

Pinellas County Board of County Commissioners

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



Hybrid In-Person and Virtual Regular Meeting Agenda

Tuesday, October 31, 2023
9:30 A.M.

Janet C. Long, Chair
Kathleen Peters, Vice-Chair
Dave Eggers
Rene Flowers
Charlie Justice
Chris Latvala
Brian Scott

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

ROLL CALL

INVOCATION by Steve and Sherry Nicholas, Faith Family Outreach Church, Clearwater.

PLEDGE OF ALLEGIANCE

PRESENTATIONS AND AWARDS

1. [23-1380A](#) Veterans Day Proclamation:

 Pinellas County Veterans Services
 - Reggie Fujimoto, Director
 - James Foster, Veterans Services Officer 2
 - Scott Glaeser, Veterans Services Officer 1
 - Aletha Allen, Veterans Services Officer 1
 - Tina O'Shields, Veterans Services Officer 1
 - Jeremy Bayless, Veterans Services Officer 1

2. [23-1612A](#) Domestic Violence Awareness Month Proclamation:
 - Nick DiCeglie, President and CEO, Hope Villages of America
 - Lariana Forsythe, CEO, Community Action Stops Abuse (CASA)

CITIZENS TO BE HEARD

3. [23-1381A](#) Citizens To Be Heard - Public Comment.

PUBLIC HEARINGS

BOARD OF COUNTY COMMISSIONERS

4. [23-1566A](#) Case No. FLU-23-05 (4685 Park Street, LLC)
A request for a Future Land Use Map amendment from Residential Urban to Commercial General on approximately 0.19 acres located at 4685 Park Street in west Lealman. (Companion to Item No. 5)

Recommendation: Based upon the evidence and findings contained in the staff report and attachments, Case No. FLU-23-05 is recommended for approval:

An Ordinance approving the application of 4685 Park Street, LLC for a Future Land Use Map (FLUM) amendment from Residential Urban to Commercial General.

- The applicant is seeking a FLUM amendment on a 0.19-acre portion of a larger parcel.
- The request would consolidate the entire parcel under one FLUM designation.
- The subject property is surrounded by a broad range of uses.
- The applicant is also seeking a Zoning Atlas amendment under a separate case number.
- The Local Planning Agency recommended approval of the request (vote 7-0). No one appeared in opposition and no correspondence has been received.

5. [23-1487A](#) Case No. ZON-23-06 (4685 Park Street, LLC)
A request for a Zoning change from R-4, one, two, and three Family Residential to E-2, Employment-2 on approximately 0.19 acres located at 4685 Park Street in west Lealman. (Quasi-Judicial) (Companion to Item No. 4)

Recommendation: Based upon the evidence and findings contained in the staff report and attachments, Case No. ZON-23-06 is recommended for approval:

A resolution approving the application of 4685 Park Street, LLC for a zoning change from one, two, and three Family Residential (R-A) to Employment-2.

- The applicant is seeking a zoning change on a 0.19-acre portion of a larger parcel and the proposed use is RV and boat storage.
- The request would consolidate the entire parcel under one zoning district.
- The subject property is surrounded by a broad range of uses.
- The applicant is also seeking a land use change under a separate case number.
- The Local Planning Agency recommended approval of the request (vote 7-0). No one appeared in opposition and no correspondence has been received.

6. [23-1567A](#) Case No. FLU-23-03 (Community Assisted & Supported Living, Inc.)
A request for a change to the Future Land Use Map from Residential Suburban to Residential Low on approximately 2.79 acres located at 13000 Park Boulevard in unincorporated Seminole, through Katie Cole, Esq. & Angela Rauber, Esq. Will, Ward, Henderson, PA, Representatives. (Companion to Item No. 7)

Recommendation: Based upon the evidence and findings contained in the staff report and attachments, Case No. FLU-23-03 is recommended for approval.

An ordinance approving the application of Community Assisted & Supported Living, Inc. for a change to the Future Land Use Map (FLUM) from Residential Suburban to Residential Low.

