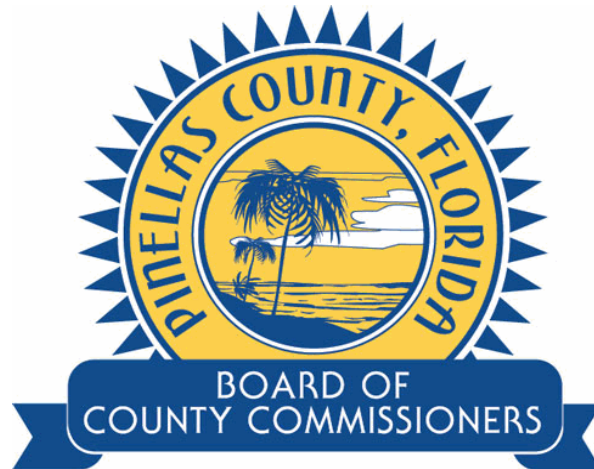


## **Pinellas County Board of County Commissioners**

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



### **Hybrid In-Person and Virtual Regular Meeting Agenda**

Tuesday, August 13, 2024  
2:00 P.M.

Public Hearings at 6:00 P.M.

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

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

**ROLL CALL**

**INVOCATION by Pastor Clem Bell, Shiloh Missionary Baptist Church, Dunedin.**

**PLEDGE OF ALLEGIANCE**

**PRESENTATIONS AND AWARDS**

1. [24-1306A](#) National Water Quality Month Proclamation:
  - Kevin King, Project Coordinator, Utilities
  - Wendy Tiff, Project Coordinator, Utilities
  - Ryan Ryczek, Environmental Program Manager 1, Public Works
  - Natasha Dickrell, Environmental Specialist 3, Public Works

**CITIZENS TO BE HEARD**

2. [24-1294A](#) Citizens To Be Heard - Public Comment.

**CONSENT AGENDA - Items 3 through 12**

**CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

3. [24-1361A](#) Vouchers and bills paid from June 30 through July 13, 2024.

Reports received for filing:

4. [24-1362A](#) Dock Fee Report for the month of June 2024

Miscellaneous items received for filing:

5. [24-1363A](#) City of Clearwater Notice of Platting Application at 27 Somerset St. (PLT2024-07004)
6. [24-1364A](#) City of Clearwater Notice of Platting Application at Freedom Dr. (PLT2024-06003)

## COUNTY ADMINISTRATOR DEPARTMENTS

County Administrator

7. [24-1314A](#) Receipt and file report of non-procurement items delegated to the County Administrator for the period ending July 26th, 2024.

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

Public Works

8. [24-1255A](#) Award of bid to All Around Maintenance and Rehabs II LLC for Open Conveyance Maintenance Operation and Maintenance Work Order Contract.

**Recommendation:** Approval of the award of bid with All Around Maintenance and Rehabs II LLC for Open Conveyance Maintenance Operation and Maintenance Work Order Contract.

- This contract will provide surface water maintenance on an ongoing basis. Services include all labor, supervision, quality control, new materials, equipment, tools, vehicles, supplies, testing, hauling and disposal, maintenance of traffic, management and transportation, incidentals to clean and excavate sediment and vegetation, erosion repair and bank stabilization, site clearing, tree trimming and removal, dewatering, transport, and disposal of debris. Work could also include minor repairs to drainage structures and sodding or seeding.
- Award recommendation is to All Around Maintenance and Rehabs II LLC as the lowest responsive and responsible bidder in the amount of \$3,500,710.00.
- All work is expected to be completed within 1,825 consecutive calendar days.
- This contract replaces Contract No. 167-0385-P for a 5-year term. All Around Maintenance and Rehabs II LLC is a Pinellas County Certified Small Business Enterprise.
- Funding for this award is included in the Fiscal Year (FY) 2024 Adopted Budget and the FY25 Proposed Budget in the Surface Water Fund and the General Fund. Should funding for this contract not be approved in future budgets, the contract includes a fiscal non-funding clause.

Contract 24-0336-ITB-C in the amount of \$3,500,710.00 with all work to be completed within 1,825 consecutive calendar days; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

9. [24-1332A](#) Award of bid to David Nelson Construction Co. for 46th Avenue North from 49th Street North to 38th Street North - American Rescue Plan Act and 49th Street North at 46th Avenue North Intersection Improvements.

**Recommendation:** Approval of the award of bid with David Nelson Construction Co. for 46th Avenue North from 49th Street North to 38th Street North (002131A) - American Rescue Plan Act and 49th Street North at 46th Avenue North Intersection Improvements (005539A).

- This project includes installation of an 8' sidewalk on the north side of the road, a 5' sidewalk on the south side, shallow swales, milling and resurfacing and mast arms at the intersection of 49th Street North and 46th Avenue North.
- 4 bids were received with award recommendation to David Nelson Construction Co. as the lowest responsive and responsible bidder in the amount of \$6,433,331.50. The bid submittal is 16.4% below the engineer's estimate.
- All work is to be completed within 450 consecutive calendar days.
- The Small Business Enterprise commitment for this project is 15%.
- There is an associated Joint Project Agreement with the City of St. Petersburg for this project in the amount of \$1,278,585.00. The City's utility portion will be expensed from an escrow account.
- This construction agreement exceeds the Fiscal Year (FY) 2024 budget of \$5,157,000.00; however, the full construction agreement amount will not be spent in FY24, and Penny for Pinellas funding has been requested in the Proposed FY25-FY30 Capital Improvement Program plan to support the current project estimate. The contract contains a fiscal non-funding clause.

