

Pinellas County

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



Minutes - Final

Tuesday, November 18, 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 - 2:02 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 Ashley Pabilonia, Board Reporter, Deputy Clerk

INVOCATION by Commissioner Scherer**PLEDGE OF ALLEGIANCE led by Commissioner Eggers****PRESENTATIONS AND AWARDS**

1. 35th Anniversary of the Pinellas Trail Proclamation:
 - Jan Hirschfield, President, Friends of the Pinellas Trail, Inc.
 - Scott Daniels, Vice President, Friends of the Pinellas Trail, Inc.
 - Dan Jost, Chief Park Ranger, Pinellas County Parks and Conservation Resources

Pinellas Trail photo contest winners:

- Mark Majoros - Pets on the Trail Winner
- Russ Drevitson - Favorite Spot Winner
- Rue Tallarino - Selfie Winner
- Diana Drake-Fry - Sunrises and Sunsets Winner
- Miguel Celis - Animal and Plant Life Winner

Chair Scott invited Messrs. Hirschfield, Daniels, Jost, Majoros, and Celis to join him at the podium and read a proclamation recognizing the 35th anniversary of the Fred Marquis Pinellas Trail; whereupon, Messrs. Daniels, Majoros, and Celis expressed their appreciation and provided brief comments regarding the Pinellas Trail.

2. 2026 Achievement of Excellence in Procurement:
 - Merry Celeste, Division Director, Purchasing

Chair Scott invited Ms. Celeste and Purchasing Division staff members to join him at the podium and presented the 2026 Achievement of Excellence in Procurement Award; whereupon, Ms. Celeste introduced her staff and expressed her appreciation for the recognition.

CITIZENS TO BE HEARD

3. Citizens To Be Heard - Public Comment.

- Brian Rothley, St. Petersburg
- Darryl Henderson, Largo
- David Ballard Geddis, Jr., Palm Harbor
- Ron Walker, Largo
- Greg Pound, Largo

Referring to Item Nos. 11 through 15, Commissioner Eggers provided brief comments related to five reports completed by the Division of Inspector General and expressed appreciation for their work; whereupon, Mr. Burton indicated that the Inspector General recently conducted a presentation to his executive leadership team regarding working together and building proper governance and oversight structure into processes.

CONSENT AGENDA - Items 4 through 27

A motion was made by Vice-Chair Eggers, seconded by Commissioner Nowicki, 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

4. Minutes of the regular meetings held September 11, September 18, and October 7, 2025.

The item was approved as part of the Consent Agenda.

5. Vouchers and bills paid from September 21 through October 25, 2025.

Period - September 21 through September 27, 2025

Accounts Payable - \$21,574,398.87

Payroll - \$4,789,608.15

Period - September 28 through October 4, 2025

Accounts Payable - \$95,371,864.06

Payroll - None

Period - October 5 through October 11, 2025

Accounts Payable - \$34,054,320.58

Payroll - \$4,903,537.12

Period - October 12 through October 18, 2025

Accounts Payable - \$23,825,130.49

Payroll - None

The item was approved as part of the Consent Agenda.

Reports received for filing:

6. State of Florida Constitutional Officer Financial Report for 2024-2025 - Pinellas County Clerk of the Circuit Court and Comptroller, pursuant to Section 218.36, Florida Statutes.
The item was approved as part of the Consent Agenda.

7. State of Florida Constitutional Officer Financial Report for 2024-2025 - Pinellas County Property Appraiser, pursuant to Section 218.36, Florida Statutes.
The item was approved as part of the Consent Agenda.

8. State of Florida Constitutional Officer Financial Report for 2024-2025 - Pinellas County Sheriff's Office, pursuant to Section 218.36, Florida Statutes.
The item was approved as part of the Consent Agenda.

9. State of Florida Constitutional Officer Financial Report for 2024-2025 - Pinellas County Supervisor of Elections, pursuant to Section 218.36, Florida Statutes.
The item was approved as part of the Consent Agenda.

10. State of Florida Constitutional Officer Financial Report for 2024-2025 - Pinellas County Tax Collector, pursuant to Section 218.36, Florida Statutes.
The item was approved as part of the Consent Agenda.

11. Division of Inspector General, Clerk of the Circuit Court and Comptroller, Report No. 2025-18 dated September 9, 2025 - Follow-Up Audit of Economic Development Employment Sites Program.
The item was approved as part of the Consent Agenda.

12. Division of Inspector General, Clerk of the Circuit Court and Comptroller, Report No. 2025-19 dated October 9, 2025 - Inspector General's Observation of the Public Works Customer and Technical Services Division 2025 Annual Physical Inventory of Fixed Assets.
The item was approved as part of the Consent Agenda.

