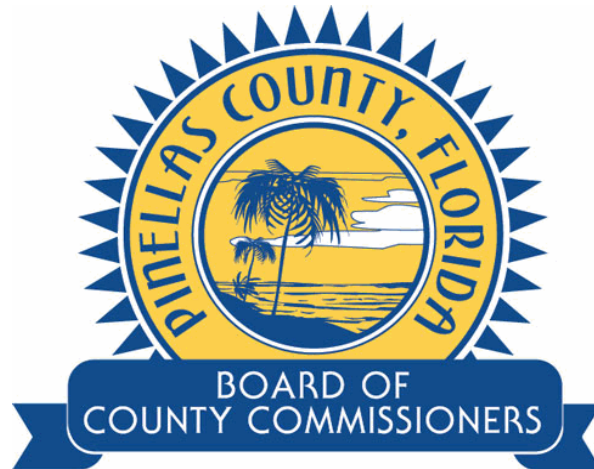


Pinellas County Board of County Commissioners

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



Hybrid In-Person and Virtual Regular Meeting Agenda

Tuesday, February 25, 2025
2:00 P.M.

Public Hearings at 6:00 P.M.

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

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

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZENS TO BE HEARD

1. [25-0164A](#) Citizens To Be Heard - Public Comment.

CONSENT AGENDA - Items 2 through 13

CLERK OF THE CIRCUIT COURT AND COMPTROLLER

2. [25-0223A](#) Minutes of the regular meeting held January 14, 2025.
3. [25-0224A](#) Vouchers and bills paid from January 19 through February 1, 2025.

Reports received for filing:

4. [25-0225A](#) Quarterly Donation Listing of \$1,000 or Greater for the quarter ending December 31, 2024, Resolution No. 21-117/Donation Policy.

Miscellaneous items received for filing:

5. [25-0226A](#) City of Seminole Ordinance Nos. 20-2024, 21-2024, and 22-2024, adopted January 28, 2025, annexing certain properties.

COUNTY ADMINISTRATOR DEPARTMENTS

Building and Development Review Services

6. [25-0150A](#) Plat of Seaside Park Townhomes, a 9-lot subdivision.

Recommendation: Approval of the plat for Seaside Park Townhomes located in Section 30, Township 30 South, Range 15 East, and acceptance of the sidewalk guarantee for recording.

- The property is located west of Oakhurst Road and south of Park Boulevard.
- Coyleco, LLC is submitting this plat as a requirement for Site Plan 4722.
- The site is being subdivided into 9 residential dwelling units, 1 tract.
- Sidewalks are a requirement of this development.

Construction and Property Management

7. [24-2238A](#) Declare surplus and authorize the sale or donation of miscellaneous County-owned equipment.

Recommendation: Declare miscellaneous County-owned items and equipment as surplus. This declaration of surplus will enable the County to donate or auction the items listed in the attached files.

- This action declares the listed items as surplus and authorizes their donation to partner agencies or sale to the highest bidder.
- The usefulness of the identified surplus items (miscellaneous equipment) has been exhausted, and this lot of goods includes furniture, computers, printers, microfilm readers, and miscellaneous items and equipment.
- All surplus items are listed and sent to various agencies and non-profits such as Social Action Funding designees, Pinellas County School Board, Board Dependent Districts, and other agencies such as the Florida Dream Center, Vincent House, PACE Center for Girls, and others to determine if this equipment can be utilized before sending for sale at auction.
- The total fiscal impact is unknown at this time due to the final sale being done via an auction. Following the public auction, Real Property will have a total for the unanticipated revenue.
- The revenue generated from the public auction is not budgeted for in Fiscal Year 2025 and will be distributed to the fund that owned the sold asset.

County Administrator

8. [25-0182A](#) Receipt and file report of non-procurement items delegated to the County Administrator for the period ending January 31, 2025.

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

Parks and Conservation Resources

9. [24-1911A](#) Ranking of firms and agreement with Exhibit Concepts, Inc. for the Weedon Island and Brooker Creek Educational Refurbishment Project.

Recommendation: Approval of the ranking of firms and agreement with Exhibit Concepts, Inc. (ECI) for the Weedon Island and Brooker Creek Educational Refurbishment Project.

