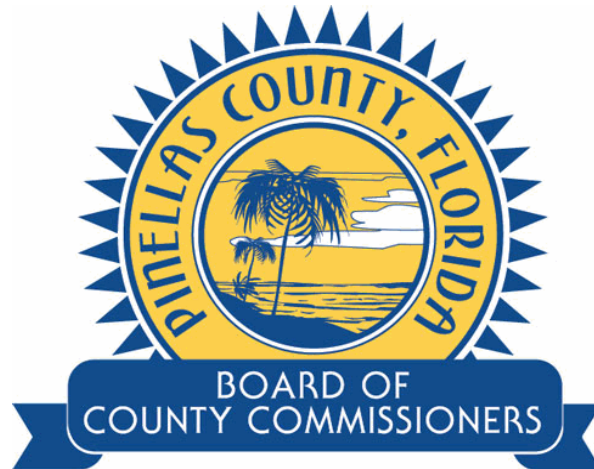


Pinellas County Board of County Commissioners

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



Hybrid In-Person and Virtual Regular Meeting Agenda

Tuesday, November 19, 2024
2:00 P.M.

Public Hearings at 6:00 P.M.

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

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

ROLL CALL

INVOCATION by Reverend Dr. John A. Evans, Sr., Friendship Missionary Baptist Church, St. Petersburg.

PLEDGE OF ALLEGIANCE

CITIZENS TO BE HEARD

1. [24-1860A](#) Citizens To Be Heard - Public Comment.

CONSENT AGENDA - Items 2 through 17

CLERK OF THE CIRCUIT COURT AND COMPTROLLER

2. [24-1974A](#) Minutes of the regular meetings held September 19 and October 15, 2024.
3. [24-1976A](#) Vouchers and bills paid from August 11 through October 26, 2024.

Reports received for filing:

4. [24-1977A](#) Dock Fee Report for the month of September 2024.
5. [24-1978A](#) State of Florida Constitutional Officer Financial Report for 2023-2024 - Pinellas County Supervisor of Elections, pursuant to Section 218.36, Florida Statutes.
6. [24-1979A](#) State of Florida Constitutional Officer Financial Report for 2023-2024 - Pinellas County Tax Collector, pursuant to Section 218.36, Florida Statutes.
7. [24-1980A](#) State of Florida Constitutional Officer Financial Report for 2023-2024 - Pinellas County Property Appraiser, pursuant to Section 218.36, Florida Statutes.
8. [24-1981A](#) State of Florida Constitutional Officer Financial Report for 2023-2024 - Pinellas County Clerk of the Circuit Court and Comptroller, pursuant to Section 218.36, Florida Statutes.

Miscellaneous items received for filing:

9. [24-1982A](#) Correspondence from the Southwest Florida Water Management District regarding its Proposed 2025 Five-Year Water Resource Development Work Program.

COUNTY ADMINISTRATOR DEPARTMENTS

County Administrator

10. [24-1684A](#) Receipt and file report of purchasing items delegated to the County Administrator for the quarter ending September 30, 2024.

Recommendation: Accept the receipt and file report of purchasing items delegated to the County Administrator.

11. [24-1865A](#) Receipt and file report of non-procurement items delegated to the County Administrator for the period ending October 31st, 2024.

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

Development Review Services

12. [24-1931A](#) Plat of Sidney Street Twin Villas, a 10-lot subdivision.

Recommendation: Approval of the plat for Sidney Street Twin Villas located in Section 6, Township 29 South, Range 16 East, and acceptance of the sidewalk guarantee for recording.

- The property is located east of North Belcher Road, west of Sidney Street, and north of Perth Street.
- Kierkel, Inc. is submitting this plat as a requirement for Site Plan 4712.
- The site is being subdivided into 10 residential dwelling units, 1 tract, and dedicated public right of way.
- Sidewalks are a requirement of this development.

Parks and Conservation Resources

13. [24-1445A](#) Ranking of firms and agreement with Fort De Soto Hospitality LLC for Concession Services at Fort DeSoto Park.

Recommendation: Approval of the ranking of firms and agreement with the number one ranked firm, Fort De Soto Hospitality LLC, for Concession Services at Fort DeSoto Park.

- This contract is for all concession needs at Fort De Soto Park. Concession services include the sale of food and retail items in four locations throughout the park, rental of kayaks, surreys/bicycles, chairs/beach umbrellas, and laundry service operation for the park's campground.
- Five proposals were received with award recommendation to the top ranked firm Ortega National Parks, LLC d/b/a ExplorUS, who created a subsidiary, Fort De Soto Hospitality LLC, for this specific work to establish a local presence within the community. This contract will yield an annual estimated revenue of \$301,464.00.
- The term of this contract is for five years beginning January 1, 2025, and has provision for two five-year extensions.
- Revenue is included in the Fiscal Year 2025 Adopted Budget for the Parks and Conservation Resources Department within the General Fund.

Contract No. 24-0455-RFP(AJM) with an estimated annual revenue of \$301,464.00 for the Parks and Conservations Resources Department; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

Solid Waste

14. [24-1914A](#) Ratification of the County Administrator's approval of the Agreement and Memorandum of Understanding with Duke Energy Florida for purchase of as available energy and/or parallel operation with a qualifying facility.

Recommendation: Ratify, confirm, and enter into the minutes the approval by the County Administrator of both the Agreement and Memorandum of Understanding (MOU) with Duke Energy Florida (DEF) for purchase of as available energy and/or parallel operation with a qualifying facility.