13. Division of Inspector General, Clerk of the Circuit Court and Comptroller, Report No. 2025-20 dated October 14, 2025 - Investigation of Building and Development Review Services Personnel Alteration of a Permit Record.
The item was approved as part of the Consent Agenda.

14. Division of Inspector General, Clerk of the Circuit and Controller, Report No. 2025-21 dated October 14, 2025 - Investigative Review of a Building Permit.

The item was approved as part of the Consent Agenda.

15. Division of Inspector General, Clerk of the Circuit Court and Comptroller, Report No. 2025-22 dated October 17, 2025 - Inspector General's Follow-Up Audit of Accounts Receivable Write-Offs for Fiscal Year 2023 and Inspection of the Accounts Receivable Write-Off Approval Memo for Fiscal Year 2022.

The item was approved as part of the Consent Agenda.

16. Pinellas County Annual Operating and Capital Budget FY26.

The item was approved as part of the Consent Agenda.

Miscellaneous items received for filing:

17. City of Clearwater Ordinance Nos. 9828-25, 9831-25, and 9837-25, adopted on September 18, 2025, annexing certain properties.

The item was approved as part of the Consent Agenda.

COUNTY ADMINISTRATOR DEPARTMENTS

Building and Development Review Services

18. Plat of Innisbrook Parcel L Phase 2, a 62-lot subdivision.

The item was approved as part of the Consent Agenda.

Construction and Property Management

19. Award of bid to Advanced Roofing, Inc. for county-wide roofing replacement and repair roofing services and supplies, waterproofing, and related products and services.

Contract No. 25-0354-ITB-C awarded to Advanced Roofing, Inc. in a total contract amount not to exceed \$7,342,500.00 for a term of 60 months on the basis of being the lowest responsive, responsible bidder.

The item was approved as part of the Consent Agenda.

County Administrator

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

The item was approved as part of the Consent Agenda.

Public Works

21. Award of bid to Florida Drawbridges, Inc. for bridge related preventative maintenance and emergency repair services.

Bid No. 25-0770-ITB-C awarded to Florida Drawbridges, Inc. in the not-to-exceed amount of \$1,150,280.00 for a term of 36 months on the basis of being the only responsive, responsible bidder.

The item was approved as part of the Consent Agenda.

Safety and Emergency Services

22. Ranking of firms and agreement with Carousel Industries of North America, LLC for Vesta Maintenance.

(Contract No. 25-0581-RFP) Ranking of firms and agreement approved in the not-to-exceed contract value of \$10,180,408.64. Agreement is effective for 60 months.

The item was approved as part of the Consent Agenda.

23. Ranking of firms and agreement with ZOLL Data Systems, Inc. for Ambulance Services Billing Software.

(Contract No. 25-0334-RFP) Ranking of firms and agreement approved in the not-to-exceed contract value of \$5,306,538.49. Agreement is effective for 60 months.

The item was approved as part of the Consent Agenda.

Utilities

24. Award of bid to TLC Diversified, Inc. for Pump Station 182 rehabilitation construction services.

(PID No. 005221A) Contract No. 25-0422-ITB-C awarded to TLC Diversified, Inc. in the amount of \$3,190,000.00 on the basis of being the lowest responsive, responsible bidder. All work to be completed by June 30, 2027.

The item was approved as part of the Consent Agenda.

COUNTY ATTORNEY

25. 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

Sheriff's Office

- 26. Receipt and file report of Sheriff's Office grants received and service contracts for the quarter ending September 30, 2025.

The item was approved as part of the Consent Agenda.

- 27. Receipt and file report of the Law Enforcement Trust Fund for the quarter ending September 30, 2025.

The item was approved as part of the Consent Agenda.

REGULAR AGENDA

ITEMS FOR DISCUSSION FROM THE CONSENT AGENDA - None

COUNTY ADMINISTRATOR DEPARTMENTS

Airport

- 28. Award of bid to Hubbard Construction Company for the New Airco Taxiways project at the St. Pete-Clearwater International Airport.

(PID No. 000034A) Bid No. 25-0845-ITB-C awarded to Hubbard Construction Company in the amount of \$15,394,958.10 on the basis of being the lowest responsive, responsible bidder. All work to be completed by May 2027.

A motion was made by Commissioner Nowicki, 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

Construction and Property Management**29. Memorandum of Understanding with the St. Pete-Clearwater International Airport for the Criminal Justice Center complex and jail facilities.**

Memorandum of Understanding (MOU) approved, extending the MOU for five years and establishing new annual rental rates.

Responding to queries by Commissioners Eggers and Nowicki, Interim Airport Director Mark Sprague and Assistant County Administrator Blaine Williams provided clarifying information regarding leasing dates and annual rental rate increases; whereupon, Chair Scott indicated that the Board will take a vote related to Item Nos. 29 and 30 at the same time.