- The applicants are seeking a Land Use change on a 2.79-acre single family residential property.
- The subject property is in a transitional location with higher intensity Land Use designations and uses directly to the northeast, north, northwest, and west; and is adjacent to a commercial/office node.
- The subject property's sole frontage and access is along Park Boulevard, a four lane divided arterial roadway.
- The applicants are also pursuing a Zoning Atlas amendment under a separate case number, Case No. ZON-23-03.
- The proposed future use of the property as identified in the companion Zoning Atlas amendment and further limited by a Conditional (zoning) Overlay, Development Agreement and Concept Plan is housing for the developmentally disabled with supportive services.
- In January 2023, the Board denied without prejudice this same request, under a different case number, Case No. ZON-22-04, to allow the applicant time to address compatibility concerns with nearby residential uses in the companion Zoning Atlas amendment case.
- The applicant has attempted to address such concerns through the Zoning Atlas amendment application, by increasing setbacks and including a Development Agreement to make the concept plan legally binding.
- The Local Planning Agency recommended approval of the current request and the companion Zoning Atlas case (vote 5-2, respectively), with most members concluding that compatibility concerns had been adequately addressed. Four people spoke in opposition with five people, donating their time so one could speak longer, and six letters in opposition and a petition with 338 signatures in opposition were received.

7. [23-1469A](#) Case No. ZON 23-03 (Community Assisted & Supported Living, Inc.)
A request for a change of Zoning on approximately 2.79 acres located at 13000 Park Boulevard in unincorporated Seminole from Residential Estate to Multi-family Residential - Conditional Overlay with the Conditional Overlay and an associated Development Agreement limiting the number of residential dwelling units to a maximum of 20 that will include a combination of one and two bedroom units in single story accessory residential structures, to be occupied as independent housing for a maximum of 24 Persons with Developmental Disabilities, as defined by Florida Statute Section 393.063(1), with supportive housing services for onsite residents only. The existing two-story structure is allowed to remain. Required minimum setbacks shall be 25 feet front, 15 feet sides, and 200 feet rear. (Quasi-Judicial) (Companion to Item No. 6)

Recommendation:

Based upon the evidence and findings contained in the staff report and attachments, Case No. ZON-23-03 is recommended for approval:

A resolution approving the application of Community Assisted & Supported Living, Inc. for a change in zoning from Residential Estate (R-E) to Multi-family Residential - Conditional Overlay (RM-CO) with an associated Development Agreement.

- A zoning change on a 2.79-acre single-family residential property is requested.
- The proposed future use is housing for the developmentally disabled.
- The subject property is in a transitional location fronting a four-lane roadway between a commercial/office node and single-family homes.
- The applicants are also pursuing a Land Use amendment as a separate case.
- The Board denied without prejudice a similar request in January 2023, citing compatibility concerns with nearby residential uses.
- The applicant has attempted to address the concerns by increasing setbacks and including a Development Agreement to make the concept plan legally binding.
- The Local Planning Agency recommended approval of the current request (vote 5-2), with most members concluding that compatibility concerns had been adequately addressed. Four people spoke in opposition (with five people donating their time so one could speak longer) and six letters in opposition and a petition with 338 signatures in opposition were received.

8. [23-1491A](#) Case No. LDR-22-01 (Second Public Hearing)
An ordinance of Pinellas County, Florida, providing for the amendment of Chapter 134 - General and Administrative Provisions, Chapter 138 - Zoning, Chapter 154 - Site Development, Right-of-Way Improvements, Subdivisions, and Platting, and Chapter 158 - Floodplain Management of the Pinellas County Land Development Code. (Legislative)

Recommendation: Approval of Case No. LDR-22-01: An ordinance amending Chapter 134 - General and Administrative Provisions, Chapter 138 - Zoning, Chapter 154 - Site Development, Right-of-Way Improvements, Subdivisions, and Platting, and Chapter 158 - Floodplain Management of the Pinellas County Land Development Code.

- This is the second of two required public hearings.
- The first public hearing was held on August 15, 2023.
- This ordinance is part of the overall Building and Development Review Services system improvement.
- The Board of County Commissioners approved a major update to the Land Development Code in 2018 and a similar package of Code enhancements in 2021.
- The proposed amendments will provide additional clarification and flexibility, enhance efficiency, respond to changes in State legislation, and address redundancies and internal consistency issues. Examples include:
 - a.) Approval process efficiencies
 - b.) Site plan threshold flexibility
 - c.) Minor plat process
 - d.) Changes to comply with State preemptions
- The proposed amendments were reviewed by interdepartmental County staff, the Development Customer Advisory Group, and Forward Pinellas.
- The Local Planning Agency unanimously recommended approval of the ordinance (vote 7-0). No one appeared in support or opposition.
- Periodic Code updates are necessary and expected to occur annually to help us identify additional flexibility, remove redundancy and consistency issues, adapt to changing trends, and respond to changes in State legislation.