- Approved Agreement was part of Legistar item 24-1010D.
- Execution of both the Agreement and MOU are necessary before the Federal Energy Regulatory Commission (FERC) considers and approves.
- FERC approval is necessary before DEF approves an interconnection agreement for power generated by the Waste-To-Energy Facility to be connected to the DEF distribution power grid.
- Expedited document approval is necessary to provide the FERC the required 60 days to review and approve. FERC approval is necessary on or before December 31, 2024.
- In the interest of time, the County Administrator was requested to execute both documents with the understanding subsequent Board consideration and ratification was required.
- Also, in the interest of time, the County executed the documents first and DEF second.
- Revenue generated by the sale of electricity produced by the Waste-to-Energy Facility is budgeted to the Solid Waste Revenue and Operating Fund in the amount of \$33,245,170.00.

Utilities

15. [24-1821A](#) Ratification of the County Administrator's approval of the Water Quality Improvement grant applications with the Florida Department of Environmental Protection.

Recommendation: Ratify, confirm, and enter into the minutes the approval by the County Administrator of the submission of two grant applications to the Florida Department of Environmental Protection (FDEP) Water Quality Improvement grant program. Grant applications were due to FDEP on July 31st, 2024. Due to the grant submission deadline, the County Administrator's approval was required for the timely submittal of the two grant applications.

Grant requests total \$31,500,000.00 in Water Quality Improvement Funds, matched with \$1.5M of County funds. Projects include:

- Manufactured Home Communities Wastewater Collection System Improvements (PID 005015A) - \$30.0M with no matching funds.
- Pump Station Generator Improvements (PID 003762A) - \$1.5M with \$1.5M in matching funds provided by the Utilities' Sewer Renewal & Replacement Fund.
- Both applications were submitted by the July 31st submittal deadline and accepted by FDEP.

AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

Housing Finance Authority

16. [24-1681A](#) Housing Finance Authority of Pinellas County Resolution No. 2024-10 adopting and approving Fiscal Year 2023-2024 General Fund Budget Amendment, as approved by the Housing Finance Authority Board of Directors.

Recommendation: Accept the Housing Finance Authority (HFA) Resolution No. 2024-10 adopting and approving Fiscal Year (FY) 2023-2024 General Fund (GF) Budget Amendment, as approved by the HFA Board of Directors.

- On September 4, 2024, the HFA Board of Directors approved Resolution No. 2024-10, adopting and approving the FY24 GF Budget Amendment.
- The amended GF Budget amount is \$2,851,150.00.
- 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.

17. [24-1685A](#) Housing Finance Authority of Pinellas County Resolution No. 2024-11 adopting and approving Fiscal Year 2024-2025 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 of Pinellas County (HFA) Resolution No. 2024-11 adopting and approving Fiscal Year (FY) 2024-2025 General Fund (GF), Housing Trust Fund (HTF), Land Assembly Fund (LAF) and St. Petersburg (LAF) Operating Budgets, as approved by the HFA Board of Directors.

- On September 4, 2024, the HFA Board of Directors approved Resolution No. 2024-11, adopting and approving the FY25 GF, HTF, LAF, and St. Petersburg LAF Operating Budgets.
- The GF Budget amount is \$2,856,150.00; the HTF Budget amount is \$500,000.00; the LAF Budget amount is \$100,000.00; and the St. Petersburg LAF Budget amount is \$5,000.00.
- 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 Funds are required.

REGULAR AGENDA

ITEMS FOR DISCUSSION FROM THE CONSENT AGENDA

COUNTY ADMINISTRATOR DEPARTMENTS

Construction and Property Management

18. [24-1648A](#) Exercise the Option to purchase the 2500 34th Street North Building and appurtenances and adopt a Resolution authorizing the County Administrator to execute instruments necessary for the completion of the transaction.

Recommendation: Approval to exercise the option to purchase the building, improvements, and appurtenances (Building) on the County-owned parcel located at 2500 34th Street North, St. Petersburg, FL 33713 (2500 Property) pursuant to the Lease with Option to Purchase (Lease) with 2500 34th St, LLC (Seller), execution by the Board of County Commissioners of written notification to Seller that County is exercising its option to purchase the Building, and adoption of the Resolution authorizing the County Administrator to execute instruments necessary for completion of the transaction.

- Pinellas County Property Appraiser and Pinellas County Tax Collector identified the 2500 Property as the relocation site for their operations previously located at 1800 66th Street North, St Petersburg, FL 33710 (1800 Property).
- In lieu of payment for the 2500 Property, on February 27, 2018, the County executed an Exchange Agreement (Agreement) with the Seller whereby the County would take ownership of the undeveloped 2500 Property in exchange for the 1800 Property, which would be owned by the Seller.
- On February 27, 2018, the County executed the Lease requiring Seller to develop the Building and lease it to the County until such time that the County exercises its option to purchase. Purchase price of the building is \$10,177,062.92 as specified in the Option.
- Funding is budgeted under the South County Service Center Replacement/Purchase CIP Project 004992A, funded by a prior-year transfer from the General Fund.

Housing & Community Development

19. [24-1922A](#) Affordable Housing Program project funding recommendation for Oasis at Bayside by SPGRP IV, LLC.

Recommendation:

Recommend approval of affordable housing funding for the Oasis at Bayside project by SPGRP IV, LLC.