A motion was made by Commissioner Flowers, seconded by Commissioner Nowicki, that Item Nos. 29 and 30 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. Memorandum of Understanding with the St. Pete-Clearwater International Airport for the Criminal Justice Center complex parking areas.

Memorandum of Understanding (MOU) approved, extending the MOU for five years and establishing new annual rental rates.

County Administrator**31. Adoption of revisions made to the Honorary Naming Rights Policy and associated Resolution.**

Revisions to the Honorary Naming Rights Policy and associated Resolution No. 125-33 adopted.

A motion was made by Commissioner Nowicki, 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

32. Municipal Services Taxing Unit special project funding for Tampa Bay Watch Waterfront boat lift replacements.

Funding request approved in the amount of \$20,000.00. Authority delegated to the County Administrator to approve and execute the Tampa Bay Watch Fiscal Year 2026 Municipal Services Taxing Unit Funding Agreement.

A motion was made by Commissioner Scherer, 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

Convention and Visitors Bureau

33. Two Capital Project Funding Agreements with the City of Clearwater for renovations to the Clearwater Beach Municipal Marina and the Eddie C. Moore Complex.

Agreements approved in the amounts of \$7,850,000.00 for the replacement of the Clearwater Beach Municipal Marina and \$7,750,000.00 for renovations to the Eddie C. Moore Complex for a combined total amount of \$15,600,000.00. Agreements are effective for three years from the date of execution by the County.

A motion was made by Commissioner Nowicki, 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

Emergency Management

34. Third Amendment to the Memorandum of Understanding with the Pinellas County School Board for Capital Improvement Program Funding of Hurricane Shelter Retrofitting of Pre-identified Pinellas County.

Amendment approved, increasing funding for the Capital Improvement Program Emergency Sheltering Project No. 004180A from \$5,500,000.00 to \$6,000,000.00 for a total increase of \$500,000.00.

A motion was made by Commissioner Flowers, seconded by Commissioner Nowicki, 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

Housing & Community Development

35. Affordable Housing Advisory Committee 2025 State Housing Initiatives Partnership Program Affordable Housing Incentives Strategies Report.

Report accepted and authorized for submittal to the Florida Housing Finance Corporation and the Florida Housing Coalition.

A motion was made by Commissioner Scherer, seconded by Commissioner Nowicki, 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

36. Contract with the State of Florida Department of Health for the operation of the Florida Department of Health in Pinellas County.

Contract approved for Fiscal Year 2026 in an amount not to exceed \$8,013,000.00, generated by a dedicated millage rate of 0.0713 mills levied countywide.

A motion was made by Commissioner Flowers, seconded by Commissioner Nowicki, 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

Parks and Conservation Resources

37. Grant agreement with the State of Florida Department of Environmental Protection for the Philippe Park Wastewater Collection System improvements project.

Agreement approved, providing funding, on a reimbursement basis, in the amount of \$2,450,000.00, with a pledged local contribution of \$1,000,000.00 from the County.

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

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

Reaffirmation letter and update to the Memorandum of Understanding approved. Quarterly expenditures total \$74,496.61, for an estimated total cost of \$297,986.45.

Upon Chair Scott's call for public comment, the following individuals appeared and expressed their support:

- Nancy Page, Clearwater (spoke on behalf of others in attendance)
- Jan Allyn, Largo (submitted documents)
- Suzanne Hassell, Clearwater
- Patricia Kirby, Clearwater
- Cathie Foster, Tarpon Springs

In response to queries by Commissioner Nowicki, University of Florida/Institute of Food and Agricultural Sciences (UF/IFAS) County Extension Director JP Gellermann provided clarifying information regarding the program's advisory handbook and indicated that he does not believe that there are any affirmative action criteria associated with the program. He also provided details related to the selection process for the program's advisory committee members and related that while the Board of County Commissioners does not normally provide input regarding the selection of committee members, it is welcome to do so.

Discussion ensued regarding the program administered by UF/IFAS and the value of its services; whereupon, Commissioner Scherer related that he believes several UF/IFAS services are duplicative of other organizations' work; and that, since he would like for the duplicated services to be eliminated, he will be voting against this item.

Thereupon, Chair Scott requested that the Board receive regular updates regarding the activities of UF/IFAS and its advisory committee.

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:** 4 - Chair Scott, Vice-Chair Eggers, Commissioner Flowers, and Commissioner Nowicki
- Nay:** 1 - Commissioner Scherer
- Absent:** 2 - Commissioner Latvala, and Commissioner Peters

Public Works**39. Award of bid to Hubbard Construction Company for Fiscal Year 2025-2027 Countywide Pavement Preservation.**

Contract No. 25-0791-ITB-C awarded to Hubbard Construction Company in the amount of \$18,904,436.74 on the basis of being the lowest responsive, responsible bidder. All work to be completed within 540 consecutive calendar days.

