

Pinellas County

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



Minutes - Final

Tuesday, February 25, 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 - 2:01 P.M.

Present: 7 - Chair Brian Scott, Vice-Chair Dave Eggers, Commissioner René Flowers, Commissioner Chris Latvala, Commissioner Vince Nowicki, Commissioner Kathleen Peters, and Commissioner Chris Scherer

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

INVOCATION by Commissioner Latvala**PLEDGE OF ALLEGIANCE****CITIZENS TO BE HEARD****1. Citizens To Be Heard - Public Comment.**

James Nassiri, Clearwater
Ellsworth Williams, St. Petersburg
David Ballard Geddis Jr., Palm Harbor
Jeremy Heath, Clearwater
Ronald Walker, Largo
Darryl Henderson, Largo
Gia Ortiz, Largo
Dana Deiter, New Port Richey
Matthew Agudelo, Palmetto
Dan Cohn, Largo
Austin Cohn, Largo
Hahley Love, Largo (submitted documents)
Alexandria Julian, Largo
Greg Pound, Largo
Geoffrey Jacob, St. Petersburg
Pat Metcalf, Lutz
Chris Steiner, Clearwater

COUNTY ADMINISTRATOR**31. County Administrator Reports**Substantial Damage Assessments and Permitting Updates

Deviating from the order of the agenda, Mr. Burton indicated that, with the approval of a resolution to waive permit fees at today's meeting, the County will no longer be under a State of Local Emergency.

Referring to a document titled *Substantial Damage Assessment and Permitting Update: February 25, 2025*, Building and Development Review Services Director Kevin McAndrew presented statistical information related to the substantial damage assessment and reassessment processes; whereupon, he provided details related to permitting and reassessments for various structures and discussed the number of permits issued and under review.

In response to comments and queries by Chair Scott and Commissioner Eggers, Mr. McAndrew discussed various topics, including the completion timeframe for initial reassessments, support options for residents needing assistance with navigating the reassessment and permitting processes, and the financial responsibility and costs associated with the substantial damage sustained by manufactured home communities.

Community Development Block Grant Disaster Recovery Presentation

Mr. Burton provided a brief overview of the Community Development Block Grant Disaster Recovery (CDBG-DR) funding of \$813,000,000.00 that the County received to assist low-to-moderate income (LMI) residents and businesses; whereupon, he indicated that Horne, a consulting services firm, was selected to assist with preparing an Action Plan for utilization of the grant funds; and that the Plan requires approval by the United States Department of Housing and Urban Development.

Referring to a PowerPoint presentation titled *Pinellas County CDBG-DR Action Plan February 25, 2025*, Horne Director Ryan Flanery provided an overview of CDBG-DR funding as a means for local and state governments to acquire funds from the federal government for disaster recovery and explained that CDBG-DR is a supplemental program that is guided by CDBG regulations; whereupon, Mr. Flanery and Horne Director Jenna Abbey provided information regarding the following topics:

- Historical information pertaining to appropriation of CDBG-DR funding
- CDBG-DR funding process
- Process for the County to access CDBG-DR funding
- Action Plan and expenditure requirements
- CDBG-DR project requirements
- Eligible Activities
- Application of the County's "people first" focus
- Set-aside funding for local and County government mitigation planning
- Timeline for the County's receipt of CDBG-DR grant agreement

In response to comments and queries by the members, Messrs. Burton and Flanery and Ms. Abbey discussed the difference between Direct and Area Benefit Activities, potential options for utilization of the funding, Horne's previous experience with developing CDBG-DR Action Plans, upcoming in-person and virtual meetings to gather input from residents, and other topics.

CONSENT AGENDA - Items 2 through 13

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 Nowicki, Commissioner Peters, and Commissioner Scherer

Absent: 2 - Commissioner Flowers, and Commissioner Latvala

CLERK OF THE CIRCUIT COURT AND COMPTROLLER

2. Minutes of the regular meeting held January 14, 2025.

The item was approved as part of the Consent Agenda.

3. Vouchers and bills paid from January 19 through February 1, 2025.

Period January 19 - January 25, 2025

Accounts Payable - \$16,818,000.87

Payroll - None

Period January 26 - February 1, 2025

Accounts Payable - \$44,421,168.94

Payroll - \$4,940,387.70

The item was approved as part of the Consent Agenda.