- This contract is for the refurbishment of the Weedon Island and Brooker Creek Educational Centers.
- Award of the contract in the amount of \$2,700,000.00 is recommended to ECI as the sole, responsive proposer.
- This project was previously advertised per the Consultants Competitive Negotiation Act resulting in no qualified responses. This project has a very specific scope that few firms are available to provide.
- Education Center Display Replacement at Nature Preserves Project is budgeted in Fiscal Year (FY) 2025 of the FY25-FY30 Capital Improvement Program and funded by Local Infrastructure Sales Surtax (Penny for Pinellas).
- The FY25 project budget will be supplemented with an FY24 appropriation lapse of \$2,103,000.00 that is scheduled for the Board and County Commissioner's carryforward approval on January 28th, 2025. If approved, the FY25 project budget will increase to \$3,200,000.00.

Contract No.24-0958-RFP(AJM) in the amount of \$2,700,000.00 from the Notice to Proceed date for six hundred ninety-three consecutive calendar days; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

Public Works

10. [25-0125A](#) Award of bid to American Lighting and Signalization, LLC for replacement of existing signalization with mast arms at five intersection locations.

Recommendation: Approval of the award of bid to American Lighting and Signalization, LLC for replacement of existing signalization with mast arms at five intersection locations.

- This project consists of removing existing span wire signalization and installation of steel mast arms, new traffic controller cabinet equipment, detection equipment, and improvements to meet current ADA guidelines at five locations:
 - 1.) Lake St. George Drive at Tampa Road
 - 2.) West Lake Road at Tampa Road
 - 3.) 113th Street at 54th Avenue North
 - 4.) Park Boulevard at Ridge Road
 - 5.) Park Boulevard at Seminole Boulevard
- Two bids were received with a recommendation of award to the lowest responsible and responsive bidder, American Lighting and Signalization, LLC, in the amount of \$7,932,176.00.
- All work is to be completed within 365 consecutive calendar days.
- This contract is the third of four groups of mast arm projects funded in part by Hazard Mitigation Grant Program funding through the Federal Emergency Management Administration.
- Funding is budgeted under the Countywide Traffic Signalization Improvements Project 004183A included in the Capital Improvement Plan, funded by the Local Infrastructure Sales Surtax (Penny for Pinellas) and federal grant funding.

Contract No. 24-0633-ITB-CP, in the amount of \$7,932,176.00, with all work completed within 365 consecutive calendar days; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

11. [24-1953A](#) Award of contract to Adapco, LLC, Clarke Mosquito Control Products, Inc., Rentokil d/b/a Target Specialty Products, and Es Opco USA LLC d/b/a Vesperis for annual requirements of mosquito abatement products.

Recommendation: Approval of the award of contract with Adapco, LLC, Clarke Mosquito Control Products, Inc., Rentokil d/b/a Target Specialty Products, and Es Opco USA LLC d/b/a Vesperis for annual requirements of mosquito abatement products.

- This contract is for the annual requirements of Mosquito Abatement Products.
- Four responses to the solicitation for Mosquito Abatement Products were received. Items are being awarded to the responsive and responsible bidders that submitted the lowest pricing for each item in the solicitation.
- The not-to-exceed total awarded for this contract is \$4,712,269.54. The award amount to each contractor is as follows:
 - Adapco: \$2,599,084.34
 - Clarke: \$1,409,413.80
 - Rentokil: \$388,814.00
 - Vesperis: \$314,957.40
- The prior contract is 22-0466-B(DG), awarded on September 8, 2022, to Adapco, LLC, Clarke Mosquito Control Products, Inc., Rentokil d/b/a Target Specialty Products, and Es Opco USA LLC d/b/a Vesperis in the amount of \$4,030,695.50 for a twenty-four-month term.
- Funding for the normal, recurring portion of this contract is included in the Fiscal Year 2025 Adopted Budget. The contract includes options for additional responses to outbreaks should they become necessary, at which point funding will be identified.

Contract No. 24-0892-ITB in the total not-to-exceed expenditure amount of \$4,712,269.54 effective for a twenty-four-month period; Authorize the Chairman to sign and The Clerk of the Circuit Court to attest.

Utilities

12. [25-0067A](#) Ranking of firms and agreements with Advanced Environmental Laboratories, Inc. and Eurofins Environment Testing Southeast LLC for laboratory testing services for water, solids, and chemicals.

Recommendation: Approval of the ranking of firms and agreements with Advanced Environmental Laboratories, Inc., and Eurofins Environment Testing Southeast LLC for laboratory testing services for water, solids, and chemicals.