Contract 24-0825-ITB-CP in the amount of \$6,433,331.50 with all work to be completed within 450 consecutive calendar days; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

Utilities

10. [24-1254A](#) Award of bid to TLC Diversified, Inc. for the construction of the William E. Dunn Offsite Reclaimed Pump Station Improvements (Rebid).

**Recommendation:** Approval of the award of bid to TLC Diversified, Inc. for the construction of the William E. Dunn Offsite Reclaimed Water Pump Station Improvement Project (003747A) (Rebid).

- This contract will provide improvements to the William E. Dunn Offsite Pump Station. This includes the replacement of 4 vertical turbine pumps, 4 automatic strainers, expansion of the existing electrical building, electrical switchgear, motor control centers, variable frequency drives, and Supervisory Control and Data Acquisition improvements, including a new local control panel with a programmable logic controller, a diesel generator system, flow meters, valves, and associated piping.
- Award recommendation is to TLC Diversified, Inc. as the lowest responsive and responsible bidder in the amount of \$13,898,000.00.
- All work is to be completed within 750 consecutive calendar days.
- The Small Business Enterprise program commitment for this project is 7%.
- Funding is available under William E. Dunn Offsite Pump Station Improvements Project 003747A, included in the Capital Improvement Plan, funded by the Sewer Renewal and Replacement Fund, in the amount of \$15,440,000.00.

Contract 24-0876-ITB-C in the amount of \$13,898,000.00 with all work to be completed within 750 consecutive calendar days; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

## COUNTY ATTORNEY

11. [24-1335A](#) Receipt and file report of civil lawsuits filed against Pinellas County as delegated to the County Attorney.

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

## AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

Business Technology Services

12. [24-1059A](#) Ranking of firms and agreement with Ignyte Group, Inc. for Human Services Focused Case Management, Integration and Low Code Platform Solution - American Rescue Plan Act.

**Recommendation:** Approval of the ranking of firms and agreement with the number one ranked firm Ignyte Group, Inc. - American Rescue Plan Act (ARPA) - as required by the Business Technology Services Department (BTS) and Human Services (HS).

- This contract will provide a modern integration and data management platform solution with a modern, data-driven Human Services/Social Services Case Management System.
- Twenty-three submittals were received, with BTS and HS recommending proceeding with award to the top ranked firm Ignyte Group, Inc. for Human Services Focused Case Management, Integration, and Low Code Platform Solution.
- The entire agreement also contains and requires execution of a Health Insurance Portability and Accountability Act agreement.
- The contract has a term of ten years with a not-to-exceed value of \$11,384,141.10; the agreement contains provision for three additional thirty-six-month terms.
- Funding in the amount of \$5,700,000.00 for the first year of this contract is included in the Fiscal Year (FY) 2024 Adopted Budget and the FY25 Proposed Budget in the ARPA Fund. Funding for future years will need to be proposed at the appropriate time. Should future budgets not be approved, the contract contains a fiscal non-funding clause.

Contract No. 24-0330-RFP(AJM): not-to-exceed contract value of \$11,384,141.10 for the duration of the ten-year contract; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

**REGULAR AGENDA**

## ITEMS FOR DISCUSSION FROM THE CONSENT AGENDA

## COUNTY ADMINISTRATOR DEPARTMENTS

Convention and Visitors Bureau

13. [24-0908A](#) Capital Project Funding Agreement with Salvador Dali Museum, Inc. for the Dali Museum Expansion Project.

**Recommendation:** Approval of the Capital Project Funding Agreement with the Salvador Dali Museum, Inc. (Dali) for the revised Dali Museum Expansion Project (Museum Project).

- The agreement with Dali is for \$25,160,000.00 and supports the reconstruction and construction of The Dali Museum Expansion Project.
- On May 17, 2023, the Tourist Development Council unanimously approved funding the Dali's "revised" Museum Project for a total of \$34 million.
- On August 1, 2023, the Board of County Commissioners approved the staff's recommendation to fund the Dali's Museum Project for a total of \$25,160,000.00.
- Dali has since scaled back programmatic costs, which has decreased the overall construction costs to \$60 million.
- Quarterly payments to Dali will be made on a reimbursement basis.
- The Museum Project is scheduled to begin in summer 2024 and be completed by fall 2028.
- Funding for this Capital Project Funding Agreement is budgeted in the amount of \$1.5 million in Fiscal (FY) Year 2024 in the Tourist Development Fund. The total amount of \$25,160,000.00 is anticipated in the multi-year fiscal plan for the Tourist Development Fund and partially included in the FY25 Proposed Operating Budget.

14. [24-1339A](#) Fiscal Year 2025 Elite Event funding recommendations from the Tourist Development Council.

**Recommendation:** Approval of the Tourist Development Council's (TDC) recommendation to fund 21 Elite Events through the Fiscal Year (FY) 2025 Elite Event (Funding Program).