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

- The funding recommendation for Oasis at Bayside by SPGRP IV, LLC is \$12,160,000.00 for land acquisition and unit rehabilitation for workforce housing.
- Oasis at Bayside is an acquisition project of 304 existing multi-family affordable apartment units located at 305 Glades Circle in Largo. The property does not currently have affordability restrictions.
- Land acquisition by the County will put the following restrictions in place in perpetuity: (3) units set-aside for 50% AMI or below, (8) units for 65% AMI or below, (247) units for 80% AMI or below, and (46) units unrestricted.
- The public investment will prevent significant future rent increases and keep rents below fair market rent (FMR) levels. For example, monthly rent for 105 two-bedroom units restricted to 80% AMI will be \$131.00 less than FMR, as detailed on the project summary chart attachment.
- The total development cost is estimated to be \$59,263,665.00. Other sources of funding include Sponsor and Limited Partner Equity (\$11,997,415.00) and Permanent Debt Financing (\$35,106,250.00).
- Next steps: County staff will complete additional due diligence activities including, but not limited to, property appraisals, title searches, loan underwriting, and financial analysis. Funding agreements, leases, loan documents, and affordability restrictions will be prepared, negotiated, and executed.
- Approval of the project funding recommendation will increase the total amount of Penny IV affordable housing funds committed to \$59.8M.

Human Services

20. [24-1538A](#) Funding agreement with 211 Tampa Bay Cares, Inc. for call center operations.

Recommendation: Approval of the funding agreement with 211 Tampa Bay Cares, Inc. for call center operations.

- This Funding Agreement provides for the only free, confidential, multi-lingual, 24-hour access to community information, services, and resources.
- The Board of County Commissioners previously approved the following items related to the program: Legistar 19-1150A and amended it with Legistar 23-0359A.
- Funding in an amount not to exceed \$563,062.50 annually has been included in the Human Services' Fiscal Year 2025 General Fund Budget. This agreement will be in effect beginning October 1, 2024, and continue for a period of 36 months, expiring on September 30, 2027.

Management and Budget

21. [24-1838A](#) Increase to the agreement with Hagerty Consulting, Inc. for emergency comprehensive disaster recovery management consulting services for Hurricane Helene and Milton.

Recommendation: Approval of the First Amendment for an increase to the agreement for emergency comprehensive disaster recovery management consulting services for Hurricane Helene and Milton.

- This contract provides for the administration of Federal and State Disaster Programs related to declared emergencies on behalf of the County.
- The First Amendment increases the agreement with Hagerty Consulting, Inc. by \$5,400,000.00 to provide emergency comprehensive disaster recovery management consulting services for Hurricane Helene and Hurricane Milton.
- The First Amendment only increases the “not to exceed” amount and does not change any other terms or conditions, including hourly rates.
- This contract includes requirements from all municipalities within geographical Pinellas County; each municipality shall contract separately for services. Four vendors are contracted to provide services.
- The Board of County Commissioners originally awarded this contract on January 14, 2020, to four firms: Hagerty Consulting, Inc., Metric Engineering, Inc., Tetra Tech, Inc., and Witt O'Brien's LLC.
- Funding for this contract has been made available from reserves for Hurricanes Helene and Milton's response and recovery. A portion of the costs incurred will likely be offset with reimbursement from the Federal Emergency Management Agency and the State of Florida.

Contract No. 178-0406-P; increase in the amount of \$5,400,000.00 for a revised Hagerty Consulting, Inc. contract total of \$6,400,000.00; contract effective through January 29, 2025.

22. [24-1955A](#) Pinellas County adoption of a Tourist Development Tax Revenue Supplemental Bond Resolution Supplementing Resolution No. 24-42 adopted on July 30, 2024, and approval of the documents to support funding for the design and construction of a new stadium in St. Petersburg to be the new home of the Tampa Bay Rays Major League Baseball franchise.

Recommendation: Adopt the Tourist Development Tax Revenue Supplemental Bond Resolution (Supplemental Bond Resolution) and approve the forms of the following documents, and, with guidance of legal counsel or the financial advisor, delegate to the County Administrator or Chair to make minor changes in these agreement documents to effectuate the expressed purposes, all in furtherance of the financing, construction and management of a new stadium in St. Petersburg to be the new home of the Tampa Bay Rays Major League Baseball franchise:

- 1) Form of Purchase Contract
- 2) Form of Preliminary Official Statement
- 3) Form of Disclosure Dissemination Agent Agreement
- 4) Form of Paying Agent and Registrar Agreement
- 5) Form of Escrow Agreement
- 6) Form of Construction Funds Trust Agreement
- 7) Form of Sec Post-Issuance Compliance and Repository Services Pricing Agreement

This item was deferred during the October 29, 2024, Meeting of the Board of County Commissioners to the date certain of November 19, 2024.

23. [24-1970A](#) Resolution establishing a Debt Policy for Pinellas County.

Recommendation: Adoption of a resolution establishing a Debt Policy for Pinellas County.

- The Clerk of the Circuit Court and Comptroller (Clerk) is responsible for managing and administering the County's debts.
- The Government Finance Officers Association recommends that Governments adopt comprehensive written debt management policies and that Governments review their debt management policies periodically for necessary updates.
- The proposed Debt Policy has been written in collaboration between the Clerk, Clerk staff, Office of Management and Budget staff, and outside financial advisors reviewed.
- The proposed Debt Policy codifies currently available practices into one policy without changing the existing operations of the County.
- Adoption of this policy has no fiscal impact on Pinellas County.