A motion was made by Commissioner Nowicki, 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

40. Award of bid to Suncoast Development of Pinellas County, Inc, for Fiscal Year 2026-2028 Countywide Americans with Disabilities Act, sidewalk, drainage, and roadway improvements.

Contract No. 25-0118-ITB-C awarded to Suncoast Development of Pinellas County, Inc. in the amount of \$17,735,290.00 on the basis of being the lowest responsive, responsible bidder. All work to be completed within 730 consecutive calendar days.

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

Absent: 2 - Commissioner Latvala, and Commissioner Peters

Safety and Emergency Services**41. Renewal of Certificates of Public Convenience and Necessity for Advanced Life Support providers.**

Certificates renewed and issued to providers as set forth in the Staff Report, pursuant to Pinellas County Code, Chapter 54 and in accordance with Florida Statutes, Section 401.25. Renewed certificates will expire on December 31, 2026.

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

Utilities

- 42. Mobile Home Community Agreement for the construction of the Manufactured Home Communities Wastewater Collection Systems Improvements American Rescue Plan Act Project - Package 3 for Flowerwood Club Park Association, Inc.

(Contract No. 24-0421-ITB-C) Agreement approved, as outlined in the Staff Report. Estimated total construction cost is \$3,363,957.55. Work is anticipated to begin in December 2025.

In response to queries by Commissioner Eggers, Mr. Burton indicated that clawback provisions are included in all of the agreements; whereupon, Utilities Director Jeremy Waugh noted that all of the mobile home parks identified in the program are resident-owned.

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

AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

Emergency Medical Services Authority

- 43. Amendment to the Advanced Life Support First Responder Agreement with 16 municipalities and independent fire districts.

Sitting as the Pinellas County Emergency Medical Services Authority, the Board approved the amendment to the Advanced Life Support First Responder Agreements with 16 municipalities and independent fire districts, as outlined in the Staff Report. Current agreements will expire on September 30, 2029.

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

Fire Protection Authority**44. Fire Protection Services Agreement between Belleair, Belleair Bluffs, Pinellas County, and Largo.**

Sitting as the Pinellas County Fire Protection Authority, the Board approved the agreement for a term of five years, from October 1, 2025, to September 30, 2030. With approval from the parties, the agreement may be extended for an additional five-year period following the initial term.

In response to a query by Commissioner Flowers, Mr. Burton indicated that, should an additional five-year term be requested, the agreement would be brought back to the Board.

A motion was made by Commissioner Flowers, seconded by Commissioner Nowicki, 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

Tax Collector**45. Third Amendment to the Second Floor Lease with Melrose Clearwater Holdings LLC and Solomon Clearwater Holdings LLC to extend the lease for the Pinellas County Tax Collector at Northside Square.**

Amendment approved, extending the existing lease through December 31, 2027.

Later in the meeting, in response to queries by Commissioner Eggers, Assistant County Administrator Blaine Williams indicated that the existing lease originated in 2016 with base rent pricing; whereupon, he provided a brief overview of pass-throughs associated with the lease and related that they represent additional rent for costs that are variable over time, including taxes, insurance, and operational expenses, such as parking lot and lobby maintenance.

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

COUNTY ATTORNEY

46. Proposed initiation of litigation in the case of Pinellas County v. Kenneth J. Riley, Jr. - action for injunctive relief.

Initiation of litigation approved.

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

47. Proposed initiation of litigation in the case of Pinellas County v. Robert L. Henry and May D. Henry, et al. - action for foreclosure of Special Magistrate liens.

Initiation of litigation approved.

Responding to comments by Commissioners Nowicki and Flowers, Attorney White clarified that this case pertains to non-homestead properties; and that the County Attorney's Office cannot foreclose on homestead properties.

A motion was made by Commissioner Flowers, seconded by Commissioner Nowicki, 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

48. Proposed initiation of litigation in the case of Pinellas County v. Roger Harris, Daniel Hardin et al. - action for foreclosure of Special Magistrate liens.

Initiation of litigation approved.

Referring to the Staff Report, Attorney White indicated that the property associated with this case is identified as an unoccupied, non-homestead residential property; whereupon, she related that, before being presented to the Board, foreclosure cases like this have often accumulated fines, been the cause of neighbor complaints, and been heard by a Special Magistrate.

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

Absent: 2 - Commissioner Latvala, and Commissioner Peters

49. Proposed ratification of certain participation agreements and vote regarding plan confirmation in opioid settlements pursuant to the Florida Plan.

Administrator’s delegated approval to execute agreements in order to effectuate the Florida Plan ratified.

