for repairs, the reassessment process, actual cash value (ACV) appraisals, and other topics; whereupon, Mr. McAndrew, with input from Mr. Burton, responded to queries by the members and provided details regarding various topics, including the following:

- ACV appraisals
- Depreciated value of mobile homes
- Building value reconsideration process
- Elevation certificates
- County floodplain ordinance and associated FEMA requirements
- People First Hurricane Recovery Programs

Thereupon, Mr. McAndrew pointed out that while the County previously identified dates to discontinue acceptance of reassessment and appeal applications, staff will not turn away any applicants.

CONSENT AGENDA - Items 3 through 12

A motion was made by Vice-Chair Eggers, seconded by Commissioner Scherer, that the Consent Agenda items be approved. The motion carried by the following vote:

Aye: 5 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Nowicki, and Commissioner Scherer

Absent: 2 - Commissioner Latvala, and Commissioner Peters

CLERK OF THE CIRCUIT COURT AND COMPTROLLER

- 3.** Vouchers and bills paid from September 7 through September 20, 2025.

Period - September 7 through September 13, 2025

Accounts Payable - \$17,938,326.54

Payroll - \$4,994,678.51

Period - September 14 through September 20, 2025

Accounts Payable - \$23,302,820.79

Payroll - None

The item was approved as part of the Consent Agenda.

Miscellaneous items received for filing:

- 4.** City of Clearwater Ordinance No. 9807-25, adopted on August 7, 2025, annexing certain properties.

The item was approved as part of the Consent Agenda.

- 5.** City of Clearwater Ordinance No. 9834-25, adopted on September 4, 2025, annexing certain properties.

The item was approved as part of the Consent Agenda.

- 6.** City of Largo Community Redevelopment Agency Annual Budget for Fiscal Year 2026 and Resolution No. CRA-2025-01, adopted on September 16, 2025.

The item was approved as part of the Consent Agenda.

- 7.** Juvenile Welfare Board of Pinellas County Fiscal Year 2026 Budget.

The item was approved as part of the Consent Agenda.

COUNTY ADMINISTRATOR DEPARTMENTS

County Administrator

8. Receipt and file report of non-procurement items delegated to the County Administrator for the period ending September 30, 2025.
The item was approved as part of the Consent Agenda.
9. Receipt and file report of purchasing items delegated to the County Administrator for the quarter ending September 30, 2025.
The item was approved as part of the Consent Agenda.

COUNTY ATTORNEY

10. Receipt and file report of civil lawsuits filed against Pinellas County as delegated to the County Attorney.
The item was approved as part of the Consent Agenda.

AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

Housing Finance Authority

11. 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.
The item was approved as part of the Consent Agenda.
12. 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.
The item was approved as part of the Consent Agenda.

REGULAR AGENDA

ITEMS FOR DISCUSSION FROM THE CONSENT AGENDA - None

COUNTY ADMINISTRATOR DEPARTMENTSBuilding and Development Review Services

- 13.** Ranking of firms and agreements with the seven highest ranked firms to provide contingency On-Call Professional Services for Post-Storm Recovery Services (Countywide).

(Contract No. 25-0763-RFP) Ranking of firms and agreement approved in a not-to-exceed contract value of \$18,000,000.00 for the duration of the 60-month contract.

A motion was made by Commissioner Nowicki, seconded by Commissioner Flowers, that the item be approved. The motion carried by the following vote:

Aye: 5 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Nowicki, and Commissioner Scherer

Absent: 2 - Commissioner Latvala, and Commissioner Peters

Human Services

- 14.** Funding agreement with Catholic Charities Diocese of St. Petersburg, Inc. for the Pinellas Hope Emergency Shelter.

Agreement approved, providing funding in an amount not to exceed \$525,000.00. The initial term of this agreement is for three years, commencing October 1, 2025, and expiring September 30, 2028, with one option for renewal.