9. [23-1494A](#) Case No. LDR-23-02 (Second Public Hearing)
An ordinance of Pinellas County, Florida, providing for the amendment of Chapter 138 - Zoning of the Pinellas County Land Development Code, providing revised authority and meeting notice procedures for the Development Review Committee. (Legislative)

Recommendation: Approval of Case No. LDR-23-02: An ordinance amending Chapter 138 - Zoning of the Pinellas County Land Development Code, providing revised authority and meeting notice procedures for the Development Review Committee.

- This is the second of two required public hearings.
- The first public hearing was held on August 15, 2023.
- This ordinance is part of the overall Building and Development Review Services system improvement.
- The Development Review Committee (DRC) is comprised of County staff from various departments that review and act on certain development proposals to ensure compliance with the Code and Comprehensive Plan. The DRC also provides recommendations on public hearing cases to higher review authorities.
- The proposed amendments are intended to facilitate efficiency, flexibility, and enhanced customer service. The changes to the DRC include:
 - a.) Streamlining and clearly identifying its purpose.
 - b.) Amending its composition to ensure representation of the appropriate technical knowledge.
 - c.) Clarifying its powers and duties regarding its review authority.
 - d.) Adjusting its meeting requirements to promote flexibility and clarity.
- The Local Planning Agency unanimously recommended approval of the ordinance (vote 7-0). No one appeared in support or opposition.
- Periodic Code updates are necessary and expected to occur annually to help us identify additional flexibility, remove redundancy and consistency issues, adapt to changing trends, and respond to changes in State legislation.

10. [23-1522A](#) Petition of Pinellas County Housing Authority to vacate Monroe Court, Washington Drive, Lincoln Place, and Jefferson Circle (12375 Jefferson Circle), as dedicated in Official Records Book 4719, Page 1833, lying in the northwest ¼ of Section 09-30-15, Pinellas County, Florida.
(Legislative)

Recommendation: Approval of the petition to vacate the rights of way known as Monroe Court, Washington Drive, Lincoln Place, and Jefferson Circle (12375 Jefferson Circle).

- Request is for the vacation of three rights of way that run internal to the petitioner's property.
- This is in support of the development of Heritage Oaks, phase I of an Affordable Housing project.
- A new road network is proposed as part of the redevelopment.
- Staff recommends approval.
- If petition is granted, Board of County Commissioners is asked to adopt the attached Resolution pursuant to Florida State Statute 336.09.

Authorize the Clerk of the Circuit Court to record the resolution in the public records of Pinellas County.

11. [23-1511A](#) Petition to vacate by Timothy James Chapko and Tammy Jo Chapko, a portion of the 20-foot drainage easement lying along the south boundary of lot 10 (3170 Honeysuckle Road), Oakdale Manor addition, Plat book 45, Page 82, Lying in section 05-30-15, Pinellas County, Florida.
(Quasi-Judicial)

Recommendation: Approval of the petition to vacate a portion of a 20-foot drainage easement located on the property at 3170 Honeysuckle Road.

- Request is for the vacation of a portion of the 20-foot drainage easement.
- The petitioners are requesting the vacation to allow for redevelopment of the property with a new home.
- Staff recommends approval.
- If petition is granted, Board of County Commissioners is asked to adopt the attached Resolution pursuant to Florida State Statute 177.101.

Authorize the Clerk of the Circuit Court to record the resolution in the public records of Pinellas County.

12. [23-1523A](#) Petition to vacate by Gerald W. Trammell and Johanna I. Wescott, the west 23.40 feet of the east 97.15 feet of the south 12.00 feet of the 40-foot easement lying within lot 63 (607 8th Street), St. Joseph Sound Estates, Plat Book 81, Pages 63 and 64, lying in section 02-28-15, Pinellas County, Florida. (Quasi- Judicial)

Recommendation: Approval of the petition to vacate a portion of the 40-foot drainage easement at 607 8th Street.

- Request is for the vacation of a 12ft by 23.4ft portion of the easement.
- The vacation will allow for the repair and reconstruction of an existing deck.
- Staff recommends approval.
- If petition is granted, Board of County Commissioners is asked to adopt the attached Resolution pursuant to Florida State Statute 177.101.

Authorize the Clerk of the Circuit Court to record the resolution in the public records of Pinellas County.

13. [23-1418A](#) Variance request from Kelly Lee McFrederick and Jack Rice to the County Code of Ordinances for docking facilities at 3612 East Maritana Drive, St. Pete Beach.

Recommendation: Recommend the denial of the requested Variance from Kelly Lee McFrederick and Jack Rice (Property Owners) to the County Code of Ordinances for docking facilities at 3612 East Maritana Drive, St. Pete Beach (Subject Address).