A motion was made by Commissioner Flowers, seconded by Commissioner Nowicki, 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

50. County Attorney Reports - None

COUNTY ADMINISTRATOR

51. County Administrator Reports

International City/County Management Association Annual Conference

Mr. Burton indicated that the International City/County Management Association Annual Conference was recently hosted in Tampa; and that participants engaged in field demonstrations and learned about best practices throughout the Tampa Bay area, including in the City of Dunedin.

People First Hurricane Recovery Programs Help Centers

Mr. Burton indicated that the County’s two recovery program help centers are in operation; and that staff at the help centers are assisting residents with completing paperwork for disaster recovery funding.

COUNTY COMMISSION

52. Appointment to the Emergency Medical Services Advisory Council (Board of County Commissioners as a whole).

Sitting as the Emergency Medical Services Authority, the Board approved the appointment of Anthony Degina as Citizen Representative for Commission District 2 for a term beginning on October 1, 2025, and ending on September 30, 2027.

A motion was made by Commissioner Nowicki, 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

53. Appointments to the Palm Harbor Community Services Agency, Inc. (Individual appointments by Commissioners Eggers, Nowicki, and Scott).

Reappointments of Ron Schultz and Erika N. Picard and appointment of Jared A. Long approved for two-year terms beginning on December 1, 2025, and ending on November 30, 2027.

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: 4 - Chair Scott, Vice-Chair Eggers, Commissioner Nowicki, and Commissioner Scherer

Absent: 3 - Commissioner Flowers, Commissioner Latvala, and Commissioner Peters

54. Selection of the 2026 Chair and Vice-Chair.

Commissioner Eggers selected as Chair of the Board of County Commissioners (BCC) for 2026.

A motion was made by Commissioner Flowers, seconded by Commissioner Scherer, that Vice-Chair Eggers serve as the BCC Chair for 2026. 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

Commissioner Latvala selected as Vice-Chair of the BCC for 2026, with the caveat that the other Commissioners may share his duties until he is able to return.

A motion was made by Commissioner Flowers, seconded by Vice-Chair Eggers, that Commissioner Latvala serve as the BCC Vice-Chair for 2026, with the caveat that the other Commissioners may share his duties until he is able to return. 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

55. 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 Nowicki

- Tour of Parc Center for Disabilities and meeting with Parc CEO Michelle Detweiler
- Tours of Pinellas Hope, Boley Centers, the William E. Dunn Reclamation Facility, Neighborly Care Network, and the Florida Holocaust Museum
- Circuit 6 Juvenile Justice Council

- Continuum of Care
- Meeting with St. Petersburg Downtown Partnership CEO Jason Mathis
- Feather Sound Community Services District happy hour event
- News and Brews event hosted by the Tampa Bay Times
- City of Oldsmar Veterans Day Celebration
- Joint meeting of the Board of County Commissioners (BCC) and the State Legislative Delegation
- Participation in The Great American Teach-In at Shore Acres Elementary School
- Suggestion to conduct a workshop regarding stormwater

Commissioner Flowers

- Florida Association of Counties Finance and Audit Committee
- Florida Association of Counties Legislative Conference
- 12th Annual Police Athletic League Benefit Breakfast
- Meeting with CareerSource Hillsborough Pinellas CEO Keidrian Kunkel
- Legislative request item regarding assisting veterans with employability skill training
- City of Oldsmar Veterans Day Celebration
- Palm Harbor Fire and Rescue Station 68 uncoupling ceremony
- National Association of Counties meetings
- Area Agency on Aging of Pasco-Pinellas
- New Sprouts Farmers Market location in St. Petersburg

Commissioner Scherer

- Tours of Boley Centers and the Pinellas County Communications Department
- Juvenile Welfare Board Annual KidsFirst Awards Luncheon
- NAACP 84th Annual Freedom Fund Gala
- Sunrise Leadership Republican Club meeting
- Pinellas Suncoast Fire and Rescue Station 28 Groundbreaking Ceremony
- Parc Center for Disabilities Black Tie Gala
- Joint meeting of the Pinellas County BCC and State Legislative Delegation
- Alberto Giacometti & Salvador Dalí: Through & Beyond Surrealism exhibition at The Salvador Dalí Museum
- Meeting with Florida Lieutenant Governor Jay Collins

Commissioner Eggers

- Palm Harbor Town Hall Meeting
- 7th Annual Learning Independence For Tomorrow, Inc. Rise Awards Luncheon
- Gold Star Tribute Wall at Bert's Barracuda Harley-Davidson
- Palm Harbor Museum's Annual Wine Around Palm Harbor fundraiser
- Condolences to City of Dunedin Commissioner Jeff Gow and his family