In response to queries by Commissioner Nowicki, Human Services Director Karen Yatchum described the ways in which funding for the Pinellas Hope Emergency Shelter is used in relation to similar initiatives funded by the County and indicated that the County has funded the Pinellas Hope program since 2007. Discussion ensued, with input from Mr. Burton and Ms. Yatchum, regarding the County's total expenditure related to services provided to the homeless population; whereupon, Mr. Burton indicated that staff will compile a list of all services provided to the homeless population and provide it to the members.

A motion was made by Commissioner Flowers, seconded by Commissioner Peters, that the item be approved. The motion carried by the following vote:

Aye: 6 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

Absent: 1 - Commissioner Latvala

15. 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.

Grant application approved and authority delegated to the Human Services Department Director to serve as the Authorized Organizational Representative to administer the grant through the Health Resources Services Administration's grant management system. While no cash match is required, the County anticipates applying non-federal funds to the program, totaling approximately \$4,237,136.00.

A motion was made by Commissioner Nowicki, seconded by Commissioner Flowers, that the item be approved. The motion carried by the following vote:

Aye: 6 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

Absent: 1 - Commissioner Latvala

Parks and Conservation Resources

16. Memorandum of Understanding between Pinellas County and the University of Florida Institute of Food and Agricultural Sciences for salary and fringe.

Item deferred to the November 18 Board of County Commission meeting to allow for additional discussion at the November 13 work session.

Earlier in the meeting, Marissa Segundo, St. Petersburg, appeared and expressed her support for the item.

Commissioner Scherer expressed concern regarding potential overlaps in the services offered by the University of Florida Institute of Food and Agricultural Sciences (IFAS) and other County and State agencies; whereupon, discussion ensued wherein Mr. Burton, with input from Parks and Conservation Resources Director Paul Cozzie, responded to comments and queries by the members and provided information regarding the terms of the Memorandum of Understanding and services provided by the University of Florida's IFAS.

Utilities

17. First Amendment to the agreement with Polydyne, Inc. for wastewater polymers.

(Contract No. 21-0091-B) Amendment approved, increasing the contract amount by \$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.

A motion was made by Vice-Chair Eggers, seconded by Commissioner Nowicki, that the item be approved. The motion carried by the following vote:

Aye: 6 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

Absent: 1 - Commissioner Latvala

AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

Business Technology Services

18. Agreement with Iron Brick Associates LLC for an Enterprise Resource Planning Cloud Solution.

(Contract No. 25-0365-RFP) Ranking of firms and agreement approved in the total not-to-exceed expenditure of \$14,622,530.00 for the duration of the ten-year agreement.

A motion was made by Commissioner Nowicki, seconded by Commissioner Flowers, that the item be approved. The motion carried by the following vote:

Aye: 6 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

Absent: 1 - Commissioner Latvala

Housing Finance Authority

19. 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.

Resolution No. 25-129 adopted, allowing the Housing Finance Authority of Hillsborough County to issue multifamily housing revenue bonds in a principal amount not to exceed \$24,200,000.00, for the benefit of Riverside Apartments, a multifamily residential housing project located in Pinellas County.

A motion was made by Commissioner Flowers, seconded by Commissioner Nowicki, that the item be approved. The motion carried by the following vote:

Aye: 6 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

Absent: 1 - Commissioner Latvala

COUNTY ATTORNEY

20. County Attorney Reports - None

COUNTY ADMINISTRATOR

21. County Administrator Reports2026 State Legislative Program

Intergovernmental Liaison Tristan Sommer referred to a document titled *2026 State Legislative Program* and provided details regarding revisions made to the document since the Board last discussed the Program, including the addition of language pertaining to animal welfare, Tourist Development Tax expansion, short-term rental regulation, and metropolitan planning organizations.

Thereupon, Commissioner Nowicki expressed concern regarding the inclusion of anonymous Code Enforcement complaints in the State Legislative Program, citing potential contradictions with the County's policy and legislation enacted by Chris Sprowls, the former Speaker of the Florida House of Representatives.

A motion was made by Commissioner Peters, seconded by Commissioner Flowers, that the 2026 State Legislative Program be approved. The motion carried by the following vote:

Aye: 5 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Peters, and Commissioner Scherer

Nay: 1 - Commissioner Nowicki

Absent: 1 - Commissioner Latvala

Community Development Block Grant - Disaster Recovery Update

Mr. Burton provided information regarding the number of applications submitted for the Community Development Block Grant - Disaster Recovery (CDBG-DR) programs; whereupon, in response to a query by Commissioner Eggers, Mr. Burton indicated that staff will provide periodic updates.