- The contract provides laboratory testing services to support operations for the Utilities Department and, to a lesser degree, the Solid Waste Department.
- Two firms submitted proposals with both firms recommended for award.
- This request is budgeted for in the Fiscal Year 2025 Budget of Solid Waste and Pinellas County Utilities in the Solid Waste Revenue and Operating Fund, the Water Revenue and Operating Fund, and the Sewer Revenue and Operating Fund.

Contract No. 24-0687-RFP for a thirty-six-month term total of \$882,447.25; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

COUNTY ATTORNEY

13. [25-0205A](#) 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.

REGULAR AGENDA

ITEMS FOR DISCUSSION FROM THE CONSENT AGENDA

COUNTY ADMINISTRATOR DEPARTMENTS

Building and Development Review Services

14. [25-0194A](#) Resolution relating to local technical amendments to the Florida Building Code, as approved by the Pinellas County Construction Licensing Board, pertaining to revised definition of substantial improvement and removal of prior technical amendments now included in the Florida Building Code.

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

- Amendments mirror the recent revisions to Chapter 158 of the Land Development Code approved by the Board of County Commissioners on December 17, 2024.
- The Pinellas County Construction Licensing Board approved the local technical amendments at their January 13, 2025, meeting.
- The amendments have been sent to the Florida Building Commission for adoption.
- The amendments add flexible criteria regarding the application of Substantial Improvement review for non-substantially damaged properties specific to the repair of damages caused by flood and wind to pre-damage conditions.

15. [25-0192A](#) Resolution relating to waiving building permit fees for storm reconstruction and repair.

Recommendation: Approval to adopt a resolution waiving any application or inspection fee for a building permit application within the unincorporated County and communities of Belleair Beach, Belleair Bluffs, Belleair Shore, Indian Rocks Beach, Oldsmar, Kenneth City, and Safety Harbor submitted from September 27, 2024, to June 1, 2025, that was damaged, directly or indirectly, by Hurricane Helene or Hurricane Milton, subject to the following conditions:

- This waiver is applicable to permits for work to demolish and repair such damage.
- This waiver is applicable to permits for work to demolish a “substantially damaged” structure as that term is defined in Section 158-182 of the Pinellas County Code.
- This waiver is applicable to permits for work to reconstruct, alter, or modify a structure that sustained such damage to elevate that structure or otherwise bring it into compliance with the County’s floodplain regulations and the Florida Building Code.
- This waiver is not applicable to permits for accessory outdoor amenities including, but not limited to, a swimming pool, driveway, patios, screen cages, and sheds.
- This waiver is not applicable to permits for new construction.
- This action is expected to waive up to \$3,960,000.00. A future budget amendment will be proposed to fill this gap in the Building Fund once the total amount is known. Further, the County will likely request reimbursement from the State of Florida for lost or waived fees associated with Hurricanes Helene and Milton.

Convention and Visitors Bureau

16. [24-1804A](#) Application received from Dr. Carter G. Woodson African American Museum, Inc. d/b/a The Woodson African American Museum of Florida for consideration in accordance with the Capital Projects Funding Program Guidelines for Category D Projects.

Recommendation: Approval for the application from Dr. Carter G. Woodson African American Museum, Inc. d/b/a The Woodson African American Museum of Florida (Woodson Museum) to be evaluated in the Fiscal Year 2024 Capital Projects Funding Program (CPFP) funding cycle, in accordance with CPFP Guidelines for Category D Projects.

- The Woodson Museum submitted a CPFP application requesting \$10 million to relocate and build a new two-story, 41,262 gross square foot facility. The total project cost is estimated to be \$38,346,800.00.
- In accordance with CPFP Guidelines, projects that cannot satisfy all eligibility requirements shall first be presented to the Board of County Commissioners for approval to allow the applicant to participate in the funding cycle application process.
- The Woodson Museum appears to meet statutory requirements for funding; however, it does not meet the 25,000 annual room night threshold set forth in the Guidelines for requests exceeding \$5 million.
- Over the next ten years, this project is estimated to bring the following economic impact to the County over and above the base operations:
 - 74,800 in incremental room nights
 - \$79,001,000.00 in economic impact
 - \$1,042,800.00 in new Tourist Development Taxes
- CPFP Guidelines require the Woodson Museum to provide 1:1 matching funds, which consists of a \$10 million contribution from the Hines Interests Limited Partnership.
- This action, by itself, has no fiscal impact.