Public Works

24. [24-1738A](#) Agreement with Iteris, Inc. for Advanced Traffic Management System/Intelligent Transportation System traffic signal equipment related to the State Road 60 Smart Corridor Project.

Recommendation: Approval of the Agreement with Iteris, Inc. for traffic signal electrical facility parts related to the State Road 60 Smart Corridor Project.

- This agreement provides Public Works a mechanism to purchase equipment for improvements in support of the Advanced Traffic Management System (ATMS) program, in particular the SR60 Smart Corridor Project.
- Pricing is per Seminole County Contract No. IFB-604689-23/LNF.
- Agreement in the not to exceed the amount of \$640,000.00 for 26 months.
- Funding is budgeted under the SR60 Smart Signal Corridor Project 004974C, funded by state grant funding, and the ATMS/Intelligent Transportation System Regional Improvements Project 001032A, funded by the Local Option Fuel Tax. Total available funding is the amount of the full project allocation as represented in the approved budget. Available funding in excess of the recommended not-to-exceed amount is available for other project costs. In the event that future fiscal year funding is not available for this project, the County maintains the authority to terminate this agreement.

Contract 24-1078-PB with an estimated total expenditure of \$640,000.00, effective through February 12, 2027, with an annual average expenditure of \$295,384.62; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

25. [24-1886A](#) Brownfield Site Rehabilitation Agreement with the Florida Department of Environmental Protection for the Dansville Central Historic Landfill Brownfield Site.

Recommendation: Approval of the Brownfield Site Rehabilitation Agreement (BSRA) with the Florida Department of Environmental Protection for the Dansville Central Historic Landfill Brownfield Site.

- The County will conduct site rehabilitation on contaminated areas within the Dansville Central Historic Landfill Brownfield Site.
- The County designated the Dansville Central Historic Landfill a Brownfield site in 2008 per Resolution 08-117.
- BSRA allows the County to receive tax credit incentives providing reimbursement of certain costs associated with site rehabilitation.
- Authorization for the Public Works Department Director or designee to sign and file reports, plans, or other administrative documents related to Brownfield site rehabilitation.
- Agreement commits Pinellas to ensure site rehabilitation is in accordance with Chapter 62-160, F.A.C.
- The Brownfield Voluntary Cleanup Tax Credit incentive provides up to fifty percent of the cost of site assessment and rehabilitation (maximum of \$500,000.00/year) in the form of corporate tax credits, which can be sold to eligible corporate entities.
- Funding for the expense of this agreement is not specifically budgeted in Fiscal Year 2025. As the amount of the cleanup becomes clearer, funds will be identified and brought to the Board for approval as necessary (including the 50% provided by this agreement and including approximately \$200,000.00 of Community Development Block Grant funds may be made available for this rehabilitation with Board approval). The agreement also allows for termination upon written notice. Termination by either party will revoke immunity provision of the Agreement.

Maximum amount up to \$500,000.00 in tax credits annually; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

26. [24-1866A](#) County Incentive Grant Program Agreement with the Florida Department of Transportation for the Right-of-Way Acquisition Activities of the Forest Lakes Boulevard from State Road 580 to State Road 584 Project.

Recommendation: Approval of the County Incentive Grant Program (CIGP) Agreement with the Florida Department of Transportation (FDOT) and adoption of associated Resolution for Right of Way acquisition activities of PID 003914A Forest Lakes Boulevard Phase III Widening Project between State Road (SR) 580 and SR 584 (Tampa Road).

- The project will ultimately widen Forest Lakes Boulevard between SR 580 and SR 584 (Tampa Road), upgrading the typical section from two lanes undivided to four lanes with a center two-way left turn lane and bike lanes.
- Agreement provides \$1,031,000.00 in FDOT funding. The county match is \$1,031,000.00. The total Agreement amount is \$2,062,000.00.
- Right of Way Acquisition is scheduled for completion on or before December 16th, 2026.
- Funding is budgeted under the Forest Lakes Blvd Phase III - From Tampa Road to SR 580 Project 003914A, funded by the Penny for Pinellas, Multimodal Impact Fees, and state grant funding. Total available funding is the amount of the full project allocation as represented in the approved Fiscal Year 2025 Budget. Available funding in excess of the recommended not-to-exceed amount is available for other project costs.

FDOT FPN 443412 1 44 01; PID No. 003914A; FDOT CIGP funding not to exceed \$1,031,000.00; Total Agreement amount is \$2,062,000.00; Agreement term expires April 16, 2027. Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

27. [24-1846A](#) Florida Shared-Use Non-motorized Trail Network Supplemental Agreement with the Florida Department of Transportation to fully fund construction of the Pinellas Trail South Gap from 126th Avenue North to Ulmerton Road.

Recommendation:

Approval of the Florida Shared-Use Non-motorized Trail Network Supplemental Agreement (Agreement) with the Florida Department of Transportation (FDOT) to fully fund construction of the Pinellas Trail South Gap from 126th Avenue North to Ulmerton Road.