Commissioner Peters expressed concern regarding citizens who sustained maximum damage to their homes but are not eligible to receive assistance due to their income being too high; whereupon, Mr. Burton indicated that 70% of the CDBG-DR funds must go toward individuals with low-to-moderate income. He also related that the programs may be adjusted based on the number of applications received; and that affected individuals of all income levels are encouraged to apply.

Upcoming discussion regarding fall studies

Mr. Burton indicated that a discussion regarding fall studies will be held at the upcoming work session; and that the members will need to reach a consensus regarding the studies.

- 22.** Appointment to the Historic Preservation Board (Individual appointment by Commissioner Flowers).

Hillary Van Dyke appointed for a term expiring on December 31, 2027.

A motion was made by Commissioner Flowers, seconded by Commissioner Peters, that the item be approved. The motion carried by the following vote:

Aye: 6 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

Absent: 1 - Commissioner Latvala

- 23.** Appointments to the North Greenwood Community Redevelopment Area Citizen Advisory Committee (Board of County Commissioners as a whole).

Following a ballot vote, Jason Corbett and Hanna Mendard appointed for two-year terms beginning on October 1, 2025, and expiring on September 20, 2027.

Commissioner Peters indicated that AMPLIFY Clearwater recommended the appointments of Mr. Corbett and Ms. Mendard.

- 24.** Appointments to the Parks and Conservation Resources Advisory Board (Individual Commissioner appointments by Commissioners Eggers, Latvala, Peters, and Scott).

William Carter, Julie Vayne, Steven Ochsner, and Heather Vernillo reappointed for two-year terms beginning on November 16, 2025.

A motion was made by Commissioner Peters, seconded by Commissioner Nowicki, that the item be approved. The motion carried by the following vote:

Aye: 6 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

Absent: 1 - Commissioner Latvala

- 25.** Appointments to the Pinellas County Educational Facilities Authority (Board of Commissioners as a whole).

David M. Monroe and John Robinson appointed for five-year terms beginning on November 11, 2025.

A motion was made by Commissioner Peters, seconded by Vice-Chair Eggers, that the item be approved. The motion carried by the following vote:

Aye: 6 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

Absent: 1 - Commissioner Latvala

26. County Commission New Business:

Pertinent and timely Committee/Board updates, policy considerations, administrative/procedural considerations, and other new business.

The members provided updates regarding their assigned boards and committees and discussed various topics, as follows:

Commissioner Scherer

- Treasure Island City Commission meeting
- Transportation and Economic Growth “On the Horizon” Breakfast
- Visit to new Feeding Tampa Bay facility
- Pinellas County Annual CEO Exchange Breakfast
- Press conference regarding People First Hurricane Recovery Programs
- Sky Town Apartments groundbreaking
- Tri-County Board of County Commission (BCC) meeting
- Press conference by Representative Linda Chaney regarding the reopening of a bus lane to all traffic in South Pasadena

Commissioner Flowers

- Upcoming Area Agency on Aging of Pasco-Pinellas Veteran’s Day card writing event
- Upcoming NAACP St. Petersburg Freedom Fund Gala
- Meeting with St. Petersburg Martin Luther King Jr. Day parade planners Boyzell Hosey and Samantha Harris
- Pinellas County Annual CEO Exchange Breakfast
- Sky Town Apartments groundbreaking
- Upcoming Sprouts Farmers Market grand opening in the Skyway Marina District
- Tri-County BCC meeting
- Interviews with St. Petersburg College students
- National Association of Counties (NACo) subcommittee working with U.S. Department of Housing and Urban Development regarding Community Development Block Grant funding allocation
- Appreciation to the State of Florida for securing funds for the Area Agency on Aging of Pasco-Pinellas