- Property Owners applied for a dock permit to add to existing docking facilities at the Subject Address.
- County Water and Navigation staff (Staff) determined that the previous owners created a non-conformity on the property in 2018 when they failed to remove the tie poles as required by Permit P48100-18. This created three mooring areas, or “slips”, in violation of Section 58-555(a)(5).
- Property Owners are requesting a variance to County Code Section 58-555(a)(5) to keep all three slips, which Staff recommend denying.
- If the Variance to Section 58-555(a)(5) is granted, then no further action by the Board is required.
- If the Variance to Section 58-555(a)(5) is denied, then Staff requires that one of the two roofed slips be permanently blocked off, thereby preventing its use as a functional slip.
- Although effectively blocking off one of the roofed slips will achieve compliance with Section 58-555(a)(5), it would also create a non-conformity with 58-543(m), which only allows functional slips to have roofs. Consequently, a Variance to 58-543(m) would be required for the roof over the blocked off, non-functional, slip to remain.
- In the event a Variance to Section 58-543(m) is needed, Staff recommend approval with the condition that the Property Owners comply with Section 58-544 (dock repair and reconstruction) in the future.

CONSENT AGENDA - Items 14 through 29

CLERK OF THE CIRCUIT COURT AND COMPTROLLER

14. [23-1650A](#) Minutes of the regular meeting held September 19, 2023.
15. [23-1651A](#) Vouchers and bills paid from September 24 through October 7, 2023.

Reports received for filing:

16. [23-1652A](#) Division of Inspector General, Clerk of the Circuit Court and Comptroller, Report No. 2023-24 dated October 2, 2023 - Audit of Consumer Protection's Internal Controls over DAVID Information.
17. [23-1653A](#) Division of Inspector General, Clerk of the Circuit Court and Comptroller, Report No. 2023-25 dated October 4, 2023 - Inspector General's Observation of the Parks and Conservation Resources Botanical Gardens Annual Physical Inventory of Fixed Assets.
18. [23-1654A](#) Southwest Florida Water Management District Fiscal Year 2024 Schedule of Meetings and map depicting the District's boundaries.
19. [23-1655A](#) Dock Fee Report for the month of September 2023.
20. [23-1656A](#) Quarterly Report of Routine Dock & Dredge/Fill applications from July 1 through September 30, 2023.

Miscellaneous items received for filing:

21. [23-1657A](#) Clearwater Cay Community Development District Fiscal Year 2024 Meeting Schedule.
22. [23-1658A](#) City of Clearwater Ordinance Nos. 9684-23 and 9694-23 adopted September 7, 2023, annexing certain properties.

COUNTY ADMINISTRATOR DEPARTMENTS

County Administrator

23. [23-1385A](#) Receipt and file report of non-procurement items delegated to the County Administrator for the period ending September 30, 2023.

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

Utilities

24. [23-0748A](#) Ranking of firms and agreement with Kimley-Horn and Associates, Inc. for professional engineering services pertaining to the Septic to Sewer Conversion Project for properties located in the City of Tarpon Springs.

Recommendation: Approval of the agreement with Kimley-Horn and Associates, Inc. for professional engineering services that include design, permitting, and bidding of the Septic to Sewer Program.

- The contract is for professional engineering consulting services to provide survey, public outreach, preliminary engineering, design development, permitting and bid phase assistance.
- Four proposals were received for this solicitation, with award recommendation to the number one ranked firm Kimley-Horn and Associates, Inc., in accordance with the Consultants Competitive Negotiation Act (CCNA), 287.055 in the amount of \$2,414,401.00.
- The project includes the design of the County's wastewater collection system extensions in the public right of way and the conversion of approximately 204 private on-site sewage treatment and disposal systems to the public wastewater collection system.
- This project will accomplish the elimination of aging onsite septic systems by connecting properties to the County's wastewater collection system and improving public health and the environment.
- Because this is a federally funded project, small business enterprise (SBE) goals are not mandatory, but Kimley-Horn will be utilizing five SBE subcontractors for this project.
- Funding is available under Project 006052A Septic to Sewer Program Phase 1, included in the Capital Improvement Plan, funded by the American Rescue Plan Act Fund.

Contract No. 23-0289-RFP-CCNA-Non-Continuing; in the amount of \$2,414,401.00. The design, permitting, bidding is expected to be completed within 430 calendar days from notice to proceed; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

COUNTY ATTORNEY

25. [23-1597A](#) Receipt and file report of civil lawsuits filed against Pinellas County as delegated to the County Attorney.

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

AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

Housing Finance Authority

26. [23-1475A](#) Housing Finance Authority of Pinellas County Resolution No. 2023-17 adopting and approving Fiscal Year 2022-23 General Fund and Housing Trust Fund Budget Amendments, as approved by the Housing Finance Authority Board of Directors.