17. [25-0180A](#) Revisions to the Elite Event & Destination Enhancement Funding Program Guidelines from the Tourist Development Council.

Recommendation: Approval of the revisions to the Elite Event & Destination Enhancement Funding Program Guidelines.

- The Elite Event & Destination Enhancement Funding Program provides funding for eligible major events that generate attendees, visitors, room nights, and promotion for the County.
- Recommended revisions were unanimously approved by the Tourist Development Council on January 15, 2025.
- Substantive revisions include:
 - 1.) Increased program cap from \$2 million to \$3 million in accordance with the Tourist Development Plan.
 - 2.) Restored the funding cap for category one events to the 2017 level and increased the remaining caps accordingly; included a funding “range” to address the variance between events within each category.
 - 3.) Added public relations/media coverage as a funding criteria.
 - 4.) Added eco-friendly practices for funding consideration.
 - 5.) Eliminated the 2nd application cycle for Destination Enhancement events in lieu of accepting these applications year-round, provided funding is available.
 - 6.) Clarified “broadcast” to mean affiliated with a network cable company.

Housing & Community Development

18. [25-0045A](#) Affordable housing development by Habitat for Humanity of Pinellas County, Inc. on approximately 5.94 acres of land owned by the Housing Finance Authority of Pinellas County as Trustee of the Lealman Land Trust.

Recommendation: Approval of the ranking of proposals received in response to a Request for Negotiations (RFN) for the development of residential property. Authorization for the County Administrator or designee to finalize negotiations and direct the Housing Finance Authority of Pinellas County (HFA) as Trustee of the Lealman Land Trust to enter into a ground lease agreement and other related documents with the top-ranked respondent Habitat for Humanity of Pinellas & West Pasco Counties for development of affordable housing on approximately 5.94 acres of land in substantial conformance with the proposal as recommended by staff.

- A RFN for the redevelopment of the property commonly known as Lealman Heights was issued by the County on June 7, 2024.
- County and HFA staff negotiated with the top-ranked RFN respondent and recommends leasing the properties to Habitat for Humanity (Habitat) for the construction of single-family homes and multi-family townhomes.
- Habitat responded to the RFN with a proposal to develop 31 single-family homes (two, three, and four bedrooms) and 26 townhomes that will be sold to income eligible buyers at 120.0% or less of Area Medium Income (AMI). A minimum of 50.0% of the units will be sold to eligible buyers at 80.0% or less of AMI.
- County funding assistance totaling \$2,290,300.00 is recommended for workforce housing construction costs (\$1,800,000.00 of Penny for Pinellas funding and \$465,000.00 from Lealman CRA funding). Negotiated terms of the Habitat ground lease are \$50.00 per month per unit to be paid annually for 99 years.
- Three Phases of development are planned, beginning with the development of vacant lots, a second phase of demolition and replacement of existing units, and a third phase of townhome development on the 1.75-acre parcel in the northwest area of the site.
- Approval of this request would increase the total amount of Penny IV affordable housing funds committed to \$79.4M of the \$98.0M currently estimated in all ten years of Penny.

19. [25-0152A](#) Affordable Housing Program project funding recommendation for Lake Belleview Townhomes by Lake Belleview Development LLC.

Recommendation: Recommend approval of affordable housing funding for the Lake Belleview Townhomes project by Lake Belleview Development 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 Lake Belleview Townhomes is \$1,015,028.00 of Penny for Pinellas funding for construction costs for workforce housing.
- Lake Belleview Development LLC is a partnership between Habitat for Humanity of Pinellas Inc. and Tampa Bay Neighborhood Housing Services Inc.
- Lake Belleview Townhomes is a new construction project of 24 affordable homeownership units located at 1456 South Martin Luther King Jr. Avenue in Clearwater that will serve households as follows: (3) units are set-aside for 60.0% Area Median Income (AMI) or below, (9) units are set-aside for 80.0% AMI or below and (12) units are for 120.0% AMI or below.
- The total development cost is estimated to be \$9,577,613.50. Other sources of funding include Owner's Equity (\$996,611.73), City of Clearwater (\$882,585.00), and Permanent Debt Financing (\$6,683,388.77).
- Next steps: County staff will complete additional due diligence activities, including, but not limited to, loan underwriting and financial analysis. Funding agreements, loan documents, and affordability restrictions will be prepared, negotiated, and executed.
- Approval of this project funding recommendation will increase the total amount of Penny IV affordable housing funds committed to \$80,446,901.00 out of the \$98,000,000.00 currently estimated in all 10 years of Penny IV.
- The total funding request for this item is \$1,015,028.00. Funding for this item is included in the Fiscal Year 2025-2030 Capital Improvement Program plan under the Penny IV Affordable Housing Program (Project 004150A). This project is funded by Local Infrastructure Sales Surtax (Penny for Pinellas) as part of the 8.3% countywide investment for Economic Development and Housing, half of which, or 4.15%, is set aside for housing specifically.