Commissioner Eggers

- Clearwater Ferry ribbon-cutting ceremony at Dunedin Marina
- Pinellas County Annual CEO Exchange Breakfast
- Governance structure testimony in Tallahassee
- Tri-County BCC meeting
- Tampa Bay Water
- Dr. William E. Hale Memorial Community Prayer Breakfast
- Wishing everyone a happy Veteran’s Day

Commissioner Scott

- Tourist Development Council
- Meeting with Clearwater Mayor Bruce Rector
- Historic Preservation Board
- Pinellas County Annual CEO Exchange Breakfast
- Press conference regarding People First Hurricane Recovery Programs
- Upcoming Hope Villages of America Faces of Domestic Violence Luncheon

Referencing an ordinance passed by the City of Palm Coast that places restrictions on the use of electric bicycles, Chair Scott indicated that he would like to discuss the potential to regulate electric bicycle usage during a future work session; and that he would like to invite the Sheriff so that he may provide input; whereupon, Chair Scott and Commissioners Eggers and Flowers provided brief comments regarding electric bicycle safety.

Meeting Recessed: 5:28 P.M.

Meeting Reconvened: 6:02 P.M.

Deviating from the agenda, Chair Scott indicated that today's public hearing regarding Chapter 14 ordinance revisions related to Animal Services has been rescheduled; and that it will be readvertised for November 18, 2025.

PUBLIC HEARINGS

All public hearing items have been properly advertised. Affidavits of Publication have been received and are on file in the Board Records Department.

BOARD OF COUNTY COMMISSIONERS**27. 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.

Ordinance No. 25-22 adopted, approving Case No. FLU-25-05. The Local Planning Agency recommended approval of the request, and staff concurred. No correspondence has been received. No citizens appeared to be heard.

A motion was made by Commissioner Flowers, seconded by Vice-Chair Eggers, that the item be approved. The motion carried by the following vote:

Aye: 5 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Nowicki, and Commissioner Scherer

Absent: 2 - Commissioner Latvala, and Commissioner Peters

28. 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).

Resolution No. 25-130 adopted, approving Case No. ZON-25-03. The Local Planning Agency recommended approval of the request, and staff concurred. One email in support has been received by the Clerk. No citizens appeared to be heard.

A motion was made by Vice-Chair Eggers, seconded by Commissioner Scherer, that the item be approved. The motion carried by the following vote:

Aye: 5 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Nowicki, and Commissioner Scherer

Absent: 2 - Commissioner Latvala, and Commissioner Peters

29. 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.

Ordinance No. 25-23 adopted, approving Case No. FLU-25-07. The Local Planning Agency recommended approval of the request, and staff concurred. One email in opposition has been received by the Clerk.

In response to comments and queries by Commissioners Flowers and Eggers, Zoning and Project Management Division Manager Michael Schoderbock referenced the letter submitted in opposition of the item and indicated that concerns related to sidewalks would be addressed during the site plan review process; whereupon, he also provided information regarding site plan requirements, access to the subject property, and the on-site towing business.

Responding to an additional query by Commissioner Eggers, Mr. Schoderbock referred to a PowerPoint presentation and discussed land uses in the area surrounding the subject property.

Commissioner Flowers indicated that she will make a motion to approve and request that the applicant address issues regarding fencing and access to the subject property; whereupon, Attorney White clarified that the concerns mentioned by Commissioner Flowers will be addressed during the site plan review process.

Upon Chair Scott's call for public comment, Angel Rivera, Tampa, and Jose Pagan Guzman, St. Petersburg, appeared; whereupon, Mr. Rivera indicated that he is the engineer on record. In response to a query by Commissioner Flowers, Mr. Rivera also provided brief comments regarding access, fencing, landscape buffering, and allowable uses on the subject property.

A motion was made by Commissioner Flowers, seconded by Commissioner Scherer, that the item be approved. The motion carried by the following vote:

Aye: 5 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Nowicki, and Commissioner Scherer

Absent: 2 - Commissioner Latvala, and Commissioner Peters

30. 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).

Resolution No. 25-131 adopted, approving Case No. ZON-25-05. The Local Planning Agency recommended approval, and staff concurred. One email in opposition has been received by the Clerk. No citizens appeared to be heard.