- Convention and Visitors Bureau staff evaluated, scored, and recommended to the TDC 21 Elite Events totaling up to funding in the amount of \$1,600,000.00.
- TDC approved a combined total of up to \$135,000.00 in additional funding to be allocated among the following 3 Elite Events, contingent upon the applicant meeting marketing requirements to receive the increased funding.
  - St. Petersburg Powerboat Grand Prix - increase funding from \$100,000.00 to \$150,000.00.
  - XInsurance Clearwater Offshore Nationals - increase funding from \$75,000.00 to \$135,000.00.
  - St. Pete Bike Fest - increase funding from \$50,000.00 to \$75,000.00.
- Consistent with the Board of County Commissioners (Board) approval and Board Delegated Authority, the County Administrator or the Director of Administrative Services will execute Elite Event agreements, and they will appear as delegated items on the Board meeting agenda once final terms and marketing deliverables are agreed upon.
- In addition to the Elite Events, staff will administratively award Destination Enhancement funding to 18 Destination Enhancement Events totaling \$265,000.00 in funding.
- Funding for these Elite Events and Destination Enhancement funding is included in the FY25 Proposed Budget in the Tourist Development Tax Fund. This item does not obligate the County before the adoption of the FY25 Budget.



County Administrator

15. [24-1299A](#) Palm Harbor Library Fiscal Year 2024 Municipal Services Taxing Unit Special Projects Funding Request for Library Shelving Units.

**Recommendation:** Approval of the Municipal Services Taxing Unit Special Projects Funding Request made by the Palm Harbor Library for the installation of one full row of movable, high-capacity, library shelving units.

- The Palm Harbor Library facility is 35 years old - most of the shelving is original to the building.
- These grant funds will allow for the replacement of one full row/range of shelving closest to the front entrance. This installation will be one of four shelving ranges to be replaced to achieve optimal space and flexibility for public use in the center of the Palm Harbor Library.
- The height of the existing shelving will be reduced by 28%, and the full width will be reduced by 13%, thereby increasing site lines which improves accessibility and provides a sense of safety and security for patrons and staff.
- The new shelving unit is on casters which provides flexibility by being able to move the unit(s) to make way for new activities, events, exhibits, and projects.
- The funding request for this project is in the amount of \$20,000.00. The cost for the project is \$34,800.68, as quoted by state contracted vendor Office Worx, Inc. (see attached quote). The balance of \$14,800.68 will be paid by the library through its Operating and/or Capital Funds.

Housing & Community Development

16. [24-1240A](#) Affordable Housing Program project funding recommendation for Cypress Grove Apartments by Archway Partners.

**Recommendation:** Recommend approval of affordable housing funding for Cypress Grove Apartments by Archway Partners.

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.

- Cypress Grove Apartments is a new construction project located at 555 16th Avenue Southeast in Largo that will consist of 84 multi-family workforce units that will serve households earning at or below 80.0% of Area Median Income (AMI). 4 units will be set-aside for 50.0% AMI or below, 41 units will be set-aside for 60.0% AMI or below, and 39 workforce units will serve households at 80.0% AMI or below.
- The requested County portion of this project is \$5,040,000.00 for construction costs. The recommended sources of funding are the Federal HOME Grant (\$3.3M) and Penny for Pinellas (\$1,740,000.00).
- The recommended amount of \$5,040,000.00 for construction will be utilized to offset the reduction of the rents to serve 100% of the households at an affordable rent for 30 years.
- The total development cost is estimated to be \$31,785,259.00. Other sources of funding include Tax Credit Equity (\$21,673,713.00), Pinellas County Housing Authority (\$2,250,000.00), City of Largo HOME (\$1,250,000.00), and Owner Equity (\$1,571,546.00).
- Approval of the project funding recommendation will increase the total amount of Penny IV affordable housing funds committed to \$37.7M. The total amount of projected program funding is \$98.0M for the 10-year levy of Penny IV.

17. [24-0919A](#) Affordable Housing Program project funding recommendation for Flats on 4th Apartments by Archway Partners.

**Recommendation:** Recommend approval of affordable housing funding for the Flats on 4th Apartments Project by Archway Partners.

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

- Flats on 4th Apartments is a new construction project located on the south side of 106th Avenue North, west of 4th Street in St. Petersburg, that will consist of 80 multi-family affordable units for seniors. 72 units will be restricted for households below 60.0% of Area Median Income (AMI), and 8 units will be restricted to 50.0% AMI.
- The recommended County amount is \$2.9M of Penny for Pinellas funding for land acquisition costs.
- The total development cost estimate is \$37,473,975.00, including Housing Finance Authority of Pinellas County (HFA) Multi-Family Mortgage Revenue Bonds (\$15,016,564.00), the City of St. Petersburg American Rescue Plan Act (\$4,394,157.00), National Housing Trust Fund (\$1,119,000.00), Florida Housing Finance Funding (\$6,019,800.00), Citi Mortgage (\$6,350,000.00), and Deferred Developer Fee (\$1,674,454.00).
- Next steps: County and HFA 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.
- The Board's funding approval is conditioned upon the satisfactory completion of all due diligence review as determined by the County Administrator.
- Approval of the project funding recommendation will increase the total amount of Penny IV affordable housing funds committed to \$38.9M. The total amount of projected program funding is \$98.0M for the 10-year levy of Penny IV.

Safety and Emergency Services

18. [24-0964A](#) Agreement between Pinellas County and the Lealman Special Fire Control & Rescue District for the purchase of water rescue equipment.

**Recommendation:** Approval of the funding agreement between Pinellas County and the Lealman Special Fire Control & Rescue District for the purchase of water rescue equipment.