Reports received for filing:

4. Quarterly Donation Listing of \$1,000 or Greater for the quarter ending December 31, 2024, Resolution No. 21-117/Donation Policy.

The item was approved as part of the Consent Agenda.

Miscellaneous items received for filing:

5. City of Seminole Ordinance Nos. 20-2024, 21-2024, and 22-2024, adopted January 28, 2025, annexing certain properties.

The item was approved as part of the Consent Agenda.

COUNTY ADMINISTRATOR DEPARTMENTS**Building and Development Review Services**

6. Plat of Seaside Park Townhomes, a 9-lot subdivision.

The item was approved as part of the Consent Agenda.

Construction and Property Management

7. Declare surplus and authorize the sale or donation of miscellaneous County-owned equipment.

The item was approved as part of the Consent Agenda.

County Administrator

8. Receipt and file report of non-procurement items delegated to the County Administrator for the period ending January 31, 2025.

The item was approved as part of the Consent Agenda.

Parks and Conservation Resources

9. Ranking of firms and agreement with Exhibit Concepts, Inc. for the Weedon Island and Brooker Creek Educational Refurbishment Project.

(Contract No. 24-0958-RFP) Ranking of firms and agreement approved in the amount of \$2,700,000.00. Agreement effective for 693 consecutive calendar days from the Notice to Proceed date.

The item was approved as part of the Consent Agenda.

Public Works

10. Award of bid to American Lighting and Signalization, LLC for replacement of existing signalization with mast arms at five intersection locations.

Contract No. 24-0633-ITB-CP awarded to American Lighting and Signalization, LLC, in the amount of \$7,932,176.00 on the basis of being the lowest responsible, responsive bidder. All work to be completed within 365 consecutive calendar days.

The item was approved as part of the Consent Agenda.

11. Award of contract to Adapco, LLC, Clarke Mosquito Control Products, Inc., Rentokil d/b/a Target Specialty Products, and Es Opco USA LLC d/b/a Vesperis for annual requirements of mosquito abatement products.

Contract No. 24-0892-ITB awarded to Adapco, LLC; Clarke Mosquito Control Products, Inc.; Rentokil d/b/a Target Specialty Products; and Es Opco USA LLC d/b/a Vesperis in the total not-to-exceed amount of \$4,712,269.54 on the basis of being the responsive and responsible bidders that submitted the lowest pricing for each item in the solicitation. Agreements effective for a period of 24 months.

The item was approved as part of the Consent Agenda.

Utilities

12. Ranking of firms and agreements with Advanced Environmental Laboratories, Inc. and Eurofins Environment Testing Southeast LLC for laboratory testing services for water, solids, and chemicals.

(Contract No. 24-0687-RFP) Ranking of firms and agreements approved in the amount of \$882,447.25. Agreement effective for a 36-month term.

The item was approved as part of the Consent Agenda.

COUNTY ATTORNEY

13. 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.

REGULAR AGENDA

ITEMS FOR DISCUSSION FROM THE CONSENT AGENDA - None

COUNTY ADMINISTRATOR DEPARTMENTS

Building and Development Review Services

14. Resolution relating to local technical amendments to the Florida Building Code, as approved by the Pinellas County Construction Licensing Board, pertaining to revised definition of substantial improvement and removal of prior technical amendments now included in the Florida Building Code.

Resolution No. 25-20 approved, adding flexible criteria regarding the application of Substantial Improvement review for non-substantially damaged properties specific to the repair of damages caused by flood and wind to pre-damage conditions.

Attorney White indicated that a scrivener's error regarding a statutory reference in the proposed resolution has been corrected.

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

Aye: 7 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Latvala, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

15. Resolution relating to waiving building permit fees for storm reconstruction and repair.

Resolution No. 25-21 approved, waiving any application or inspection fee for a building permit application within the unincorporated County and communities of Belleair Beach, Belleair Bluffs, Belleair Shore, Indian Rocks Beach, Oldsmar, Kenneth City, and Safety Harbor that was submitted from September 27, 2024, to June 1, 2025, as outlined in the Staff Report.