A motion was made by Vice-Chair Eggers, seconded by Commissioner Flowers, that the item be approved. The motion carried by the following vote:

Aye: 5 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Nowicki, and Commissioner Scherer

Absent: 2 - Commissioner Latvala, and Commissioner Peters

31. 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.

Resolution No. 25-132 adopted, denying Case No. FLU-25-04. The Local Planning Agency recommended denial of the request, and staff concurred. No correspondence has been received by the Clerk. No citizens appeared to be heard.

Planning Division Manager Glenn Bailey noted that he will present information regarding Case No. FLU-25-04, which pertains to the applicant's land use request; and that the companion case regarding zoning will be presented separately.

Referring to a PowerPoint presentation containing photographs and maps, Mr. Bailey pointed out the location of the subject property and indicated that the existing use is the Twin City Mobile Home Park; and that the intended future use is Multi-Family Residential; whereupon, he described land uses in the area surrounding the subject property and provided background information regarding the mobile home park, relating that it was established prior to the creation of the County's land use map and zoning code; that the the mobile home park

flooded heavily during recent storm events; and that while the homes must be elevated to prevent damage during future storm events, doing so would be infeasible due to the age of the structures.

Mr. Bailey indicated that the mobile home park is considered grandfathered or non-conforming; that only 64 residential units would be permitted if the subject property was redeveloped under the current Residential Urban land use category; and that the units would be required to meet modern development regulations; whereupon, he related that the proposed change to the Residential Medium land use category would increase the maximum density to 134 units.

Mr. Bailey noted that the proposed Multi-Family Residential use on the subject property necessitates a zoning change; and that the companion zoning case does not depend on the outcome of this land use request; whereupon, he also provided brief comments regarding potential traffic impacts and noted that the subject property receives water and sewer services from the City of St. Petersburg.

Thereupon, Mr. Bailey indicated that the subject property has a high flood risk and is within the 25-year Coastal Floodplain, Coastal High Hazard Area (CHHA), Coastal Storm Area (CSA), and Hurricane Evacuation Zone A; and that the Comprehensive Plan restricts development within the CSA. He also described similar Comprehensive Plan directives and stormwater considerations; whereupon, Mr. Bailey provided information regarding the subject property's ineligibility for certain alternative methods for increasing density and noted that the Graywater Reuse System Density Bonus is a potential option, which could provide a density bonus of up to 35%.

Mr. Bailey indicated that Florida Statutes requires that adequate mobile home parks and other suitable facilities must exist for the relocation of mobile home residents; and that the mobile home park owners have worked with the County to relocate the residents; whereupon, he summarized staff's recommendation and indicated that the proposed land use change is prohibited by the Comprehensive Plan; and that staff recommends denial of the proposed land use change but supports redevelopment of the property at its current density allowance.

In response to comments and queries by Commissioner Nowicki and Chair Scott, Mr. Bailey provided information regarding statutory requirements associated with redevelopment and density increases within the CHHA in the City of St. Petersburg; whereupon, responding to queries by Commissioner Scherer, Mr. Bailey provided clarifying details regarding the number of residential units on the subject property at the time of last year's storms and limitations affecting redevelopment.

Upon Chair Scott's call for the applicant, Todd Pressman, St. Petersburg, appeared and asserted that, following the proposed redevelopment of the mobile home park, stormwater infrastructure would be added and the site would meet requirements pertaining to flood elevation, building strength, and hurricane resilience.

Referring to a PowerPoint presentation, Mr. Pressman pointed out the location of the subject property, described surrounding uses, and presented a concept plan. He also reviewed the current and proposed land use and zoning classifications, summarized the applicant's rationale for requesting the proposed land use change, and indicated that the number of residential units on the subject property would only increase from 103 to 133 units under the proposed Residential Medium land use category; whereupon, Mr. Pressman provided details regarding land use and zoning classifications in the area surrounding the subject property and indicated that the applicant is requesting fewer residential units than what exists nearby in the City of St. Petersburg.