- Contractor provides Fire Protection Services under the 2019 Fire Protection Services Agreement for the Tierra Verde Fire District, an established independent Fire District.
- Agreement authorizes the Contractor to purchase a flat bottom boat, a jet ski, and any safety equipment to improve and expand water rescue capabilities along the water in/around the Tierra Verde Fire Protection District.
- Agreement provides funding to a maximum of \$100,000.00 for the purchase of the water rescue equipment.
- Agreement funding source allocation will be \$50,000.00 from the Water Rescue Emergency Medical Services (EMS) Fund and \$50,000.00 from the Tierra Verde Fire District Fund.
- The terms of this agreement shall commence on the date executed and end at midnight on October 1, 2025.
- This action fulfills requirements to provide firefighting apparatus and equipment as identified in the 2019 Fire Protection Services Agreement, dated September 24, 2019.
- Funding for this agreement is allocated \$50,000.00 each to the EMS Fund and the Tierra Verde Fire District fund and is included and consistent with the Fiscal Year (FY) 2024 Adopted Budget and the requested FY25 Budget Submission.

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

Utilities

19. [24-1309A](#) Community Agreements for the Construction of the Manufactured Home Communities Wastewater Collection Systems Improvements Project Package 1 for Boca Ciega Resident's Association, Inc. with an additive of Holiday Shores Park, Inc. (Companion to Item No. 20)

**Recommendation:** Approval of the Community Agreements for Construction of the Manufactured Home Communities (MHC) Wastewater Collection Systems Improvements Project Package 1 for Boca Ciega Resident's Association, Inc. with an additive of Holiday Shores Park, Inc.

- Execution of the Utility Infrastructure Agreement is needed for the County to award the construction contract and complete construction of the MHCs Wastewater Collection Systems Improvements.
- The agreements enable the County to own, operate, and maintain a sanitary sewer collection system within the applicable communities.
- The agreements include easement rights and Rights-to-Use for dedicated Right-of-Ways that are free of restrictions.
- Community Agreement related to Legistar item 24-1243A, Award of Bid to Rowland DE LLC for the construction of the MHC Wastewater Collection Systems Improvements American Rescue Plan Act (ARPA) Project Package 1 for Boca Ciega Residents' Association, Inc. with an additive of Holiday Shores Park, Inc.
- Funding for the construction contract with Rowland DE, LLC is available under MHC Wastewater Collection Systems Improvements Project 005015A, included in the Capital Improvement Plan, funded by the ARPA Fund, Restore Act federal grant funding, and Resilient Florida Grant Program federal grant funds passed through the Florida Department of Environmental Protection, in the amount of \$37,994,000.00.

Contract No. 24-0409-ITB-C; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

20. [24-1243A](#) Award of bid to Rowland DE, LLC for the construction of the Manufactured Home Communities Wastewater Collection Systems Improvements American Rescue Plan Act Project - Package 1 for Boca Ciega Residents Association, Inc. and the optional additive of Holiday Shores Park, Inc. (Companion to Item No. 19)

**Recommendation:** Approval of the award of bid to Rowland DE, LLC for the construction of the Manufactured Home Communities (MHC) Wastewater Collection Systems Improvements Project Package 1 American Rescue Plan Act (ARPA).

- MHC Wastewater Collection Systems Improvements Project will replace and improve two wastewater collection systems, erosion control, and site restoration in the Boca Ciega Residents Association and Holiday Shores Park MHC.
- The proposed improvements ensure the ability to convey wastewater from these MHCs to Pinellas County Utilities treatment facilities during storm events and to meet regulatory requirements.
- Additional packages were also bid for additional MHC locations and will be awarded separately and in addition to this one.
- Award recommendation to Rowland DE, LLC, as the lowest responsive and responsible bidder in the amount of \$18,850,249.63.
- All work is to be completed within 698 consecutive calendar days.
- The Small Business Enterprise commitment for this contract is 5%.
- Funding is available under Manufactured Home Communities Wastewater Collection Systems Improvements Project 005015A, included in the Capital Improvement Plan, funded by the ARPA Fund, Restore Act federal grant funding, and Resilient Florida Grant Program federal grant funds passed through the Florida Department of Environmental Protection, in the amount of \$37,994,000.00.
- The Proposed Fiscal Year 2025-2030 Capital Improvement Plan fully reflects the project's anticipated cost and is sufficient to fund the recommended contract. In the event that future fiscal year funding is not available for this project, the County maintains the authority to terminate this agreement.

Contract No. 24-0409-ITB-C in the amount of \$18,850,249.63 with all work to be completed within 698 consecutive calendar days; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

21. [24-1320A](#) Community Agreements for the Construction of the Manufactured Home Communities Wastewater Collection Systems Improvements Project Package 2 for Lake Seminole Estates, and additives of Oasis Home Owners, Inc., Midway AM/CAN Home Owners, Inc. (Companion to Item No. 22)

**Recommendation:**

Approval of the Community Agreements for the Construction of the Manufactured Home Communities (MHC) Wastewater Collection Systems Improvements Project Package 2 for Lake Seminole Estates, and additives of Oasis Home Owners, Inc., Midway AM/CAN Home Owners, Inc.

- Execution of the Utility Infrastructure Agreement is needed for the County to award the construction contract and complete construction of the MHCs Wastewater Collection Systems Improvements.
- The agreements enable the County to own, operate, and maintain a sanitary sewer collection system within the applicable communities.
- The agreements include easement rights and Rights-to-Use for dedicated Right-of-Ways that are free of restrictions. Community Agreement related to Legistar item 24-1231A, Award of bid to Cathcart Construction Company Florida, LLC for the construction of the Manufactured Home Communities Wastewater System Improvements Project Package 2 American Rescue Plan Act for Lake Seminole Estates, and additives of Oasis Home Owners, Inc., Midway AM/CAN Home Owners, Inc.
- Funding for the construction contract with Cathcart Construction Company Florida, LLC is available under Manufactured Home Communities Wastewater Collection Systems Improvements Project 005015A, included in the Capital Improvement Plan, funded by the American Rescue Plan Act Fund, Restore Act federal grant funding, and Resilient Florida Grant Program federal grant funds passed through the Florida Department of Environmental Protection, in the amount of \$37,994,000.00.