Mr. Burton noted that approval of the proposed resolution would allow for the removal of the State of Local Emergency; whereupon, in response to a query by Chair Scott, Mr. Burton provided clarifying information regarding the plausibility of reimbursement by the Federal Emergency Management Agency for costs associated with waiving building permit fees.

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: 7 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Latvala, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

Convention and Visitors Bureau

16. Application received from Dr. Carter G. Woodson African American Museum, Inc. d/b/a The Woodson African American Museum of Florida for consideration in accordance with the Capital Projects Funding Program Guidelines for Category D Projects.

Item withdrawn.

Mr. Burton indicated that the funding application was withdrawn; whereupon, Commissioner Flowers provided brief comments regarding the rationale for the withdrawal of the application.

17. Revisions to the Elite Event & Destination Enhancement Funding Program Guidelines from the Tourist Development Council.

Revisions approved, as outlined in the Staff Report.

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

Aye: 7 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Latvala, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

Housing & Community Development

18. Affordable housing development by Habitat for Humanity of Pinellas County, Inc. on approximately 5.94 acres of land owned by the Housing Finance Authority of Pinellas County as Trustee of the Lealman Land Trust.

Ranking of proposals approved and authorization granted to the County Administrator to finalize negotiations and direct the Housing Finance Authority to enter into a ground lease agreement and other related documents with Habitat for Humanity of Pinellas and West Pasco Counties for the development of affordable housing on the property commonly known as Lealman Heights. County funding assistance recommended in the amount of \$2,290,300.00 for workforce housing construction costs. Terms of the ground lease are \$50.00 per month and per unit, to be paid annually for 99 years.

Upon the Chair's call for public comment, David Lee, Lealman, appeared and expressed his support.

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

Aye: 7 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Latvala, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

19. Affordable Housing Program project funding recommendation for Lake Belleview Townhomes by Lake Belleview Development LLC.

Recommendation approved for funding in the amount of \$1,015,028.00 for a new construction project of 24 affordable homeownership units located in Clearwater. Total estimated development cost is \$9,577,613.50. County Administrator authorized to negotiate and approve terms, conditions, and final funding amount not to exceed the amount approved by the Board of County Commissioners. Staff will complete additional due diligence activities, as outlined in the Staff Report.

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

Aye: 7 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Latvala, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

Human Services

20. Award acceptance and agreement with the Florida Department of Children and Families for the 2023 Criminal Justice, Mental Health, and Substance Abuse Reinvestment Grant, Treatment for Individuals Experiencing Homelessness.

Award acceptance, certifications, and agreement approved for funding in the amount of up to \$1,200,000.00 over three years, beginning February 1, 2025, through January 31, 2028. A 100% in-kind match is required.

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: 7 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Latvala, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

21. Second Amendment to the agreement with Homeless Emergency Project, Inc. d/b/a Homeless Empowerment Program, for emergency shelter and case management services.

(Contract No. 22-0215-P) Amendment approved increasing the agreement amount by \$1,400,000.00 for a revised not-to-exceed amount of \$3,100,000.00. Contract effective through September 30, 2025.

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: 7 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Latvala, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

22. Termination of agreement for convenience with Directions for Mental Health, Inc., d/b/a Directions for Living, Inc., for the Cooperative Agreement to Benefit Homeless Individuals Program.

Termination of agreement approved.

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

Aye: 7 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Latvala, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

Parks and Conservation Resources

23. Comprehensive Plan Amendment application and Zoning Atlas Amendment application with the City of Clearwater for approval to amend Future Land Use and Zoning of specific portions of property within Cooper's Point co-owned by the City and Pinellas County.

Applications approved.

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: 7 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Latvala, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

Public Works

24. Change Order No. 1 to the agreement with Suncoast Development of Pinellas County, Inc. for American Rescue Plan Act Sidewalk, Americans with Disabilities Act, Drainage, and Paving - Package 2.

(Contract No. 24-0644-ITB-C) Change order approved increasing the agreement amount by \$1,300,000.00, for a revised total not-to-exceed amount of \$11,263,481.00, and extending the agreement term by 120 days.