- The original agreement, approved by the Board of County Commissioners on April 23, 2024, provided a grant reimbursement amount of \$2,244,074.00. (Granicus Item 23-1986A)
- This Agreement provides an additional grant reimbursement amount of \$1,252,633.00 to fully fund the construction amount of \$3,496,707.00.
- This project will continue the construction of a Trail loop within the County.
- Funding is budgeted under the Pinellas Trail South Gap - 126th Avenue North to Ulmerton Road Project 003883A, funded by state grant funding and the Penny for Pinellas. Total available funding is the amount of the full project allocation as represented in the approved budget. Available funding in excess of the recommended not-to-exceed amount is available for other project costs.

PID No. 003883A; FDOT Supplemental Agreement No. 1 in the amount of \$1,252,633.00 for a total project funding of \$3,496,707.00; original Agreement term remains as January 15, 2026; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

28. [24-1870A](#) Request for a public hearing to appeal the issuance of County Dredge and Fill Permit No. WND-24-00077 for 106 Harbor Drive, Palm Harbor.

Recommendation: Recommend consideration of the Myrbacks' (Appellants) request for a public hearing to appeal the issuance of County Dredge and Fill Permit No. WND-24-00077 (Permit) for 106 Harbor Drive, Palm Harbor (Subject Property).

- Dr. James Donovan applied for a Permit to dredge (sovereign) submerged lands that surround the private dock and boat lift at the Subject Property.
- County Water and Navigation Staff issued the Permit on July 19, 2024.
- Appellants own and reside at the property located at 104 Harbor Drive, Palm Harbor, which is immediately south of the Subject Property.
- Appellants timely filed a request to appeal the issuance of said Permit on August 16, 2024, in accordance with County Code Section 58-536(b) - Appeals, citing environmental concerns.

County Dock Permit Application No. WND-24-00077.

29. [24-1932A](#) Local Agency Grants Program application with Forward Pinellas, related Florida Department of Transportation Project Application and Resolution for the Sunset Point Road Improvement Project from Kings Highway to Keene Road.

Recommendation: Approval of the Local Agency Grants Program application with Forward Pinellas, related to the Florida Department of Transportation (FDOT) Project Application, and adoption of related Resolution for the Sunset Point Road Improvement Project from Kings Highway to Keene Road.

- The grant funding requested is \$3,000,000.00 for Fiscal Year (FY) 2030, which is anticipated to be 33% of the project cost.
- There is no required grant match, and the application is for the maximum grant amount of \$3,000,000.00.
- The project is identified in the Forward Pinellas Long Range Transportation Plan 2045 Cost Feasible Roadway Projects and proposed FY30 Capital Improvement Plan (CIP).
- Request signature on FDOT Project Application and adoption of related Resolution.
- Public Works Director will electronically submit Grant Application. No signature is required.
- Deadline for application submittal to Forward Pinellas is November 22, 2024.
- Construction funding in the amount of \$6,124,600.00, along with the grant, if awarded, will be provided in future CIP.

PID No. 003877A; Total project design and construction cost approximately \$9,124,600.00; Anticipated grant funding request is \$3,000,000.00; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

Solid Waste

30. [24-1921A](#) Agreement with Rainbow Energy Marketing Corporation for power purchase, sale, and marketing for the Department of Solid Waste

Recommendation: Approval of the agreement with Rainbow Energy Marketing Corporation for power purchase, sale, and marketing for the Solid Waste Department.

- This is a revenue generating contract for the marketing and transmission scheduling of the energy generated from the Pinellas County Waste to Energy Facility.
- The estimated revenue generation is \$6,750,000.00 for the initial term until June 25, 2026.
- This contract provides opportunities for potentially higher revenues through managed marketing services versus selling this energy at the default as-available prices to Duke Energy. This service is critical in maximizing energy sales revenues for the Solid Waste Enterprise Fund.
- Solid Waste has elected to cooperatively utilize the scope and pricing from Lee County Contract No. 061521R-C-24, with a County legal agreement, through the original term of June 25, 2026, with an option for three additional one-year term extensions.
- Revenue generated by the sale of electricity produced by the Waste-to-Energy Facility is budgeted to the Solid Waste Revenue and Operating Fund in the amount of \$33,245,170.00.

Contract No. 24-1083-PB for an initial contract term until June 25, 2026, with an estimated annual revenue generation of \$4,500,000.00 or \$6,750,000.00 through the remaining contract term.

Utilities

31. [24-1325A](#) Agreement for laboratory testing equipment, maintenance, and supplies with the Hach Company.

Recommendation: Approval of a three-year agreement with the Hach Company (HACH) for laboratory testing equipment, maintenance, and supplies.

- HACH supplies the Utilities and other County departments with testing equipment, laboratory reagents, and accessories required for routine water and wastewater testing to comply with state and federal environmental regulations. The reagents are proprietary and manufactured by and only available from HACH.
- Due to testing of public water and citizens served, consistency, accuracy, and uniformity in testing required, some of the results are regulated and reported to the Florida Department of Environmental Protection. County departments have standardized their equipment and materials to HACH products for water testing.
- The Non-Competitive Oversight Committee evaluated and approved the request for this proprietary purchase on January 14, 2021.
- Funds in the amount of \$442,640.00 are included in the Fiscal Year 2025 Adopted Budget. Funding for future years of this agreement will likely be requested in future budgets. The contract includes a fiscal non-funding clause should that portion of the budget not be approved.