- Area Agency on Aging of Pasco-Pinellas event
- City of Dunedin Veterans Day Celebration
- BauserWeen fundraiser hosted by Rescue Not Retail Dunedin
- Upcoming ARK Innovation Center Open House
- Upcoming Creative Pinellas Arts Annual 8 Exhibition
- Palm Harbor Fire and Rescue Station 68 uncoupling ceremony
- Joint meeting of the Pinellas County BCC and State Legislative Delegation
- 2026 Board and Committee appointments
- Recognition of FEAST Food Pantry Palm Harbor, Oldsmar Cares, Dunedin Cares Food Pantry, and the Mattie Williams Neighborhood Family Center for their work related to Thanksgiving
- Wishing everyone a Happy Thanksgiving

Chair Scott

- Expressed appreciation to Pinellas County Sheriff Bob Gualtieri for returning \$3 million in unused funds from Fiscal Year 2025
- Canvassing Board
- Visit to MetroPlan Orlando with Forward Pinellas Board members
- Hope Villages of America 2025 Faces of Domestic Violence Luncheon
- Presentation of Domestic Violence Awareness Month proclamation to Hope Villages of American President and CEO Nick DiCeglie
- Meetings with nonprofit leaders from Parc Center for Disabilities, The Florida Orchestra, Feeding Tampa Bay, Neighborly Care Network, and Home Base Florida
- Gold Star Tribute Wall at Bert's Barracuda Harley-Davidson
- Palm Harbor Museum's Annual Wine Around Palm Harbor fundraiser
- Presentation of National Animal Shelter Appreciation Week Proclamation to Pinellas County Animal Services staff
- Presentation of proclamation to the Belleair Garden Club at its 75th Anniversary Celebration
- Tampa Bay Chamber of Commerce Public Policy Roundtable
- 12th Annual Police Athletic League Benefit Breakfast BN
- 25th Annual Pinellas Animal Foundation BOWser and CATsino Ball
- Pinellas GOP Lincoln Day Dinner
- Palm Harbor Fire and Rescue Station 68 uncoupling ceremony
- Presentation of a Key to the County to Congresswoman Anna Paulina Luna
- Pinellas County Animal Services' canine/Commissioner photo shoot

Meeting Recessed: 4:03 P.M.

Meeting Reconvened: 6:01 P.M.

Deviating from the agenda, Chair Scott requested a motion to allow Commissioner Peters to participate remotely; whereupon, Commissioner Nowicki made a motion, which was seconded by Commissioner Scherer and carried unanimously.

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.

AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

Human Resources**56. Pinellas County Human Resources fingerprinting ordinance.**

Ordinance No. 25-24 adopted, allowing Human Resources staff to fingerprint and receive criminal background records from the Florida Department of Law Enforcement and the Federal Bureau of Investigations for the purpose of screening County employees and applicants for positions that are critical to security or public safety, as determined by the Chief Human Resources Officer. No correspondence has been received. No citizens appeared to be heard.

A motion was made by Commissioner Nowicki, 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

BOARD OF COUNTY COMMISSIONERS

57. Amendment by resolution supplementing the Fiscal Year 2025 Budget realigning reserves and recognizing unanticipated revenue for requesting departments.

Resolution No. 25-134 adopted, realigning reserves and recognizing unanticipated revenue for requesting departments, as outlined in the Staff Report. No correspondence has been received. No citizens appeared to be heard.

A motion was made by Commissioner Nowicki, seconded by Commissioner Scherer, 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

58. Amendment by resolution supplementing the Fiscal Year 2026 Budget realigning reserves and recognizing unanticipated revenue for requesting departments.

Resolution No. 25-135 adopted, realigning reserves and recognizing unanticipated revenue for requesting departments, as outlined in the Staff Report. No correspondence has been received. No citizens appeared to be heard.

In response to a query by Commissioner Scherer, Mr. Burton explained that the County serves as a pass-through for federal funds going to hospitals; and that the County assesses an administrative fee for managing the pass-through of the funds.

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

59. Ranking of firms and agreement with HDR Engineering, Inc. for a five-year update to the Solid Waste Master Plan. (Consent Agenda Item that is companion to Item No. 58).

(Contract No. 25-0262-RFP-CCNA) Ranking of firms and agreement approved in a not-to-exceed amount of \$499,699.00. Agreement is effective for 365 days.

A motion was made by Commissioner Eggers, 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

**60. Case No. FLU-25-08 (Justin Gingerich, Ignite Academy, Inc.)
A request for a Future Land Use Map amendment from Residential Rural to Institutional on approximately 5.23 acres located at 2271 Keystone Road in East Lake Tarpon.**

Ordinance No. 25-25 adopted, approving Case No. FLU-25-08. The Local Planning Agency (LPA) recommended approval of the request, and staff concurred. The Clerk has received 56 letters and six emails in opposition.