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: 7 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Latvala, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

- 25.** Local Agency Program Agreement with the Florida Department of Transportation and associated authorizing resolution for funding of construction and construction engineering inspection services for the Beckett Bridge Replacement Project, Bridge No. 154000 on North Spring Boulevard over Minetta Branch.

Resolution No. 25-22 adopted authorizing the Board of County Commissioners Chairman to execute and the Clerk to attest the agreement. Agreement approved (FDOT Financial Project No. 450617 1 58/68 01, County PID No. 001037A) providing \$3,735,000.00 in construction grant funding.

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: 7 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Latvala, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

Business Technology Services

- 26.** Agreement with CDW Government LLC for information technology solutions and services.

(Contract No. 25-0116-PB) Agreement approved in the total not-to-exceed amount of \$3,000,000.00. Contract effective through July 1, 2028.

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

Aye: 7 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Latvala, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

Pinellas County Community Redevelopment Agency

- 27.** Lealman Community Redevelopment Area Residential Improvement Program Grant program changes.

Sitting as the Pinellas County Community Redevelopment Agency, the Board approved the material changes to grant program guidelines and the associated contract amendments for the Lealman Community Redevelopment Area Residential Improvement Grant, as outlined in the Staff Report.

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

Aye: 7 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Latvala, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

COUNTY ATTORNEY

28. Proposed initiation of litigation in the case of Pinellas County v. Alija Kuc a/k/a Ilija Kuc - action for foreclosure of Special Magistrate lien.

Initiation of litigation approved.

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

Aye: 7 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Latvala, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

29. Proposed settlement in the case of Pinellas County v. DeGeorge Paving, Inc.; Circuit Civil Case No. 23-008495-CI.

Settlement approved in accordance with the confidential memorandum dated February 25, 2025.

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

Aye: 7 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Latvala, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

30. County Attorney Reports - None

COUNTY ADMINISTRATOR

31. County Administrator Reports

Upcoming Work Session Agendas and Length of Meetings

Mr. Burton indicated that, while work sessions typically conclude before 1:00 P.M., several items have been requested by the Commissioners prior to discussion of the Fiscal Year 2026 County Budget; that staff is working to schedule the items for upcoming agendas; and that the duration of work sessions may be extended; whereupon, he requested that Commissioners notify him in the event of a scheduling conflict; and that they schedule other meetings accordingly.

COUNTY COMMISSION

32. Appointments and reappointments to the Emergency Medical Services Advisory Council.

Sitting as the Emergency Medical Services Authority, the Board approved the following appointments and reappointments for two-year terms, starting March 2025 and ending February 2027:

Appointments

- Christina Snoots as Citizen Representative for Commission District 3
- Camille Hebting as alternate representative for the National Alliance on Mental Illness (NAMI) - Pinellas County
- Chief William Schobel as primary representative for the Pinellas County Fire Chiefs' Association
- Chief William Barrs as alternate representative for the Pinellas County Fire Chiefs' Association
- Captain Jose Camacho as the Pinellas County Sheriff representative
- Dr. Ulyee Choe as primary representative for the Pinellas County Health Department

Reappointments

- Rebecca Tieder as Citizen Representative for Commission District 5
- Commissioner Jorge Mercado as Citizen Representative for Commission District 7
- Siomara Bridges-Mata as primary representative for NAMI
- Erin Bates as alternate representative for the Pinellas County Health Department
- Dr. Zachary Zimko as the Mental Health Professional representative
- Commissioner Kevin Kenney as primary representative for the Independent Fire District Elected Official
- Commissioner Casey Cane as alternate representative for the Independent Fire District Elected Official

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

Aye: 7 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Latvala, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

33. Reappointment to the Emergency Medical Services Medical Control Board.

Sitting as the Emergency Medical Services Authority, the Board approved the reappointment of Dr. Meghan Martin as a Pediatric Physician to represent a hospital with pediatric services within Pinellas County for a two-year term ending February 2027.