Contract No. 24-0638-N Hach Agreement for equipment and maintenance with an estimated annual expenditure of \$349,783.93 for a total amount not to exceed \$1,049,351.79 for the three-year contract term; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

32. [24-1941A](#) Amendment No. 1 for Resilient Florida Grant Program Agreements 22FRP09 (Manufactured Home Communities Wastewater Collection System Improvements) and 22FRP10 (Utilities Reliability Improvements) with the Florida Department of Environmental Protection

Recommendation: Approval of two no-cost amendments for Resilient Florida Grant Program Agreements with the Florida Department of Environmental Protection (FDEP) for Manufactured Home Communities (MHC) Wastewater Collection System Improvements (22FRP09) and Utilities Reliability Improvements (22FRP10).

- FDEP grant agreement no. 22FRP09 provides \$25 million for wastewater collection improvements at seven MHCs in Largo and unincorporated Pinellas County (approved by the Board of County Commissioners and fully executed in March 2024)
- Amendment 1 to agreement no. 22FRP09 updates the grant work plan to remove budget categories (eliminating the need for reallocation of funds between budget lines); and adds the inclusion of Project Management reports as part of the deliverables for payment requests (no changes to the total funding amount).
- FDEP grant agreement no. 22FRP10 provides \$3,435,850.00 for hardening improvements to mitigate flood and wind vulnerability at Logan Laboratory, South Cross Bayou Advanced Water Reclamation Facility (SCBAWRF) Dewatering Operations building, SCBAWRF Education Center, and the General Maintenance Division Operations Center (approved by the Board of County Commissioners and fully executed in March 2024).
- Amendment 1 to agreement no. 22FRP10 updates the grant work plan to remove Logan Laboratory from the facilities to be improved and reallocates the funding to the remaining three facilities. This amendment also removes the requirement for matching funds (no changes to the total funding amount).
- This grant funding is applied to the Manufactured Home Communities Wastewater Collection System Improvements Project 005015A, South Cross Bayou AWRF Building Hardenings for the Operations Support Center and Dewatering Building Project 005226A, and General Maintenance Building South Building Hardening Project 004578A, included in the Capital Improvement Plan, funded by Florida Department of Environmental Protection Resilient Florida state grants.

COUNTY ATTORNEY

33. [24-1950A](#) Proposed initiation of litigation in the case of Pinellas County v. King Plaza Condominium Association Inc. - action for injunctive relief.

Recommendation: Approval and authorization for the County Attorney to initiate litigation against King Plaza Condominium Association Inc.

34. [24-1863A](#) County Attorney Reports.

COUNTY ADMINISTRATOR

35. [24-1862A](#) County Administrator Reports.

COUNTY COMMISSION

36. [24-1774A](#) Appointment to the Emergency Medical Services Medical Control Board.

Recommendation: Sitting as the Emergency Medical Services Authority, approve the following appointment to the Emergency Medical Service Medical Control Board.

- Appointment of Dr. Hasan Rasheed as an Emergency Physician alternate representative for a term ending April 2026. Dr. Rasheed is an Emergency Physician at Morton Plant Hospital.
- Dr. Rasheed is alternate to Dr. Brian Charity, Emergency Physician primary representative for Morton Plant Hospital.
- Dr. Charity's term started in May of 2024 and ends April of 2026.

37. [24-1712A](#) Appointment to the Pinellas County Health Facilities Authority (Board of County Commissioners as a whole).

Recommendation: Approve reappointment to the Pinellas County Health Facilities Authority.

- Reappoint Karen Mullins.
- Eligibility verification and application attached.
- No ballot needed/voice vote will suffice.

38. [24-1966A](#) Selection of the 2025 Chair and Vice-Chair.

39. [24-1861A](#) County Commission New Business:
Pertinent and timely Committee/Board updates, policy considerations, administrative/procedural considerations, and other new business.

6:00 PM

PUBLIC HEARINGS

AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

Countywide Planning Authority

40. [24-1889A](#) Case No. CW 24-17 - City of Clearwater
Countywide Plan Map amendment from Public/Semi-Public to Retail & Services, regarding 2.28 acres more or less, located at 407 South Saturn Avenue.

Recommendation: Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 24-17, a proposal by the City of Clearwater to amend the Countywide Plan Map from Public/Semi-Public to Retail & Services, regarding 2.28 acres more or less, located at 407 South Saturn Avenue.

- The primary goal of this amendment is to address the gap in Retail & Services designations along Gulf to Bay Boulevard, an area already characterized by a mix of commercial uses.
- The amendment also involves changing the property's Scenic/Noncommercial Corridor designation from the Residential to the Mixed Use subclassification. This update supports the exception allowed under the Countywide Rules for extending nonresidential uses within Scenic/Noncommercial Corridors when it logically infills existing commercial areas.
- The Planners Advisory Committee met on 8/26/24, and the Forward Pinellas Board met on 9/11/24 to review the proposal. Each unanimously recommended approval.
- This case was originally scheduled for a public hearing before the Countywide Planning Authority on October 15, 2024, but was continued to November 19, 2024, at the request of the City of Clearwater and the property owner's representative.

41. [24-1844A](#) Case No. CW 24-19 - City of St. Petersburg (being continued to December 17, 2024)

Recommendation:

Sitting as the Countywide Planning Authority (CPA), continue Case No. CW 24-19 - City of St. Petersburg to December 17th.

- This public hearing concerning an amendment to the Countywide Plan Map was scheduled for public hearing before the CPA on November 19, 2024.
- The public hearing was properly advertised.
- Due to Hurricane Helene, the Planners Advisory Committee did not meet to review the case.
- Due to Hurricane Milton, the Forward Pinellas Board did not hold its public hearing for the case.
- Section 6.3.2 of the Countywide Rules allows for the continuance of public hearings at any time in the course of the proceeding.