Contract No. 24-0420-ITB-C; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

22. [24-1231A](#) Award of bid to Cathcart Construction Company Florida, LLC for the construction of the Manufactured Home Communities Wastewater System Improvements American Rescue Plan Act Project - Package 2 for Lake Seminole Estates, and optional additives of Oasis Homeowners, Inc., and Midway AM/CAN Homeowners, Inc. (Companion to Item No. 21)

**Recommendation:** Approval of the award of bid to Cathcart Construction Company Florida, LLC for the construction of the Manufactured Home Communities (MHC) Wastewater System Improvements Project Package 2 American Rescue Plan Act (ARPA).

- MHC Wastewater Collection Systems Improvements Project for the replacement and improvement of 3 wastewater collection systems, erosion control, and site restoration in the Lake Seminole Estates, Oasis Homeowners, and Midway AM/CAN Homeowners Manufactured Home Communities. The proposed improvements ensure the ability to convey wastewater from these MHCs to Pinellas County Utilities treatment facilities during storm events and to meet regulatory requirements.
- Award recommendation is to Cathcart Construction Company Florida, LLC, as the lowest responsive and responsible bidder in the amount of \$14,793,084.35.
- All work is to be completed within 698 consecutive calendar days. The Small Business Enterprise commitment is 5% for this contract.
- Funding is available under Manufactured Home Communities Wastewater Collection Systems Improvements Project 005015A, included in the Capital Improvement Plan, funded by the ARPA Fund, Restore Act federal grant funding, and Resilient Florida Grant program federal grant funds passed through the Florida Department of Environmental Protection, in the amount of \$37,994,000.00.
- The Proposed Fiscal Year 2025-2030 Capital Improvement Plan fully reflects the project's anticipated cost and is sufficient to fund the recommended contract. In the event that future fiscal year funding is not available for this project, the County maintains the authority to terminate this agreement.

Contract No. 24-0420-ITB-C in the amount of \$14,793,084.35 with all work to be completed within 698 consecutive calendar days; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.



23. [24-1287A](#) Resilient Florida Grant Program application with the Florida Department of Environmental Protection for Gulf Beach Water Booster Station Improvements.

**Recommendation:** Approval for the department to apply for funding from the Resilient Florida Grant Program (RFGP) with the Florida Department of Environmental Protection for improvements at the Gulf Beach Water Booster Station.

- The RFGP provides funding for planning and implementation projects to address flooding and sea level rise impacts.
- The project will replace the existing potable water booster station located at 4501 Gulf Boulevard in St. Pete Beach, FL.
- The County is requesting \$8,000,000.00, supplanting nearly 50% of the total construction budget.
- County match of at least 50%, or \$8,000,000.00, is required.
- Grant funds will be applied to Gulf Beach Booster Station Replacement Project 002150A, included in the Capital Improvement Plan. Matching funds are available under the same project, funded by the Water Renewal and Replacement Fund, in the amount of \$16,657,000.00.

If awarded, funds will be available beginning July 1, 2025.

24. [24-1317A](#) Resilient Florida Grant Program application with the Florida Department of Environmental Protection for Pinellas County Manufactured Home Communities Wastewater Collection Systems Improvements.

**Recommendation:**

Approval for the Utilities Department to apply for funding from the Resilient Florida Grant Program with the Florida Department of Environmental Protection (FDEP) for Pinellas County Manufactured Home Communities (MHC) Wastewater Collection System Improvements.

- The County is requesting additional funding in the amount of \$23,987,745.00 from FDEP to construct critical wastewater infrastructure for MHC in the unincorporated area of Pinellas County and the City of Largo.
- Utilities is underway with the Pinellas County MHC Wastewater Collection System Improvements Project. The project is a multi-year, multi-funded project to reduce sanitary sewer overflows related to failing private systems at MHCs. The current project identifies 13 communities and is funded for a total of \$48,482,487.00 as follows:
  - 2021 - Restore Act Grant from Gulf Consortium: \$2,053,487.00.
  - 2022 - Resilient Florida Grant through FDEP: \$25,000,000.00.
  - 2023 - American Rescue Plan Act (ARPA) funding: \$13,879,000.00.
  - 2024 - Additional ARPA funding: \$7,550,000.00 (reallocation from ARPA Septic-to-Sewer Phase 1 Project).
- Based on actual construction bids, the County is able to complete 7 out of 13 MHCs, with existing funding, in the amount of \$45,638,546.88 (the difference is other project costs already incurred, i.e., system designs).
- If awarded, these grant funds will allow the County to complete 3 additional MHCs and other funding sources will be pursued for the remaining communities.
- This grant requires 50% matching funds. A portion of the matching funds are available under MHC Wastewater Collection Systems Improvements Project 005015A, included in the Fiscal Year 2025-2030 Proposed Capital Improvement Plan, funded by ARPA funds, in the amount of \$20,507,784.00. The remaining matching funds are anticipated through a Restore Act federal grant in the amount of \$3,479,961.00. If the grant is awarded, the appropriate budget amendments will be proposed to the Board of County Commissioners.

25. [24-1292A](#) Termination of agreement for convenience with Strut Mechanical, Inc. for HVAC Preventative Maintenance, Repairs, and Unit Replacements.