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

Aye: 7 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Latvala, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

34. County Commission New Business:

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

The Commissioners reported on the activities of their assigned boards and committees and discussed various topics, as follows:

Commissioner Scherer

- Meeting with Minister of Foreign and European Affairs of Croatia Gordan Grlić-Radman regarding a potential new Florida consulate
- Forward Pinellas
- Tampa Bay Transportation Management Area (TMA) Leadership Group
- Wishing Executive Aide Doug Abate a happy birthday
- Meeting with Pinellas Housing Authority Executive Director Neil Brickfield
- Conversations with SPCA Tampa Bay President and CEO Martha Boden, Deputy County Administrator Jill Silverboard, Utilities Director Jeremy Waugh, and City of St. Petersburg Mayor Ken Welch
- Pinellas Suncoast Transit Authority Finance and Performance Management Committee
- Tour of Johns Hopkins All Children's Hospital
- Boys & Girls Club fundraiser

Commissioner Latvala

- Juvenile Welfare Board Children's Summit
- Business Technology Services
- Sims Crane and Equipment Co. Grand Opening and Open House
- Pinellas County Youth Baseball Opening Day
- Philadelphia Phillies Welcome Back Reception

Commissioner Peters

- Gulf Consortium
- Sand Key Beach Easements Webinar

Commissioner Nowicki

- Tour of Pinellas County Public Safety Complex
- Meeting with Habitat for Humanity
- Upcoming Firestone Grand Prix of St. Petersburg
- Appreciation to Utilities Director Jeremy Waugh for assisting a constituent
- Pinellas County Licensing Board
- Upcoming John Morroni Legacy Foundation 29th Annual Law Enforcement and First Responder Appreciation Dinner
- Discussion for potential incorporation of classical architecture in new County headquarters
- Potential for creation of an ordinance mandating that gas stations along hurricane evacuation routes have generators

Commissioner Flowers

- Area Agency on Aging of Pasco-Pinellas
- Best wishes to CareerSource Hillsborough Pinellas interim CEO Steven Meier regarding his retirement

Commissioner Eggers

Commissioner Eggers indicated that his appointment to the Historic Preservation Board (HPB), Tina Bucuvalas, is moving out of the country; and that he would like to appoint Joey Vars to fill the vacant seat on the HPB.

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

Aye: 7 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Latvala, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

- University of South Florida State of the Region
- Whispering Souls African American Cemetery historical marker dedication
- Appreciation to Commissioner Peters for establishing a seat on the Tourist Development Council for the Vice-Chair of the Board of County Commissioners (BCC)
- Tampa Bay Water
- Congratulations to Jennifer Renner for being named the new Director of Animal Services
- Appreciation to Commissioner Scherer for his attendance at the Tampa Bay TMA Leadership Group meeting
- Palm Harbor Little League and Toronto Blue Jays Opening Days
- Upcoming John Morroni Legacy Foundation 29th Annual Law Enforcement and First Responder Appreciation Dinner

Commissioner Eggers referred to a letter he distributed to the members which referenced a lobbying ordinance and contained information pertaining to a construction at-risk contract and architectural documents that may be accessible to the public. He noted that the letter included that the members should exercise caution if they choose to meet with organizations that might be bidding on these items; whereupon, he questioned whether the construction contract is available to the public. Mr. Burton confirmed that the construction contract is not yet available to the public and, with input by Assistant County Administrator Blaine Williams, provided information related to the contract, including details regarding construction management, the solicitation process, and subcontracting.

Responding to queries by the members, Mr. Burton also discussed licensing requirements and the timeline for design of the new County headquarters.

Chair Scott

- Appreciation to Pinellas County Sheriff's Office deputies for their presence at BCC meetings
- Tourist Development Council
- Tampa Bay Beaches Chamber of Commerce Tourism Allies Meeting
- St. Petersburg Economic Development Corporation Annual Meeting
- Whispering Souls African American Cemetery historical marker dedication
- Presentation of County challenge coin to City of Pinellas Park City Manager Bart Diebold
- Tour of North County facilities with Palm Harbor Parks and Recreation
- Philadelphia Phillies Spring Training Opening Day
- Tour of Lantmannen Unibake
- Videos related to the Community Development Block Grant Program
- Upcoming Barrier Islands Governmental Council meeting
- Upcoming John Morroni Legacy Foundation 29th Annual Law Enforcement and First Responder Appreciation Dinner

Chair Scott indicated that he distributed a proposed resolution for consideration by the members which would allow Commissioners to utilize their office budgets for buying tickets and tables for community events, with certain exceptions and at up to a \$1,000.00 limit. He noted that adoption of the resolution is required to support this use of office budgets; whereupon, in response to a query by Commissioner Eggers, Chair Scott clarified that the limit is \$1,000.00 per event.