Human Services

20. [24-1566A](#) Award acceptance and agreement with the Florida Department of Children and Families for the 2023 Criminal Justice, Mental Health, and Substance Abuse Reinvestment Grant, Treatment for Individuals Experiencing Homelessness.

Recommendation: Approval of the award acceptance, certifications, and agreement with the Department of Children and Families (DCF) for the 2023 Criminal Justice, Mental Health, and Substance Abuse (CJMHS) Reinvestment Grant, Treatment for Individuals Experiencing Homelessness (TIEH).

- DCF's 2023 CJMHS Reinvestment Grant will fund supportive services through the TIEH program for adults 18 or over who have a mental illness, substance use disorder, or co-occurring disorder and who are in, or at risk of entering the criminal justice system.
- The TIEH program is a collaboration between Pinellas County Human Services, Pinellas County Sheriff's Office, Pinellas Safe Harbor Emergency Shelter, Boley Centers, Inc., and Eleos Health (formerly Personal Enrichment Through Mental Health Services, Inc.).
- This grant award provides up to \$1,200,000.00 over three years, beginning February 1, 2025, and concluding January 31, 2028.
- A 100% in-kind match is required. \$1,200,000.00 will be provided by Pinellas County Human Services, Boley Centers, Inc., Pinellas County Sheriff's Office, and Eleos Health.
- This grant was not included in the Fiscal Year (FY) 2025 County budget. A budget amendment will likely be submitted to recognize the revenue and appropriate the expenditure in FY25. It will be included in the proposed FY26 budget once submitted.

21. [25-0075A](#) Second Amendment to the agreement with Homeless Emergency Project, Inc. d/b/a Homeless Empowerment Program, for emergency shelter and case management services.

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

- This agreement provides emergency shelter, case management, and related supportive services for 23 Family Emergency Shelter units under the Family Transition Program.
- On October 11, 2022, the Board of County Commissioners approved this contract for \$900,000.00 with a thirty-six-month term.
- The First Amendment increased the contract in the amount of \$800,000.00 for a revised total not to exceed \$1,700,000.00. The additional funds provide sufficient funding to increase the number of emergency shelter bed placements from a minimum of thirteen to twenty-three.
- This Second Amendment exercises the two-year renewal option and increases the contract in the amount of \$1,400,000.00 for a revised total not to exceed \$3,100,000.00. The additional funds provide sufficient funding for the two-year renewal extension.
- Emergency family shelters remain a top priority of the Pinellas County Homeless Continuum of Care as demand continues to exceed available capacity in Pinellas.
- Funding for the current agreement is included in the Fiscal Year 2025 (FY) Adopted Budget. Funding for the amendment is included in the FY26 proposed Budget Submission in the General Fund of the Human Services Operating Budget to support the continuation of the Family Emergency Shelter Family Transition Program. A fiscal non-funding clause is included in the contract should this portion of the budget not be approved.

Contract No. 22-0215-P increase of \$1,400,000.00 for a revised not to exceed the amount of \$3,100,000.00, effective through September 30, 2025; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

22. [25-0099A](#) Termination of agreement for convenience with Directions for Mental Health, Inc., d/b/a Directions for Living, Inc., for the Cooperative Agreement to Benefit Homeless Individuals Program.

Recommendation: Approval of the termination of agreement for convenience with Directions for Mental Health, Inc., d/b/a Directions for Living, Inc. (Directions) for the Cooperative Agreement to Benefit Homeless Individuals (CABHI) Program.

- CABHI program services are provided in a collaborative model through partnerships with Operation PAR, Inc., and Westcare Gulfcoast-Florida, Inc. Services include mental health and substance use treatment to individuals and families that have been recently housed, and have a serious mental illness, emotional disturbance, substance use, and/or co-occurring diagnosis.
- Directions communicated their ability to support CABHI program services through alternative funding sources, therefore, Human Services is seeking to terminate the funding agreement with Directions while continuing to support ongoing program operations. The CABHI program will maintain current operations and client services. The County is working with CABHI partners to reallocate funds within the program to meet client needs while enhancing efficiencies of existing services.
- The Board of County Commissioners approved this Agreement on November 14, 2023, with an annual total not to exceed amount of \$292,417.00.
- Termination of this agreement will have no fiscal impact on Pinellas County.