**Recommendation:**

Approval of termination of agreement for convenience with Strut Mechanical, Inc. for HVAC Preventative Maintenance, Repairs, and Replacements.

- The Utilities Department is requesting termination of this contract as Strut Mechanical, Inc. is unable to provide major repairs and replacements and is unable to keep up with the volume of work included in the contract.
- The HVAC units are critical to operations, maintain a healthy work environment for employees, and cool sensitive electrical equipment that controls plant processing.
- The Board of County Commissioners (Board) awarded this contract on December 13, 2022, in the amount of \$3,320,980.00. The First and Second Amendments to add locations with no fiscal impact was approved by the Purchasing Director on February 10, 2023, and June 9, 2023.
- Purchasing re-solicited this contract, which was awarded by the Board to another vendor on July 30, 2024 (Contract No. 24-0365 -ITB-C).

Contract No. 22-0681-B in the current total approved amount of \$3,320,980.00.

## AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

Housing Finance Authority

26. [24-1009A](#) Resolution approving the issuance of Multifamily Housing Revenue Bonds by the Housing Finance Authority of Pinellas County to finance a multifamily residential rental housing project Citrus Grove Apartments.

**Recommendation:** Adopt a resolution allowing the Housing Finance Authority (HFA) to issue Multifamily Housing Revenue Bonds in a principal amount not to exceed \$22.0M for the benefit of Citrus Grove Presentation, Ltd., a Florida limited partnership, or its affiliate, duly organized and existing under the laws of the State of Florida.

- This conduit financing transaction proceeds will be loaned to Citrus Grove Preservation, Ltd. (the borrower/developer) to help finance the acquisition, rehabilitation and equipping of an 84-unit multifamily rental housing facility for persons or families earning 60.0% or less of the Area Median Income to be known as the Citrus Grove Apartments.
- This project is located at 731 15th Street South within the City of St. Petersburg, Florida 33705. The existing development is comprised of 7 3-story buildings with 84 units containing a mix of 1, 2, 3, and 4 bedrooms, as well as 1 single-story community building including the leasing office, laundry facility and community room/library.
- The project will be financed with a combination of HFA bonds, Low Income Housing Tax Credit equity, cash flow from operations, and equity bridge loan, solar energy tax credit equity, and a deferred developer fee. The HFA will issue \$22.0M of tax-exempt bonds. The underlying loan for the bonds will be issued by Regions Bank, and the equity bridge loan will be issued by Fifth Third Bank. The 4.0% low-income housing tax credits will be issued by the Florida Housing Finance Corporation and will be purchased by Regions Bank.
- The HFA is a dependent special district of the County. Conduit financings pledge neither the district nor the County's credit, and neither are responsible for payment of the debt except from funds received from the borrower (in this case the developer).
- This item has no fiscal impact on the County.

Human Resources

27. [24-0960A](#) Agreement with UMR, Inc., a UnitedHealthcare company, for requirements of group medical, employee assistance, and managed behavioral and mental health benefits. Termination for convenience of current contract with Cigna Health and Life Insurance and Evernorth Behavioral Health, Inc., effective December 31, 2024.

**Recommendation:** Approval of the agreement with UMR, Inc. for requirements of group medical, employee assistance, and managed behavioral and mental health benefits; termination for convenience of current contract with Cigna Health and Life Insurance and Evernorth Behavioral Health, Inc. (Cigna), effective December 31, 2024.

- The agreement provides third-party administrator services for the County's employee medical benefits plan.
- The agreement has a term of sixty-months, with a service start date of January 1, 2025, and a total expenditure of \$15,000,000.00 with an annual expected expenditure amount of \$3,000,000.00 per year. The agreement may be extended for one additional twenty-four-month term.
- The Cigna Health and Life Insurance Contract will be terminated for convenience, effective December 31, 2024, with provisions of run-out for twelve months at no cost to the County.
- Gallagher conducted a market study and concluded along with Human Resources staff that the fees in the new contract with UMR are competitive in the marketplace.
- Funds for this contract are included in the Fiscal Year 2025 Proposed Budget in the Health Benefits Fund. The contract has a fiscal non-funding clause if this portion of the budget is not adopted.

Contract No. 21-0162-P for a sixty-month contract value of \$15,000,000.00; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

## COUNTY ATTORNEY

28. [24-1343A](#) Proposed initiation of litigation in the case of Pinellas County v. The Estate of Patsy Piechocki - action for foreclosure of Special Magistrate Lien.

**Recommendation:** Approval and authorization for the County Attorney to initiate litigation in the case of Pinellas County v. The Estate of Patsy Piechocki.

29. [24-1330A](#) Resolution approving early extension of 2024 tax rolls.

**Recommendation:** Adopt the resolution approving early extension of 2024 tax rolls, pursuant to Section 197.323, Florida Statutes, directing the Property Appraiser to complete and deliver the extended tax rolls to the Tax Collector on or before October 4, 2024, and directing the Clerk of the Circuit Court to deliver the resolution to the Property Appraiser.

30. [24-1295A](#) County Attorney Reports.

## COUNTY ADMINISTRATOR

31. [24-1296A](#) County Administrator Reports.

## COUNTY COMMISSION

32. [24-1179A](#) Appointment to the Pinellas Public Library Cooperative (Board of County Commissioners as a whole).

**Recommendation:** Approve one appointment to the Pinellas Public Library Cooperative to fill the vacancy of a term expiring September 30, 2025. (Board of County Commissioners as a whole).