42. [24-1845A](#) Case No. CW 24-20 - City of Tarpon Springs (being continued to December 17, 2024)

Recommendation:

Sitting as the Countywide Planning Authority (CPA), continue Case No. CW 24-20 - City of Tarpon Springs to December 17th.

- This public hearing concerning an amendment to the Countywide Plan Map was scheduled for public hearing before the CPA on November 19, 2024.
- The public hearing was properly advertised.
- Due to Hurricane Helene, the Planners Advisory Committee did not meet to review the case.
- Due to Hurricane Milton, the Forward Pinellas Board did not hold its public hearing for the case.
- Section 6.3.2 of the Countywide Rules allows for the continuance of public hearings at any time in the course of the proceeding.

BOARD OF COUNTY COMMISSIONERS

43. [24-1859A](#) Brownfield Area designation of the Rainbow Village Green Reuse Area.

Recommendation: Adopt the resolution on the proposed Brownfield Area designation of the Rainbow Village Green Reuse Area.

- Rainbow Village Green Reuse Area encompasses approximately 33.8 acres. The entire area is proposed to be part of the rehabilitation project.
- The proposed project is a multi-phased affordable housing community to be called “Rainbow Village.”
- Location is near the Historic Dansville landfill site and may be reflective of perceived contamination.
- Two public hearings are required before the Board of County Commissioners prior to adopting a resolution authorizing Pinellas County Housing Authority and/or Heritage Oaks, LLLP, to enter into the future Brownfield Site Rehabilitation Agreement with the Florida Department of Environmental Protection.
- The first public hearing was conducted on October 29, 2024. This is the second public hearing.

44. [24-1824A](#) Ordinance amending Pinellas County Code Chapter 26, Article IX (Lobbying) modifying regulations related to registration of lobbyists and lobbying contacts.

Recommendation: Adoption of the ordinance amending Pinellas County Code modifying regulations related to registration of lobbyists and lobbying contacts.

- The ordinance will update the definition of lobbyist, standardize penalties for failure to comply with the lobbying ordinance, and streamline the process and deadlines for lobbyist registering, reregistering, filing notices of lobbying contacts, and filing annual expenditure reports.
- Ordinance changes were presented and discussed at the August 8th Work Session.
- The Board of County Commissioners may discuss providing additional exceptions to the registration requirements for lobbyists.
- More details are provided in the redline and “Summary” documents attached to the agenda item.

45. [24-1897A](#) Ordinance amending Section 118-32 of the Pinellas County Code relating to the Tourist Development Plan.

Recommendation: Adoption of an ordinance amending Section 118-32 of the Pinellas County Code relating to the Tourist Development Plan (Tourist Plan).

- The proposed ordinance accomplishes the following:
 - Removes obsolete language related to prior payment obligations.
 - Removes “recreation facilities,” which is not an allowable use under Florida Statutes.
 - Increases the funding cap for Elite Events from \$2 million to \$3 million.
 - Adds “public facilities” associated with tourist attractions as an allowable use under Category D.
- The Tourist Development Council approved the revisions on October 16, 2024.
- Amendment of the Tourist Plan requires a supermajority vote by the Board of County Commissioners.
- Amending this ordinance, by itself, has no fiscal impact on Pinellas County. Future decisions that become available because of this amendment may have future fiscal impacts.

46. [24-1906A](#) Ordinance amending the Pinellas County Code regarding the Economic Development Ad Valorem Tax Exemption process by amending Sections 118-181 to 118-191.

Recommendation: Conduct a public hearing and adopt a proposed ordinance, following public comment, amending the Pinellas County Code Sections 118-181 to 118-191.

- The State of Florida provides for the Economic Development Ad Valorem Tax Exemption program pursuant to Article VII, Section 3, of the Constitution of the State of Florida and Section 196.1995, Florida Statutes, upon the successful passage of a referendum.
- In a referendum held on August 20, 2024, the electors of Pinellas passed the referendum for the authorization to grant ad valorem tax exemptions.
- Pinellas County's authority to grant ad valorem exemptions will expire on August 21, 2034.
- Each project considered for an exemption is required to be approved by an ordinance. At that time, the anticipated fiscal impact of the project will be provided to the Board of County Commissioners for consideration.
- There is no direct financial impact associated with adopting this ordinance.
- The Ordinance is exempt from the Business Impact Estimate because it is required for compliance with Federal or State Law or regulation.

47. [24-1533A](#) Resolution electing to not exempt property under Section 196.1978(3)(o), Florida Statutes, commonly known as the Live Local Act Property Tax Exemption.

Recommendation: Recommend adoption of a resolution to not exempt property under the Live Local Act Property Tax Exemption (The Act).