Parks and Conservation Resources

23. [25-0174A](#) Comprehensive Plan Amendment application and Zoning Atlas Amendment application with the City of Clearwater for approval to amend Future Land Use and Zoning of specific portions of property within Cooper's Point co-owned by the City and Pinellas County.

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

- The City and County are co-owners of a parcel, as depicted in Exhibit A, located within an environmentally sensitive area in the City of Clearwater known as Cooper's Point.
- The City seeks to change the Zoning and Future Land Use of two specific areas within the Property from current Light Density Residential designations to Preserve. County staff supports the proposed changes.
- A signature from the County for both applications because the County is a co-owner of the property
- There is no fiscal impact for the County.

Public Works

24. [25-0126A](#) Change Order No. 1 to the agreement with Suncoast Development of Pinellas County, Inc. for American Rescue Plan Act Sidewalk, Americans with Disabilities Act, Drainage, and Paving - Package 2.

Recommendation: Change Order No. 1 to the agreement with Suncoast Development of Pinellas County, Inc. for American Rescue Plan Act Sidewalk, Americans with Disabilities Act, Drainage, and Paving - Package 2 for completion of Safe Routes to School Projects.

Approval of Change Order No. 1 to the agreement with Suncoast Development of Pinellas County, Inc. for American Rescue Plan Act (ARPA) Sidewalk, Americans with Disabilities Act (ADA), Drainage, and Paving - Package 2 for completion of Safe Routes to School Projects.

- This is a work order contract with each project type or grouping being standalone projects. The objective is availability of contractor to construct new sidewalks, ADA ramps, storm sewers, and incidental paving and resurfacing.
- This contract was approved by the Board of County Commissioners on July 30, 2024, in the amount of \$9,963,481.00 to be completed within 550 consecutive calendar days and included the 5 Safe Routes to School Projects.
- This change order increases the contract with available budgeted funds by \$1,300,000.00 to construct 5 Safe Routes to School projects and increases the agreement term by 120 days.
- The 5 Safe Route to School Projects are:
 - Lake Seminole Park Trail Extension
 - 134th Avenue North from Oak Street to Trotter Road
 - 119th Street North, 129th Terrace North, and 126th Avenue North.
 - Russell Avenue, Crestmont Avenue, George Boulevard, Colfax Street.
 - 28th Street from 54th Avenue North to 38th Avenue North.
- Funding for the project is budgeted under the Safe Routes to School Project (006033A), funded by the Local Infrastructure Sales Surtax (Penny for Pinellas) and the American Rescue Plan Act (ARPA).

Contract 24-0644-ITB-C increase in the amount of \$1,300,000.00 for a revised total not to exceed \$11,263,481.00; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

25. [25-0170A](#) Local Agency Program Agreement with the Florida Department of Transportation and associated authorizing resolution for funding of construction and construction engineering inspection services for the Beckett Bridge Replacement Project, Bridge No. 154000 on North Spring Boulevard over Minetta Branch.

Recommendation: Approval of the Local Agency Program Agreement with the Florida Department of Transportation (FDOT) and associated authorizing resolution for funding of construction and construction engineering inspection services for the Beckett Bridge Replacement Project, Bridge No. 154000 on North Spring Boulevard over Minetta Branch.

- Project design and right-of-way acquisition have been completed.
- Construction advertisement is pending approval of a sovereign submerged lands easement from FDEP, FDOT approval of the project development & environment (PD&E) study re-evaluation, and FDOT approval of project plans and specifications.
- By this agreement, FDOT will fund up to \$3,735,000.00 for construction and construction engineering inspection services. Construction is anticipated to take two years to complete.
- Funding is budgeted under the Beckett Bridge Replacement Project (001037A), funded by the Local Infrastructure Sales Surtax (Penny for Pinellas), Multimodal Impact Fees, and FDOT grant funding.

FDOT FPN: 450617 1 58/68 01, County PID No. 001037A, providing \$3,735,000.00 in construction grant funding.

AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

Business Technology Services

26. [24-2232A](#) Agreement with CDW Government LLC for information technology solutions and services.