- Only one application was received for this position.
- Applicants name: Sean F. Gaffney.
- No ballot is necessary, voice vote will suffice.

33. [24-1228A](#) Appointments to the Emergency Medical Services Medical Control Board.

**Recommendation:** Sitting as the Emergency Medical Services Authority, approve the following appointments to the Emergency Medical Services Medical Control Board:

- Appoint Mr. Ralph Ricapito as a Hospital Administrator alternate for Brent Bruish Hospital Administrator, a term ending December 2025. Mr. Ricapito works at HCA Florida Pasadena Hospital.
- Appoint Ms. Diane Conti as a Hospital Administrator alternate to Dr. Sebastian Strom, Hospital Administrator for a term ending April 2026. Ms. Conti works at HCA Largo Medical Center.

34. [24-1182A](#) Appointment to the Pinellas County Housing Finance Authority (Board of County Commissioners as a whole).

**Recommendation:** Approve one appointment to the Pinellas County Housing Finance Authority with a four-year term, beginning on date of appointment.

- List of applicants can be viewed on the attached ballot/worksheet.
- Ballot/worksheet will be provided by the Clerk.

35. [24-1230A](#) Reappointments to the Emergency Medical Services Advisory Council.

**Recommendation:** Sitting as the Emergency Medical Services (EMS) Authority, approve the following reappointments to the Emergency Medical Services Advisory Council for two-year terms ending July 2026:

- Reappoint Chief Scott Ehlers as City of Clearwater Fire Chief representative.
- Reappoint Chief Anthony Tedesco as City of Clearwater Fire Chief alternate.
- Reappoint Chief Terry Tokarz as Emergency Medical Services Coordinator representative.
- Reappoint Chief Doug Zimmerman as Emergency Medical Services Coordinator alternate.
- Reappoint Ms. Nancy Hopkins as the Emergency Nurses' Association representative.

36. [24-1028A](#) 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

37.     [24-1149A](#)     Case No. CW 24-10 - City of Pinellas Park  
Countywide Plan Map amendment from Office, Employment and Target  
Employment Center to Employment and Target Employment Center,  
regarding 1.9 acres more or less, located at 5005 Ulmerton Road.

**Recommendation:**     Sitting as the Countywide Planning Authority, adopt an ordinance  
approving Case No. CW 24-10, a proposal by the City of Pinellas Park  
to amend the Countywide Plan Map from Office, Employment and  
Target Employment Center to Employment and Target Employment  
Center, regarding 1.9 acres, more or less, located at 5005 Ulmerton  
Road.

- The Countywide Plan Map has split designations for the subject property. The eastern portion is designated Office, while the western portion is designated Employment.
- The City is requesting to amend the eastern portion from Office to Employment to rectify the split designation.
- There is a vacant building on the site which was previously used as a financial institution. The applicant desires to construct a gas station with a convenience store.
- This proposed use is consistent with the intent and allowable uses that are available under the Employment category.
- Forward Pinellas and the Planners Advisory Committee each unanimously recommended approval of the proposal.



38. [24-1150A](#) Case No. CW 24-13 - City of St. Petersburg  
Countywide Plan Map amendment from Industrial, Activity Center and Target Employment Center to Industrial, Activity Center and Target Employment Center, regarding 58 acres more or less, generally located at the 22nd Street South SunRunner Bus Station, south of 1st Avenue South, east of 24th Street South and north and west of Interstate 275.

**Recommendation:**

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 24-13, a proposal by the City of St. Petersburg to amend the Countywide Plan Map from Industrial, Activity Center, and Target Employment Center to Industrial, Activity Center, and Target Employment Center, regarding 58 acres more or less, generally located at the 22nd Street South SunRunner Bus Station, south of 1st Avenue South, east of 24th Street South and north and west of Interstate 275.

- While the Countywide Plan Map categories remain unchanged, this action adopts a Special Area Plan and associated Target Employment Center-Local subcategory, as recommended by the Target Employment and Industrial Land Study Update (2022) and the SunRunner Rising Development Study (2022).
- The Countywide Planning Authority approved adding the Target Employment Center-Local subcategory to the Countywide Plan in August of 2023. This subcategory allows for a greater flexibility of uses in areas that have warehouse and industrial footprints but also have uses that do not fit within the definition of traditional target industries.
- This area of St. Petersburg, known as the Warehouse Arts District, is within the SunRunner Bus Rapid Transit's 22nd Street South Station Area and has a unique concentration of smaller-scale manufacturers and artisanal uses as well as traditional industrial uses.
- The Special Area Plan creates an optional overlay for property owners that protects current development rights while also providing additional options for uses that are consistent with community goals. The plan also includes an incentive-based development intensity bonus structure for projects that incorporate affordable housing, mixed-use, and/or transit-oriented development.
- Forward Pinellas and the Planners Advisory Committee each unanimously recommended approval of the proposal.

## BOARD OF COUNTY COMMISSIONERS

39. [24-1269A](#) Case No. ZON-24-03 (Adam Schoenbaum)  
A request for a zoning change from GI-W-CO, General Institutional-Wellhead Protection Overlay-Conditional Overlay, to R-A-W, Residential Agriculture-Wellhead Protection Overlay on approximately 9.38 acres located at 3561 Keystone Road in East Lake Tarpon. (Quasi-Judicial)

**Recommendation:** Based upon the evidence and findings contained in the staff report and attachments, Case No. ZON-24-03 is recommended for approval.