Responding to a query and a comment from Commissioners Eggers and Flowers, Attorney White provided information regarding the purpose of the resolution and the current vote before the Board; whereupon, she explained that usage of budgeted funds towards expenditures which are made regularly will not be brought before the Board for a vote; and that if the members are not voting on an expenditure, then they may discuss it with one another.

In response to a query from Commissioner Latvala, Chair Scott confirmed that the resolution will not affect the Law Enforcement Trust Fund.

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

Aye: 7 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Latvala, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

Commissioner Flowers indicated that she would like to reappoint William Avera Wynne to the Feather Sound Community Services District.

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

Aye: 7 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Latvala, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

Meeting Recessed: 4:53 P.M.

Meeting Reconvened: 6:02 P.M.

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

35. Case No. LDR-24-04 (First Public Hearing)

An ordinance of Pinellas County, Florida, providing for the amendment of the Pinellas County Land Development Code, Chapter 138 - Zoning, related to definitions, a certificate of use program, standards, and inspections for consistency with the Florida Building Code and Florida Fire Prevention Code for Short Term Rentals. (Legislative)

First public hearing held. One email in support, two emails of concern, 289 emails in opposition, and 11 voicemails in opposition have been received by the Clerk.

Chair Scott explained that the purpose of this first public hearing is to allow for public comment and Board discussion; and that, while the Board may vote on some changes to the proposed ordinance today, the final vote will take place in two weeks.

Attorney White discussed State-imposed limitations related to allowable actions by local governments pertaining to short-term rentals (STRs), including the inability to prohibit STRs and to limit the duration or frequency of such rentals. She indicated that occupancy and other nuisance-type factors are the focus of the proposed ordinance.

Attorney White also related that the County would be responsible for paying the attorney's fees of any party that successfully challenged a local ordinance that ran afoul of preemptions or was otherwise unconstitutional; whereupon, she emphasized that the proposed ordinance only applies to unincorporated Pinellas County.

Chair Scott stated that the County's website includes contact information for the State Delegation; and that residents may contact their state legislators to express their concerns related to STRs and their desire for local governments to have more control over STRs; whereupon, in response to his call for public comment, the following individuals appeared and expressed their concerns:

Gary Signorelli, Seminole
Kaye Lovallo Coddington, Seminole
Linda Deutici, Seminole
Hillary Simpson, Seminole
Ken Goergen, Seminole
Dan Autrey III, Seminole

Scott Kravetz, Seminole
Charles K. Stone, Seminole
Andria Stark, St. Petersburg
JC Cali, Seminole
John Payne, Seminole
Kevin William Stein, Seminole
Laurie Cottrell, Clearwater
Brian Kelly, Seminole
Emily Crawford, Largo
John Pfanstiehl, Indian Rocks Beach
Ericka Hering, Seminole (spoke on behalf of others)

In response to comments and queries by the members, Attorney White and Mr. Burton provided information regarding noise complaints, enforcement of the proposed ordinance, the ability to require on-site security at STRs, and other topics.

Building and Development Review Services (BDRS) Director Kevin McAndrew referenced a PowerPoint presentation and provided background information regarding STRs, including year-over-year rental unit growth and current regulations. He indicated that the goal of the proposed ordinance is to preserve the highest quality of life within residential neighborhoods and to bring greater accountability to STR owners and operators; whereupon, he reviewed the provisions of the proposed ordinance and provided details related to three technology modules retained by the County to support the STR program.

Mr. McAndrew noted that the mandatory Certificate of Use is the key provision within the proposed ordinance; and that the STR program will be self-sustaining, with no impact on the General Fund. Thereupon, he provided an overview of the program timeline and indicated that the proposed ordinance was formulated in coordination with the County Attorney's Office (CAO) to ensure that it aligns with Florida Statutes and does not run afoul with preemptions; that it is compliant with the Comprehensive Plan and Countywide Rules; and that the ordinance was recommended for approval by the Development Review Committee and the Local Planning Agency.