Attorney White advised the members that Agenda Item Nos. 60 and 61 will now be read into the record; that there will be a single staff presentation and a public hearing; and that two separate votes will be taken.

Referring to a PowerPoint presentation containing maps and photographs, Planning Section Manager Scott Swarengen pointed out the location of the subject property and described the surrounding land use categories and zoning classifications; whereupon, he indicated that the applicant has expressed the desire to build a private school for students enrolled in kindergarten through eighth grade. Mr. Swarengen noted that while the current

FLUM designation of Residential Rural permits educational facilities, there is an acreage limitation of 5.0 acres; and that since the subject property is 5.23 acres, a proposed change to the Institutional FLUM designation is now before the Board.

Mr. Swearingen also provided details regarding the current and proposed FLUM and zoning categories and briefly discussed the subject property's inclusion in the East Lake Tarpon Community Overlay District and the Rural Open Space sub-designation of a Scenic Non-Commercial Corridor. He indicated that while the request could generate up to an additional 570 vehicular trips per day, Keystone Road currently operates at a 54% vehicle to capacity ratio; and that, if this case is approved, a Countywide Map amendment would be required; whereupon, Mr. Swearingen related that flood risk on the subject property is low; and that the property is not located within the Coastal Storm Area or the Coastal High Hazard Area.

Mr. Swearingen indicated that staff finds that the proposed land use and zoning amendments are appropriate and consistent with the Comprehensive Plan; whereupon, he, with input by Zoning and Project Management Division Manager Michael Schoderbock, responded to comments and queries by the members and provided information regarding various topics, including the following:

- Anticipated entry point on Keystone Road
- Proximity of surrounding residential uses
- Allowable uses under the current and requested FLUM and zoning categories
- Uses and development surrounding the subject property
- Parking requirements and on-site vehicle queuing

Upon Chair Scott's call for the applicant, Brian Aungst, Jr., Clearwater, appeared, referred to a PowerPoint presentation, and indicated that Ignite Academy is a private school that is based at Radiant Church on East Lake Road, which is located approximately two miles from the subject property; that the Academy's current lease with Radiant Church has not been renewed; and that the Academy identified the subject property as an appropriate site for the continued operation of the school.

Mr. Aungst pointed out the location of the subject property, described surrounding land uses, and provided background information regarding the rationale for today's requests. He related that the applicant is amenable to a development agreement that would limit use of the site to a school; whereupon, he provided details regarding a conceptual site plan, potential traffic impacts, and the approval process, noting that, if this case is approved, a Countywide Map amendment would be addressed by way of a Forward Pinellas hearing; and that, for final approval, the amendment would then return to the BCC as the Countywide Planning Authority (CPA).

Upon introduction by Mr. Aungst, Kurt Hinrichs, Clearwater, appeared, referred to a conceptual site plan, and provided information regarding buffering and on-site vehicle queuing; whereupon, Justin Gingerich, Tarpon Springs, appeared and briefly discussed various aspects of the school's operations and current enrollment.

Referring to a map of the area, Mr. Aungst provided additional information regarding surrounding uses and indicated that the applicant believes that the requested changes meet all of the Comprehensive Plan goals, policies, and objectives outlined in the Staff Report; and that while the subject property does not currently meet Code requirements associated with stormwater, it will be brought into compliance.

Upon the Chair's call for public comment, the following individuals appeared and expressed their concerns related to both applications:

Beverley Downing, Tarpon Springs
Linda Van Dam, Tarpon Springs

The following individuals appeared and expressed their support for both applications:

Nancy McAmis, Tarpon Springs
Jessica Serrano, Tarpon Springs
Kyle Loomis, Palm Harbor

In rebuttal, Mr. Aungst reiterated that he believes that the applicant has demonstrated the requests' consistency with the Comprehensive Plan goals, policies, and objectives outlined in the Staff Report; and that the applicant is willing to negotiate a development agreement; whereupon, he provided brief comments regarding improvements that would be made to the subject property if the applications are approved by the Board.

In response to comments and queries by Commissioners Flowers and Nowicki, Mr. Aungst provided clarifying details regarding the current ownership and use of the subject property, ingress and egress, and preservation of a potential eagle's nest on the property.

Responding to comments and a query by Commissioner Eggers, Mr. Swarengen, with input by Mr. Burton, provided information related to the process and potential benefits associated with development agreements; whereupon, Attorney White provided brief comments regarding potential functions of development agreements and explained that the County frequently requires applicants to record a deed restriction with a development agreement to ensure that use limitations remain on the property in perpetuity.

In response to additional comments and queries by Commissioner Eggers, Attorney White provided information regarding development agreement terms and noted that approval of a development agreement would require a public hearing; whereupon, in response to a query by Commissioner Scherer, Attorney White pointed out that she believes that the applicant's representative confirmed their interest in having a development agreement in place prior to the Board hearing the land use application as the CPA; and that, if the applicant fails to satisfy their obligations under the development agreement, the Board may deny the application at the CPA hearing.