- Section 196.1978(3), Florida Statutes, commonly known as the Live Local Act Property Tax Exemption, requires the Pinellas County Property Appraiser to exempt rental properties with households whose annual household income is between 80%-120% of the Area Median Income within a Metropolitan Statistical Area (MSA) from ad valorem taxes.
- With the commencement of the 2025 tax roll, taxing authorities may “opt-out” of providing The Act to certain rental units in multifamily projects that would otherwise qualify for the 80% to 120% Tax Exemption if the latest Shimberg Center for Housing Studies Annual Report (Shimberg Annual Report) identifies a surplus of affordable and available units.
- The County finds that the Shimberg Annual Report identifies a surplus of affordable and available units within the Tampa St. Petersburg- Clearwater MSA, in which Pinellas County is located, for those households that meet the income criteria for the 80% to 120% Tax Exemption.
- Pursuant to Section 196.1978(3)(o), Florida Statutes, the County is eligible for the “opt-out” election and, pending approval of this resolution, elects not to exempt properties eligible for the exemption and requests that the Pinellas County Property Appraiser not grant any such exemptions.
- This resolution applies to all ad valorem property tax levies imposed by the County. If approved, it will take effect on January 1, 2025, and will expire or be renewed pursuant to the provisions Section 196.1978(3)(o), Florida Statutes.

48. [24-1683A](#) Amendment by resolution supplementing the Fiscal Year 2024 Budget realigning reserves and funds and recognizing unanticipated receipt of funds for requesting departments.

Recommendation: Approval of the amendment by resolution supplementing the Fiscal Year 2024 Budget.

- Realign \$27,003,300.00 in General Funds from reserves for expenditures related to Hurricane Helene.
- Realign \$20,000.00 in General Funds for the Public Defender to correct funding allocations for IT-related purchases.
- Recognize \$3,642,200.00 in the Solid Waste Revenue and Operating Fund in unanticipated revenue from interest and increase expenditures by \$3,642,200.00 due to a billing error with the City of Pinellas Park.
- Recognize \$50,000.00 in the Water Impact Fees Fund in unanticipated revenue and increase reserves by \$50,000.00 to balance the fund.
- Recognize \$50,000.00 in unanticipated revenue from interest and increase transfer to the Water Revenue and Operating Fund by \$50,000.00 to transfer all available funding to that fund.

49. [24-1907A](#) Resolution amending the Fiscal Year 2025 Capital Budget to Realign Appropriations for Capital Projects in the American Rescue Plan Act and Capital Projects Funds and to Recognize Unanticipated Receipt of Funds in the American Rescue Plan Act Fund.

Recommendation:

Adopt the attached amendment by resolution for Fiscal Year (FY) 2025 to realign appropriations for Capital Improvement Program (CIP) projects in the American Rescue Plan Act (ARPA) and Capital Projects Funds and to recognize and appropriate unanticipated receipt of funds in the ARPA Fund.

- The Resolution realigns \$7,276,190.00 from CIP projects in the ARPA Fund: Countywide Electric Vehicles Infrastructure Master Plan (006032A), 22nd Avenue South - 51st Street South to 34th Street South Roadway Improvement (000087A), High Point Community Park (002998A), Dansville Community Park (006025A), Lake Seminole Park Trail Extension (006031A), South Cross Bayou Dewatering Improvements (002166A), South Cross Bayou Denitrification Filter Rehab (003408A), and Manufactured Home Communities Wastewater Collection System Improvements (005015A).
- The Resolution realigns \$8,052,787.00 within the ARPA Fund from forementioned CIP projects and unanticipated revenue to CIP projects: Stormwater Starkey Facility M10 Modification (003900A), 46th Avenue North from 49th Street North (CR 611) to 38th Street North Roadway Improvements (002131A), Highpoint: Russell Avenue Connection (006030A), Safe Routes to School (006033A), Rehabilitation of 119th Street Overflow Area-North Garden in Ridgecrest (006024A) and Septic to Sewer Program Phase 1 (006052A).
- The Resolution realigns \$1,197,290.00 within the Capital Fund from Stormwater Starkey Facility M10 Modification (003900A) and Safe Routes to School (006033A) to Countywide Electric Vehicles Infrastructure Master Plan (006032A), Baypointe Stormwater Conservation Area (003435A), Dansville Community Park (006025A), and Lake Seminole Park Trail Extension (006031A).
- The Resolution recognizes \$776,597.00 in unanticipated revenue in the ARPA Fund. This is a net of unanticipated revenue less expenditures which exceeded FY24 appropriations due to projects that progressed ahead of schedule.

50. [24-1969A](#) Resolution supplementing the Fiscal Year 2025 Budget for unanticipated revenue related to the issuance of debt for the Tampa Bay Rays Major League Baseball Stadium Project in St. Petersburg and realign appropriation from reserves in the Tourist Development Tax Fund for expenditures related to cost of issuance and debt service for the Tourist Development Tax Revenue Bonds.

Recommendation: Conduct a public hearing and adopt the attached resolution recognizing and appropriating unanticipated revenue and realigning funds in the Fiscal Year 2025 budget as follows:

- Recognize \$335,000,000.00 in unanticipated revenue in the Tourist Development Tax (TDT) Fund from the issuance of Tourist Development Tax Revenue Bonds, Series 2024, and appropriate for payment of the County's commitment to the project. This, and all budgeted amounts in the amendment, are not to exceed amounts. The County may ultimately spend less in each case.
- Recognize \$35,000,000.00 in unanticipated revenue in the TDT Debt Service Fund from a transfer from the Tourist Development Tax Fund for debt service expenditures and Debt Service Reserves.
- Realign \$35,000,000.00 from the Tourist Development Tax Fund Reserves to Transfer to the TDT Debt Service Fund.
- Realign \$4,700,000.00 from the Tourist Development Tax Fund Reserves to Debt Service Costs.

This item was deferred from the October 29, 2024, Meeting of the Board of County Commissioners. As such, it does not require re-advertisement.

ADJOURNMENT