Recommendation: Accept the Housing Finance Authority Resolution No. 2023-17 adopting and approving Fiscal Year (FY) 2022-2023 General Fund (GF) and Housing Trust Fund (HTF) Budget Amendments, as approved by the Housing Finance Authority (HFA) Board of Directors.

- On September 6, 2023, the HFA Board of Directors approved Resolution No. 2023-17 adopting and approving FY22-23 GF and HTF Budget Amendments.
- The amended GF Budget amount is \$2,521,150.00. The amended HTF Budget amount is \$75K.
- Florida Statutes 189.016 states that all reports or information required to be filed with a local general-purpose government or governing authority must be filed with the Clerk of the Circuit Court.
- No County General Funds are required.

27. [23-1474A](#) Housing Finance Authority of Pinellas County Resolution No. 2023-18 adopting and approving Fiscal Year 2023-24 General Fund, Housing Trust Fund, Land Assembly Fund and St. Petersburg Land Assembly Fund Operating Budgets, as approved by the Housing Finance Authority Board of Directors.

Recommendation: Accept the Housing Finance Authority Resolution No. 2023-18 adopting and approving Fiscal Year (FY) 2023-24 General Fund (GF), Housing Trust Fund (HTF), Land Assembly Fund (LAF) and St. Petersburg Land Assembly Fund Operating Budgets, as approved by the Housing Finance Authority (HFA) Board of Directors.

- On September 6, 2023, the HFA Board of Directors approved Resolution No. 2023-18 adopting and approving FY23-24 GF, HTF, LAF and St. Petersburg LAF Operating Budgets.
- The GF Budget amount is \$2,461,150.00; the HTF Budget amount is \$75K; the LAF Budget amount is \$100K; and the St. Petersburg LAF Operating Budget amount is \$5K.
- Florida Statutes 189.016 states that all reports or information required to be filed with a local general-purpose government or governing authority must be filed with the Clerk of the Circuit Court.
- No County General Funds are required.

Sheriff's Office

28. [23-1546A](#) Receipt and file report of the Law Enforcement Trust Fund for the quarter ending September 30, 2023.

Recommendation: Accept the receipt and file report on the Law Enforcement Trust Fund from July 1 to September 30, 2023.

- Appropriation of \$500,000.00 was budgeted in Fiscal Year (FY) 2023 for the purpose of processing requests from the Sheriff. As of September 30, 2023, \$409,526.87.00 has been allocated for payment and/or expended and posted from the FY23 budget.

29. [23-1547A](#) Receipt and file report of Sheriff's Office grants received and service contracts for the quarter ending September 30, 2023.

Recommendation: Accept the receipt and file report of Sheriff's Office grants received and service contracts - payments to the Sheriff for July 1 through September 30, 2023.

- Appropriation of \$1,750,000.00 was budgeted in Fiscal Year 2023 for the purpose of processing allocation requests from the Sheriff for grants, contracts, and agreements. As of September 30, 2023, \$541,164.00 has been allocated and/or expended.

REGULAR AGENDA

ITEMS FOR DISCUSSION FROM THE CONSENT AGENDA

COUNTY ADMINISTRATOR DEPARTMENTS

Economic Development

30. [23-1530A](#) Application for a funding modification under the Penny for Pinellas Employment Sites Program.

Recommendation: Conditional approval and funding of a previous round project that is requesting modification. It is further recommended that the Board once again delegate authority to the County Administrator to negotiate and execute all agreements and documentation associated with the project.

Following National Doors and Hardware's conditional approval by the Board of County Commissioners on May 9, 2023, the applicant reached out to staff requesting a modification of their conditional approval. The project is being impacted by the high and unstable interest rates for construction lending which has forced ownership to build out the facility in two phases.

- National Doors and Hardware's original request was in the amount of \$327,000.00 and now the request is \$165,000.00.
- The intent is to construct the 10,000 square foot facility in two phases, with the first phase also including all required infrastructure needed to meet the requirements of the 10,000 square foot facility.
- The applicant is still committed to adding 3 to 7 new jobs with the new facility.

There is sufficient funding to approve this modification in the Fiscal Year 2024 adopted Capital Improvement program in Penny IV Economic Development Capital Projects Countywide Investment program funding (project 004149A).

Emergency Management

31. [23-1640A](#) 2023 Statewide Mutual Aid Agreement with the State of Florida, Division of Emergency Management.

Recommendation: Approval of a new Statewide Mutual Aid Agreement (SMAA) with the State of Florida, Division of Emergency Management.