Recommendation: Approval of the agreement with CDW Government LLC (CDW) for information technology solutions and services as requested by the Business Technology Services (BTS) department.

- This agreement will provide a mechanism for BTS and other County departments to purchase IT software, hardware, and related services to support ongoing County operational needs. CDW is a value-added reseller for many products and solutions BTS plans and manages within their adopted budget and technology roadmap.
- This agreement and pricing will replace the current agreement with CDW, Contract No. 21-0201-PB, through Omnia Partners, that will expire in February 2025 without an option to renew while using the County's terms and conditions.
- Funding requirements for the anticipated use of this agreement are consistent with the Fiscal Year 2025 adopted budget for remaining needs and is aligned with the BTS Technology Road Map and Strategic Plan.

Contract No. 25-0116-PB in the total not to exceed amount of \$3,000,000.00, effective through July 1, 2028; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

Pinellas County Community Redevelopment Agency

27. [25-0114A](#) Lealman Community Redevelopment Area Residential Improvement Program Grant program changes.

Recommendation: Sitting as the Pinellas County Community Redevelopment Agency, approval of the material changes to grant program guidelines and the associated contract amendments for the Lealman Community Redevelopment Area (CRA) Residential Improvement Program Grant.

- To create a sliding required match from applicants ranging from 0% up to 50% of the project cost based on income levels. Residents below 30% of Annual Median Income (AMI) will remain having no match requirement. Residents with income between 30% to 50% of AMI will have a 5% match, ranging to residents with income 80% to 120% of AMI having a 50% match.
- Eligible improvements have been slightly changed, added language for accessory buildings, lengthened timeframes to obtain quotes and for project completion, deleted option for change orders and updated language to enhance clarity.
- Income eligibility remains the same at equal or less than 120% of AMI.
- Grant amount of up to \$15,000.00 to remains the same.
- The material changes have been reviewed and recommended for implementation by the Lealman CRA Advisory Committee at their November 20, 2024, meeting.
- Approval of this item will implement the proposed changes to the grant program, which will be reflected in the Grant Guidelines and the participant grant contracts.
- Funding up to \$300,000.00 for this program is sufficiently included in the Fiscal Year 2025 Operating Budget for Lealman CRA in the Lealman Community Redevelopment Agency Trust Fund.

COUNTY ATTORNEY

28. [25-0214A](#) Proposed initiation of litigation in the case of Pinellas County v. Alija Kuc a/k/a Ilija Kuc - action for foreclosure of Special Magistrate lien.

Recommendation: Approval and authorization for the County Attorney to initiate litigation in the case of Pinellas County v. Alija Kuc a/k/a Ilija Kuc.

29. [25-0207A](#) Proposed settlement in the case of Pinellas County v. DeGeorge Paving, Inc.; Circuit Civil Case No. 23-008495-CI.

Recommendation: Consideration of the proposed settlement in the case of Pinellas County v. DeGeorge Paving, Inc.

30. [25-0165A](#) County Attorney Reports.

COUNTY ADMINISTRATOR

31. [25-0166A](#) County Administrator Reports.

COUNTY COMMISSION

32. [25-0086A](#) Appointments and reappointments to the Emergency Medical Services Advisory Council.

Recommendation:

Sitting as the Emergency Medical Services Authority, approve the following appointments and reappointments to the Emergency Medical Services Advisory Council for two-year terms, starting March 2025 and ending February 2027.

- Appointment of Ms. Christina Snoots as Citizen Representative for Commission District 3. Five applications were received and rank-ordered by the EMSAC Selection Committee.
- Reappointment of Ms. Rebecca Tieder as Citizen Representative for Commission District 5.
- Reappointment of Comm. Jorge Mercado as Citizen Representative for Commission District 7.
- Reappointment of Ms. Siomara Bridges-Mata as primary representative for the National Alliance on Mental Illness (NAMI) - Pinellas County.
- Appointment of Ms. Camille Hebling as alternate representative for NAMI.
- Appointment of Chief William Schobel as primary representative for the Pinellas County Fire Chiefs' Association.
- Appointment of Chief William Barrs as alternate representative for Pinellas County Fire Chiefs' Association.
- Appointment of Capt. Jose Camacho as the Pinellas County Sheriff representative.
- Appointment of Dr. Ulyee Choe as primary representative for the Pinellas County Health Department.
- Reappointment of Ms. Erin Bates as alternate representative for the Pinellas County Health Department.
- Reappointment of Dr. Zachary Zimko as the Mental Health Professional representative.
- Reappointment of Comm. Kevin Kenney as primary representative for the Independent Fire District Elected Official.
- Reappointment of Comm. Casey Cane as alternate representative for the Independent Fire District Elected Official.