Thereupon, Attorney White noted that a vote will first be taken related to the land use application; and that, if the land use application is approved, a second vote will be taken regarding the zoning application.

A motion was made by Commissioner Scherer, 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

61. Case No. ZON-25-07 (Ignite Academy, Inc.)

A request for a zoning change from R-A, Residential Agriculture to LI, Limited Institutional on approximately 5.23 acres located at 2271 Keystone Road in East Lake Tarpon. (Quasi-Judicial)

Resolution No. 25-136 adopted, approving Case No. ZON-25-07 and directing staff to negotiate a development agreement with the applicant. The Local Planning Agency recommended approval of the request, and staff concurred. The Clerk has received 56 letters and six emails in opposition.

A motion was made by Commissioner Peters, seconded by Commissioner Flowers, that the item be approved and that staff be directed to negotiate a development agreement with the applicant. 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

62. Case No. FLU-25-09 (Green Energy for North America, LLC)

A request for a Future Land Use Map amendment from Residential Urban to Residential Medium on approximately 18.43 acres located at 13400 Pine Street in unincorporated Largo.

Item continued to the January 20, 2026 Board of County Commission (BCC) meeting. The Local Planning Agency (LPA) recommended denial of the request, and staff concurred. No correspondence has been received.

Attorney White indicated that there may be a request from the applicant to continue this item; whereupon, she recommended that the Board allow the applicant to speak prior to any staff presentation.

Katie Cole, Clearwater, indicated that she represents the applicant, who is requesting to continue this item to the Board's next public hearing date. Attorney White noted that continuing the item to a date certain would eliminate the need to re-advertise the hearing; whereupon, brief discussion ensued regarding dates of upcoming BCC meetings and whether public comment related to the item should be heard at tonight's hearing.

Thereupon, Commissioner Flowers requested that the applicant's representative meet with individuals who are present and may have concerns in order to discuss potential changes to the case since it was heard by the LPA.

A motion was made by Commissioner Peters, seconded by Commissioner Flowers, that the item be continued to the January 20, 2026, BCC meeting. 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

63. Petition of Ross and Tracey Patton to vacate the 10-foot public drainage and utility easement Lying Along the North Boundary of Lot 5, Bardmoor Country Club North Phase 1, Plat Book 80, Page 54, Lying in Section 13-30-15, Pinellas County, Florida. (Quasi-Judicial)

Resolution No. 25-137 adopted, granting the petition to vacate the portion of a public drainage and utility easement located on the property at 8639 Maidstone Court, Seminole, Florida, with the condition that Pinellas County is granted a new utility and drainage easement that runs through the rear of the property. 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, with the condition that Pinellas County is granted a new utility and drainage easement that runs through the rear of the property. 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

64. Resolution electing to not exempt property under Section 196.1978(3)(o), Florida Statutes, commonly known as the Live Local Act Property Tax Exemption.

Resolution No. 25-138 adopted. No correspondence has been received. No citizens appeared to be heard.

Attorney White indicated that this item requires a two-thirds vote; and that even though only six Commissioners are present, five votes are still required; whereupon, Mr. Burton clarified that the item extends the prior action taken by the Board, which must be renewed each year.

In response to a query by Commissioner Scherer, Mr. Burton and Planning Division Manager Glenn Bailey provided information regarding a surplus inventory of affordable housing units in Tampa Bay.

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

Absent: 1 - Commissioner Latvala

65. Acquisition Agreement for the Wastewater Collection and Transmission System with the Town of North Redington Beach.

Agreement approved, as outlined in the Staff Report. Agreement effective from date of execution. No correspondence has been received. No citizens appeared to be heard.

A motion was made by Commissioner Peters, 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

66. Proposed amendments to Chapter 14, Pinellas County Code-Restoration of Definitions, Enhancement of Retail Pet Sales Oversight, Modification of Public Nuisance Animal Reporting, and Modernization of Impoundment Protocols During Emergencies and Disasters.

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

Mr. Burton indicated that staff recently met with pet store owners and offered them an opportunity to submit comments regarding the proposed amendments; whereupon, he noted that staff is requesting that the item be delayed until the December 16 BCC meeting so that the comments regarding language clarifications can be reviewed and brought back for a vote at the December BCC meeting.

A motion was made by Commissioner Flowers, seconded by Commissioner Nowicki, that the item be deferred to the December 16 BCC meeting. 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

ADJOURNMENT - 7:41 P.M.

ATTEST: KEN BURKE, CLERK

By *Deilyn Leiva*
Deputy Clerk



Dave Eggers
Chair