- Agreement sets language for mutual aid and support to and from Pinellas County through the State of Florida, Division of Emergency Management (FDEM).
- Agreement replaces 2018 SMAA.
- Prior Board action on August 7, 2018, approved the Agreement and Adopted Resolution 18-47.
- This agreement has no fiscal impact (unless the agreement is activated at the request of Pinellas County for mutual aid or from FDEM to provide assistance).
- Activated mutual aid agreements have the potential for reimbursement from the receiving jurisdiction, entity, the State, and the Federal government.

Housing & Community Development

32. [23-1590A](#) Affordable housing program project funding recommendation for Longlake Preserves townhome project by Habitat for Humanity of Pinellas and West Pasco Counties.

Recommendation: Approval of the affordable housing program project funding for the Longlake Preserves townhome project by Habitat for Humanity of Pinellas and West Pasco Counties.

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 the Longlake Preserves townhome development project by Habitat for Humanity is \$2.0M for construction cost reimbursement.
- Longlake Preserves is a new construction homeownership development of 54 townhomes serving households earning at or below 120.0% of Area Median Income.
- The total development cost is estimated to be \$18,233,660.00. Other sources of funding include the City of Largo (\$469,000.00) and the State of Florida (\$884,600.00).
- The project location is 1756 South Martin Luther King Jr. Avenue in Largo, FL.
- County staff will complete additional due diligence activities including, but not limited to, property appraisals, title searches, loan underwriting and financial analysis. Funding agreements, loan documents, and affordability restrictions will be prepared, negotiated, and executed.
- Board funding approval is conditioned upon satisfactory completion of all due diligence review as determined by the County Administrator, approval of the Site Plan and issuance of Building Permits by the City of Largo.
- The developer estimates a construction start before the end of 2023. Construction is estimated to be completed by the end of 2026.
- Funding is budgeted in the County's Capital Improvement Program, in Fiscal Year 2024-26, funded by the Local Infrastructure Surtax (Penny for Pinellas) in project 004150A Penny IV Affordable Housing Program. This funding is from the Penny for Pinellas countywide investment for Economic Development Capital Projects and Housing.

33. [23-1598A](#) Affordable housing program project funding recommendation for Fairfield Avenue Apartments by Fairfield Avenue Apartments LLC.

Recommendation: Recommend approval of the affordable housing program project funding for Fairfield Avenue Apartments by Fairfield Avenue Apartments LLC (Applicant).

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 Fairfield Avenue Apartments is an amount not to exceed \$12.4M for land acquisition and construction costs.
- Fairfield Avenue Apartments is a planned rental housing construction project of 264 multi-family apartment units. The site is a former lumberyard located at 3300 Fairfield Avenue South, in St. Petersburg.
- The proposed affordable unit set asides are: 53 units for households earning less than 50% of Area Median Income (AMI), 67 units for households earning less than 80% of AMI, and the remaining 144 units for households earning less than 120% of AMI. Affordability period restrictions will be enforced by acquisition of the land and a long-term ground lease or through a land use restriction agreement encumbering the property.
- The Board previously approved a conditional funding recommendation on May 10, 2022 (Legistar #22-0487A) in the amount \$5.6M for the Fairfield Avenue Apartments. At that time, the total development cost was estimated to be \$51,426,942.00. Other sources of funding included a pending HUD 211 (d) (4) loan of \$43,826,942.00, and St. Petersburg Community Redevelopment Area funds (\$2.0M).
- A new application for County funding was submitted on July 18, 2023, seeking a revised County assistance amount of \$12.4M. The total project cost estimate has increased from \$51.4M to \$87.9M. The applicant has also re-applied to the City of St. Petersburg with a revised funding amount request of \$9.7M.
- Next steps: County staff will complete additional due diligence activities including, but not limited to, property appraisals, title searches, loan underwriting and third-party financial analysis. Funding agreements, leases, loan documents and affordability restrictions will be prepared, negotiated, and executed.

Human Services

34. [23-1551A](#) Contract with the State of Florida Department of Health for the operation of the Florida Department of Health in Pinellas County.

Recommendation: Approval of the contract with the State of Florida Department of Health for the Fiscal Year (FY) 2024 operation of the Florida Department of Health in Pinellas (DOH Pinellas).