Attorney White discussed two recommended changes to the proposed ordinance, including the utilization of an alternate definition of "Bedroom" and the addition of Vesting Language that would allow existing agreements to be grandfathered in. She noted that the City of St. Petersburg's ordinance is grandfathered in since it was enacted prior to the State's preemption of local regulation; whereupon, responding to a query by Chair Scott, Attorney White confirmed that the proposed Vesting Language focuses only on existing agreements, not specific properties.

Mr. McAndrew indicated that the proposed ordinance can be revisited and brought back to the Board of County Commissioners for refinement, if needed. Thereupon, at the Chair's request, he discussed consequences pertaining to the discovery of unpermitted work during the initial inspection of a property.

Discussion ensued regarding the proposed ordinance, including suggestions for additional provisions and potential changes; whereupon, Attorney White and Mr. McAndrew provided information related to maximum fines allowed for ordinance violations, consequences of non-compliant conditions, and other topics. During discussion, Mr. Burton indicated that staff will consult with the CAO to determine the legal enforceability of the suggestions provided by the members; and that their findings will be provided to the members prior to the next public hearing.

Chair Scott confirmed that the members did not express interest in increasing maximum occupancy beyond ten individuals. Brief discussion ensued wherein Attorney White provided information related to maximum occupancy language written in the proposed ordinance; whereupon, Chair Scott requested a motion to provide clear direction to staff related to maximum occupancy.

A motion was made by Commissioner Peters, seconded by Commissioner Flowers, to provide clear direction to staff related to maximum occupancy. The motion carried by the following vote:

Aye: 7 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Latvala, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

Following brief discussion, Chair Scott indicated that the next topic for discussion is quiet hours; and that there is consensus to maintain the proposed ordinance's quiet hours of 10:00 P.M. to 9:00 A.M. and to change the County's noise ordinance to be reflective of that.

Responding to comments and a query by Commissioner Eggers and Chair Scott, Attorney White confirmed that she will review restrictions for STRs located in commercial areas versus those in residential areas and provided brief comments regarding previous changes to the County's noise ordinance.

Chair Scott indicated that the proposed ordinance's quiet hours of 10:00 P.M. to 9:00 A.M., which will be maintained; and that the County's noise ordinance will be brought back to the Board at a later date for an update to reflect the quiet hours written in the proposed ordinance; whereupon, Commissioner Scherer made a motion to do so.

In response to a query by Chair Scott regarding whether a vote is needed for each change to the proposed ordinance, Attorney White indicated that consensus is sufficient; that staff will rewrite the proposed ordinance by incorporating the changes discussed today; and that the rewritten ordinance will be presented at the next public hearing; whereupon, Chair Scott confirmed that there is consensus regarding quiet hours, the definition of "Bedroom", and the Vesting Language that would grandfather in existing STR agreements.

Responding to comments by Attorney White, Chair Scott confirmed that there is consensus for children to count toward maximum occupancy; whereupon, he noted concerns related to the identities of individuals staying at STR properties and indicated that Attorney White has provided proposed language that the Board could incorporate into the ordinance related to sexual offenders and predators registering with the Pinellas County Sheriff's Office 48 hours prior to arrival at a vacation rental.

Attorney White indicated that the CAO would work with staff to determine the best method related to enforcement of the proposed language pertaining to sexual offenders and predators; whereupon, Chair Scott confirmed that there is consensus to include the language in the proposed ordinance.

- 36.** Tax Equity Fiscal Responsibility Act Resolution for the issuance by the Palm Beach County Health Facilities Authority of its Retirement Communities Revenue Bonds in an aggregate principal amount not to exceed \$70,000,000.00 on behalf of ACTS Retirement-Life Communities, Inc, a Pennsylvania not-for-profit corporation for a project to be located in Dunedin, Florida.

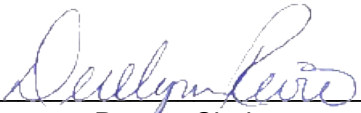
Resolution No. 25-24 adopted. No correspondence has been received. No citizens appeared to be heard.

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: 7 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, Commissioner Latvala, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

ADJOURNMENT - 8:42 P.M.

ATTEST: KEN BURKE, CLERK

By 
Deputy Clerk




Chair