33. [25-0094A](#) Reappointment to the Emergency Medical Services Medical Control Board.

Recommendation: Sitting as the Emergency Medical Services Authority (Authority), approve the following reappointment to the EMS Medical Control Board for a two-year term ending February 2027.

- Reappointment of Dr. Meghan Martin as a Pediatric Physician to represent a hospital with pediatric services within Pinellas County. Dr. Martin is a Pediatric Emergency Physician at Johns Hopkins All Children's Hospital.

34. [25-0167A](#) County Commission New Business:
Pertinent and timely Committee/Board updates, policy considerations, administrative/procedural considerations, and other new business.

6:00 PM

PUBLIC HEARINGS

BOARD OF COUNTY COMMISSIONERS

35. [25-0051A](#) Case No. LDR-24-04 (First Public Hearing)
An ordinance of Pinellas County, Florida, providing for the amendment of the Pinellas County Land Development Code, Chapter 138 - Zoning, related to definitions, a certificate of use program, standards, and inspections for consistency with the Florida Building Code and Florida Fire Prevention Code for Short Term Rentals. (Legislative)

Recommendation:

Conduct a public hearing and take public comment on Case No. LDR-24-04.

An ordinance of Pinellas County, Florida, providing for the amendment of the Pinellas County Land Development Code, Chapter 138 for Short Term Rentals (STR).

- This is the first of two required public hearings updating Sec.138-3232 STR.
- Without mitigating standards, STRs in residential neighborhoods can lead to disproportionate issues such as excessive occupancy, noise, trash, and parking.
- The proposed Ordinance, supported by robust 3rd-party technology, are intended to bring greater accountability with a Certificate of Use requirement.
- An educational campaign will be launched in Spring 2025 ahead of the Certificate of Use requirement to be deployed in April 2025.
- The Local Planning Agency recommended approval of the Ordinance (vote 4-0). No one from the public appeared in support or opposition.
- This ordinance change, by itself, has no fiscal impact on Pinellas County. The fees collected with the initial Certificate of Use and Building Inspection(s) and annual renewal thereafter will cover the total costs of the STR program. The Fiscal Year 2025 Adopted Budget includes revenues of \$1,133,500.00 consisting of \$850,000.00 from Code Enforcement and \$283,500.00 from Building Permits.

36. [25-0199A](#) Tax Equity Fiscal Responsibility Act Resolution for the issuance by the Palm Beach County Health Facilities Authority of its Retirement Communities Revenue Bonds in an aggregate principal amount not to exceed \$70,000,000.00 on behalf of ACTS Retirement-Life Communities, Inc, a Pennsylvania not-for-profit corporation for a project to be located in Dunedin, Florida.

Recommendation: Conduct a public hearing and consider the adoption of a Tax Equity Fiscal Responsibility Act (TEFRA) Resolution authorizing TEFRA approval of the Palm Beach County Health Facilities Authority Retirement Communities Revenue Bonds (ACTS Retirement-Life Communities, Inc. Obligated Group Project) in one or more series of tax-exempt qualified 501(c)(3) bonds (the Bonds) in an aggregate principal amount not to exceed \$70,000,000.00 on behalf of ACTS Retirement-Life Communities, Inc. (the Corporation), a Pennsylvania not-for-profit corporation for a project to be located in Dunedin, Florida.

The Corporation is requesting the issuance of the Bonds for the purpose of:

- a.) Current refunding, refinancing, and/or restructuring of all or a portion of one or more lines of credit.
- b.) Current refunding of, refinancing, and/or restricting of all or a portion of the Pinellas County Health Facilities Authority Health Care Facilities Refunding and Revenue Bonds (Mease Life, Inc. Project), Series 2021.
- c.) Financing or refinancing (including through reimbursement) the costs of the acquisition, construction, equipping, and improvement of existing and additional facilities at the properties of the Corporation; and
- d.) Financing of the costs of issuance, the potential establishment of any reserve fund, and the potential funding of capitalized interest (collectively, the Project).

This item has no fiscal impact on the County and does not pledge the County's credit. The Corporation is responsible for payments of all fees and expenses.

ADJOURNMENT