- The contract provides direct ad valorem support to the State of Florida Department of Health pursuant to Chapter 154 Florida Statutes for the operation of DOH Pinellas to promote, protect, maintain, and improve the health and safety of all citizens and visitors through a system of coordinated county health departments.
- Funding in an amount not to exceed \$7,770,320.00 has been included in the Adopted FY24 Budget. This amount of \$7,770,320.00 is consistent with the development of the FY24 Budget. These funds are generated by a dedicated millage rate of 0.0713 mills levied countywide as adopted at the Second Public Hearing on September 19, 2023.
- The County's share includes \$6,094,060.00 for core services and \$1,676,260.00 for the School Nurse program. Since October 1, 2022, the School Nurse Program has provided approximately 681,056 services.
- Services maintained by the DOH Pinellas include environmental health services, communicable disease control, prevention services, primary care services, and school nurse programs. During the first three-quarters of FY23 (October - June), DOH Pinellas provided services to 83,123 clients.
- This contract does not include the Pinellas County Health Program which is under a separate contract.
- This contract reflects a decrease of \$194,020.00, or 2.5%, versus the FY23 contract, which is attributed to reduced actual costs for capital projects in FY24.

Public Works

35. [23-1602A](#) Assignment of Special Registration Number and Release of Present Registration Number for the Mosquito Control Helicopter.

Recommendation: Approval of the Assignment of Special Registration Number and Release of Present Registration Number for the Mosquito Control Helicopter.

- Anticipated receipt of new H-125 helicopter in late November 2023. Inoperable Bell-47 helicopter to receive special registration number N257PC through August 31, 2024.
- AC Form 8050-64 will be mailed to Federal Aviation Authority (FAA) to release registration number N14806 from inoperable Bell-47 to make available to register new H-125 aircraft.
- This allows the County to use old registration number for the new helicopter. County will remove and replace old N14806 number on the inoperable helicopter.
- The Board of County Commissioners Chairman is required to sign as the owner of the helicopter. "Date Placed on Aircraft" line below the signature block will be the signature date.
- There is no cost associated to this request.

36. [23-1453A](#) Resolution declaring a portion of County owned property as public right-of-way.

Recommendation: Recommend the adoption of the attached resolution dedicating a portion of County-owned property, along 134th Avenue North, as right-of-way.

- This portion of County-owned property has been improved by the County, including roadway, sidewalks, and/or drainage improvements.
- The property is being used as public right-of-way and has not been previously dedicated as such.
- There is no fiscal impact to the County for declaring public right-of-way.

Authorize the Chairman to sign and the Clerk of the Court to attest and record the resolution declaring County-owned property right-of-way in the public records of the County.

AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

Business Technology Services

37. [23-1267A](#) Third Amendment to the purchase authorization agreements with SHI International Corp, and CDW Government LLC for information technology solutions and services.

Recommendation: Approval of the third amendment to the purchase authorization agreements with SHI International Corp (SHI), and CDW Government LLC (CDW) for information technology solutions and services when and as needed by the Business Technology Department (BTS).

- This purchase authorization provides a mechanism for BTS and other County departments to purchase IT software, hardware, and support services to support operations.
- Pricing for this purchase authorization is based on Omnia Contract No. 2018011-01 with the City of new Mesa, AZ, effective through February 28, 2025.
- This third amendment increases the purchase authorization with SHI \$1,100,000.00 for a revised total not to exceed of \$8,600,000.00 and increases the purchase authorization with CDW in the amount of \$1,000,000.00 for a revised not to exceed of \$2,900,000.00 for a combined revised total value of \$11,500,000.00.
- Funding is consistent with and included in the Fiscal Year 2024 Adopted Budget and supports multiple line items within the BTS Infrastructure and Application Services cost centers.

Contract No. 21-0201-PB increase in the amount of \$2,100,000.00 (\$1,100,000.00 with SHI and \$1,000,000.00 with CDW) for a revised combined total not-to-exceed amount of \$11,500,000.00 (\$8,600,000.00 with SHI and \$2,900,000.00 with CDW); Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

Fire Protection Authority

38. [23-1358A](#) Fire Protection Services Agreement with the City of St. Petersburg to provide fire protection services within the Gandy and Highpoint East Fire Control Districts.

Recommendation:

Sitting as the Pinellas County Fire Protection Authority (Authority), approve the Fire Protection Services Agreement with the City of St. Petersburg to provide fire protection services to the Gandy and Highpoint East Fire Control Districts.