A resolution approving the application of Adam Schoenbaum for a zoning change from General Institutional-Wellhead Protection Overlay-Conditional Overlay to Residential Agriculture-Wellhead Protection Overlay.

- The applicant is seeking a zoning change on a 9.38-acre parcel, and the proposed use is a four-lot single-family residential subdivision.
- The Conditional Overlay limited the use to a private school. This condition is proposed to be removed.
- The subject property is located in an established low-density residential area.
- The Local Planning Agency recommended approval of the request (vote 6-0). No one appeared in opposition, and no correspondence has been received.

40. [24-1371A](#) Ordinance amending Sections 118-176, 118-177, and 118-180 relating to an additional homestead exemption for persons 65 and older.

**Recommendation:** Conduct a public hearing to adopt an ordinance amending Sections 118-176, 118-177, and 118-180 of the Pinellas County Code relating to an additional homestead exemption for persons 65 and older.

- Increases additional homestead exemption from \$25,000.00 to \$50,000.00 for qualifying persons 65 and older beginning with the 2025 tax roll.
- This additional homestead exemption applies only to the County's Unincorporated Municipal Services Taxing Unit tax roll.
- The fiscal impact of this additional exemption, as estimated by the Property Appraiser and the Office of Management and Budget, is a reduction of General Fund property tax revenues of \$255,500.00 annually.

41. [24-0667A](#) Resolution authorizing an interfund loan from the Solid Waste Revenue and Operating Fund to the Lealman Solid Waste Collection and Disposal Fund, supplementing the Fiscal Year 2024 Operating Budget and recognizing unanticipated revenue for the Lealman Solid Waste Collection and Disposal Fund.

**Recommendation:** Conduct a public hearing and adopt by resolution a loan from the Solid Waste Revenue and Operating Fund to the Lealman Solid Waste Collection and Disposal Fund (Lealman Solid Waste) to maintain fund solvency and adequate operating expense reserves and supplementing the Fiscal Year (FY) 2024 budget.

- The resolution is consistent with the direction given by the Board of County Commissioners in July 2023.
- The resolution loan amount is \$300,000.00.
- The loan term is six fiscal years, with the first payment due at the end of FY25. The final balance payment is due at the end of FY30.
- The annual simple interest rate for FY25-FY30 is the Blended Composite Rate (BCR) calculated annually by Clerk Finance. The BCR for FY24 is 3.85%.
- Recognize \$300,000.00 of revenue in the Lealman Solid Waste Budget through an amendment by resolution.
- Funding for the second (yearly) loan payment is included in the FY25 Proposed Budget.

42. [24-1367A](#) Tax Equity Fiscal Responsibility Act Resolution granting host community approval pursuant to Section 147(f) the Internal Revenue Code of 1986, as amended, and approving, solely for the purposes of 163.01, Florida Statutes (the "Interlocal Act"), the expenditure of a portion of the proceeds of the Hillsborough County's Industrial Development Authority's Health System Revenue Bonds in an aggregate principal amount not to exceed \$1,900,000,000.00 on behalf of BayCare Health System, Inc.

**Recommendation:**

Conduct a public hearing and consider the adoption of a Tax Equity Fiscal Responsibility (TEFRA) Resolution authorizing TEFRA approval and in satisfaction of the requirements of Interlocal Act enter into an Interlocal Agreement between the Pinellas County and the Hillsborough County Industrial Development Authority (Authority) in connection with the issuance of the Authority's Health System Revenue Bonds, BayCare Health System Issue, Series 2024 (Bonds), in one or more series issued from time to time pursuant to a 3-year plan of finance, in an aggregate principal amount not to exceed \$1,900,000,000.00 on behalf of BayCare Health System, Inc. (Borrower), a Florida not-for-profit corporation.

- The Borrower is requesting host community approval for the issuance of \$659,000,000.00 of the Bonds to finance and refinance capital projects in Pinellas County, Florida (County) for the purpose of:
  - a) Financing, refinancing, and reimbursing costs of certain capital expenditures related to the health facilities of the Borrower (\$331,000,000.00)
  - b) Refunding the Authority's outstanding Health Care Facilities Revenue and
  - c) Paying certain costs of issuance of the Bonds.
- The Borrower is responsible for payments of all fees and expenses. Granting this approval, issuing the Bonds, and refunding the Bonds will have no fiscal impact on the County.

43. [24-1369A](#) Tax Equity Fiscal Responsibility Act Resolution for the issuance by the Illinois Finance Authority of its Revenue Bonds in an aggregate principal amount not to exceed \$5,000,000.00 on behalf of National University of Health Sciences, an Illinois not-for-profit corporation for a project to be located in Oldsmar, Florida.

**Recommendation:** Conduct a public hearing and consider the adoption of a Tax Equity Fiscal Responsibility (TEFRA) Resolution authorizing TEFRA approval of the Illinois Finance Authority Revenue Bonds (National University of Health Sciences Project) in one or more series of tax-exempt qualified 501(c)(3) bonds (Bonds) in an aggregate principal amount not to exceed \$5,000,000.00 on behalf of National University of Health Sciences (Borrower), an Illinois not-for-profit corporation for a project to be located in Oldsmar, Florida.

- The Borrower is requesting the issuance of the Bonds for the purpose of:
  - a.) Financing, refinancing, and reimbursing costs of certain capital expenditures related to educational facilities of the Borrower and
  - b.) Paying certain costs of issuance of the Bonds.
- The Borrower is responsible for payments of all fees and expenses. Issuance of the Bonds will have no fiscal impact on Pinellas County, Florida.

## ADJOURNMENT