Mr. Pressman reviewed various Comprehensive Plan policies, Countywide Plan balancing criteria for development in the CHHA, and future land use objectives and strategies, noting that the Comprehensive Plan states that the policies, objectives, and strategies reflect a holistic approach; and that, when implementing these goals, objectives, policies, and strategies, considerations should support the vision of all guiding principles; whereupon, Mr. Pressman read aloud passages from correspondence submitted by former residents of the mobile home park, including details regarding their experience with relocation.

In response to queries by Commissioners Eggers and Flowers, Mr. Pressman discussed the rationale for the applicant's request to construct 133 residential units and challenges associated with the implementation of a graywater system, noting that the applicant never considered the Graywater Reuse System Density Bonus as a viable option; whereupon, responding to a query by Commissioner Scherer, Mr. Pressman confirmed that, hypothetically, the applicant could redevelop the mobile home park with new, elevated mobile homes.

Responding to a query by Commissioner Flowers, Mr. Bailey provided clarifying information regarding increasing density through a change of land use or via the Graywater Reuse System Density Bonus.

Thereupon, Attorney White indicated that the Comprehensive Plan states that the County shall not approve any request to amend the Future Land Use Map so that parcels of land within the CSA would be designated with a category that permits more than five units per acre; that the subject property already allows more units per acre under its current land use classification; and that the request is inconsistent with the Comprehensive Plan and contradicts Florida Statutes. She also clarified that, since the Board is not currently acting as the Countywide Planning Authority, the balancing criteria referenced by Mr. Pressman do not apply to the members' decision regarding this case; whereupon, Attorney White provided brief comments regarding Florida Building Code requirements for redevelopment.

Responding to queries by Commissioner Nowicki and Chair Scott, Attorney White, with input from Mr. Bailey, provided clarifying information regarding the scope of the Board's decision relative to this case, the Commission's jurisdiction and powers as the Countywide Planning Authority, and the process and timeline associated with amending the Comprehensive Plan.

In response to queries by Commissioner Eggers, Mr. Bailey, with input from Attorney White, provided details related to the companion zoning case and indicated that the members may still hear the zoning case if this item is denied; and that, if this case is denied without prejudice, the applicant must wait six months if they wish to present the same application for the Board's approval; whereupon, Commissioner Eggers made a motion to deny the applicant's request.

Responding to a query by Commissioner Nowicki, Attorney White clarified that, since this is a Pinellas County case and not a Countywide Planning Authority case, language within the Countywide Rules is not within the Board's legal purview relative to this item; whereupon, Commissioner Nowicki seconded Commissioner Eggers' motion.

In rebuttal, Mr. Pressman emphasized that the Comprehensive Plan directs the Board to balance all Comprehensive Plan policies; that the applicant is requesting a density that is much less than the density that exists in the area surrounding the subject property; and that the proposed land use change is compatible and consistent with the immediate area.

A motion was made by Vice-Chair Eggers, seconded by Commissioner Nowicki, that the item be denied.

The motion carried by the following vote:

Aye: 5 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Nowicki, and Commissioner Scherer

Absent: 2 - Commissioner Latvala, and Commissioner Peters

32. 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)

Item continued to the December 16 Board of County Commission (BCC) meeting. No correspondence has been received by the Clerk. No citizens appeared to be heard.

In response to a query by Chair Scott, Todd Pressman, St. Petersburg, indicated that he would like to move the item forward to a future date, which would provide the applicant with time to review the results of the vote related to the companion land use case; whereupon, Attorney White recommended that the item be continued to a date certain, which would eliminate the need to re-advertise the hearing and re-process the case through the Local Planning Agency. Following brief discussion regarding dates of upcoming BCC meetings, Attorney White recommended that the members continue the item to the December 16 BCC meeting.

A motion was made by Commissioner Nowicki, seconded by Commissioner Flowers, that the item be continued to the December 16 BCC meeting. The motion carried by the following vote:

Aye: 5 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Nowicki, and Commissioner Scherer

Absent: 2 - Commissioner Latvala, and Commissioner Peters

ADJOURNMENT - 7:25 P.M.

ATTEST: KEN BURKE, CLERK

By 

Deputy Clerk




Chair