- This agreement is combining two current separate agreements: Highpoint East and Gandy Fire Control Districts. There is no change in coverage areas.
- The City of St. Petersburg Agreement provides fire and suppression services to the eastern portion of the Highpoint Fire Control District and the Gandy Fire Control District.
 - Fiscal Year (FY) 2023-2024 Funding for Highpoint East = \$598,318.26
 - FY23-24 Funding for Gandy = \$75,293.44
- The initial term of this agreement shall be for five years (10-1-23 to 9-30-28). It may be extended for an additional five-year period. The Authority will compensate the City of St. Petersburg for providing fire protection services within the unincorporated portions of its districts and is consistent with the FY24 Adopted Budget within the Fire Districts fund.
- The previous agreement for East Highpoint Fire Protection Services was approved for FY23 County Funding in the amount of \$558,653.56; and FY24 County Funding will be \$598,318.26, an increase of \$39,664.70. The unincorporated % went up from 39.8% to 40.2%. Total budget went up 5.9% (5.7% for personnel and 7.7% for operating).
- The previous agreement for Gandy Fire Protection Services was approved for FY23 County Funding in the amount of \$77,626.89; and FY24 County Funding will be \$75,293.44, a decrease of \$2,333.45. The unincorporated % went down from 0.19% to 0.18%. Total budget went up 2.38% over FY23.

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

COUNTY ATTORNEY

39. [23-1384A](#) County Attorney Reports.

COUNTY ADMINISTRATOR

40. [23-1383A](#) County Administrator Reports.

COUNTY COMMISSION

41. [23-1382A](#) County Commission New Business:
Pertinent and timely Committee/Board updates, policy considerations,
administrative/procedural considerations, and other new business.

ADJOURNMENT

Special Accommodations

Persons with disabilities who need reasonable accommodations to effectively participate in this meeting are asked to contact Pinellas County's Office of Human Rights by e-mailing such requests to accommodations@pinellas.gov at least three (3) business days in advance of the need for reasonable accommodation. You may also call (727) 464-4882.

Public Participation Procedures

Persons wishing to comment regarding a specific agenda item should do so:

In person - by preregistering at <https://comment.pinellas.gov> or by filling out a comment card with the County staff person in the meeting room; or,

Virtually - in advance in accordance with the instructions in the notice of this meeting, or on the virtual platform or phone after preregistering.

Members of the public wishing to make comments on the virtual platform or by phone must preregister by 5 p.m. the day before the meeting. At the scheduled section of the meeting when the item is before the Board of County Commissioners (Board), the Chairman or Clerk will call on each individual, one by one, to be heard. Each individual may speak for up to three minutes as may be modified by the Chairman. Comments or behavior that violate Pinellas County Commission Public Participation and Decorum Rules will be disconnected. Members of the public who cannot attend at the time an agenda item is before the Board may offer comments during the Citizens to Be Heard section near the beginning of the meeting. More information is available at <https://pinellas.gov/participating-in-a-BCC-meeting> or by calling (727) 464-4400.

Public Hearing Procedures

The procedure used by the Board in conducting Public Hearings is to have a staff presentation followed by the applicant presenting the specific proposal. The Board will then hear comments from the proponents, the opponents and a staff summary. The applicant will then be given an opportunity to close and the Board will decide on the matter. Public Hearings before the Board are governed by the provisions of Section 134 -14 of the Pinellas County Land Development Code as may be modified by Pinellas County Emergency Order. That code provides that at the conclusion of each person's presentation, any speaker may seek the Chairman's permission to ask questions of staff.

Specifically:

1. At the conclusion of the presentations by the applicant and any proponents, all affected parties may seek the Chairman's permission to ask questions of or seek clarification from the applicant and/or the proponents.
2. At the conclusion of the presentation by the opponents, all affected parties may seek the Chairman's permission to ask questions of or seek clarification from any opponent.

The applicant's closing comments will address testimony subsequent to his or her presentation. Continuing rebuttal of other than directly preceding testimony will not be allowed. Because much testimony has already been submitted in writing, the following guidelines accommodate efficient presentations:

1. The applicant should present his or her entire case, including rebuttal, in no more than 20 minutes.
2. Persons wishing to speak regarding a Public Hearing item may speak for up to three minutes each.
3. Persons wishing to attend virtually must preregister at <https://comment.pinellas.gov> by 5 p. m. the day before the meeting.

Appeals

Persons are advised that, if they decided to appeal any decision made at this meeting/hearing, they will need a record of the proceeding, and, for such purposes, they may need to ensure that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is to be based.

If a Board meeting beginning at 9:30 A.M. has not concluded by noon, a recess will be taken from noon to 12:30 P.M., and the remainder of the meeting will continue at 12:30 P.M.

If a Board meeting beginning at 2:00 P.M. has not concluded by 5:30 P.M., a recess will be taken from 5:30 to 6:00 P.M. The remainder of the afternoon agenda will resume at 6:00 P.M., followed by Public Hearings.