

# **Pinellas County**

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



## **Minutes - Final**

**Tuesday, January 30, 2024**

**2:00 P.M.**

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

**Public Hearings at 6:00 P.M.**

## **Board of County Commissioners**

*Kathleen Peters, Chair*

*Brian Scott, Vice-Chair*

*Dave Eggers*

*René Flowers*

*Charlie Justice*

*Chris Latvala*

*Janet C. Long*

**ROLL CALL - 2:03 P.M.**

**Present:** 7 - Chair Kathleen Peters, Vice-Chair Brian Scott, Commissioner Dave Eggers, Commissioner René Flowers, Commissioner Charlie Justice, Commissioner Chris Latvala, and Commissioner Janet C. Long

**Others Present:** Jill Silverboard, Deputy County Administrator/Chief of Staff; Jewel White, County Attorney; Derelynn Revie, Board Records Manager; and Tammy Burgess, Board Reporter, Deputy Clerk

**INVOCATION by Pastor Josh Heer, Living Hope Church, Largo**

**PLEDGE OF ALLEGIANCE**

**PRESENTATIONS AND AWARDS**

1. Human Trafficking Awareness Month Proclamation:
  - Major Nathaly Patterson, St. Petersburg Police Department
  - Lea Carrigan, Development Director, Restored to Dream
  - Doug Templeton, Chief Investigator, Pinellas County Consumer Protection

Chair Peters invited Mses. Patterson and Carrigan and Mr. Templeton to the podium and read a proclamation recognizing January 2024 as Human Trafficking Awareness Month. Thereupon, those accepting the proclamation provided brief comments regarding the importance of bringing awareness to the issue and reporting concerns to law enforcement and/or the National Human Trafficking Hotline.

**CITIZENS TO BE HEARD**

2. Citizens To Be Heard - Public Comment.

David Ballard Geddis, Jr., Palm Harbor (submitted documents)

**CONSENT AGENDA - Items 3 through 11**

**A motion was made by Commissioner Eggers, seconded by Vice-Chair Scott, that the Consent Agenda items be approved. The motion carried by the following vote:**

**Aye:** 7 - Chair Peters, Vice-Chair Scott, Commissioner Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Latvala, and Commissioner Long

**CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

3. Vouchers and bills paid from December 17 through December 30, 2023.

Period December 17 - December 23, 2023

Accounts Payable - \$23,541,024.68

Payroll - \$4,563,893.12

Period December 24 - December 30, 2023

Accounts Payable - \$114,306,118.35

Payroll - None

**The item was approved as part of the Consent Agenda.**

Reports received for filing:

4. Division of Inspector General, Clerk of the Circuit Court and Comptroller, Report No. 2023-32 dated December 21, 2023 - Audit of Safety Management Driver License Transport Data Exchange.

**The item was approved as part of the Consent Agenda.**

Miscellaneous items received for filing:

5. City of Clearwater Ordinance No. 9722-23 adopted December 7, 2023, annexing certain properties.

**The item was approved as part of the Consent Agenda.**

## COUNTY ADMINISTRATOR DEPARTMENTS

County Administrator

6. Receipt and file report of non-procurement items delegated to the County Administrator for the period ending January 4, 2024.

**The item was approved as part of the Consent Agenda.**

7. Receipt and file report of purchasing items delegated to the County Administrator for the quarter ending December 31, 2023.

**The item was approved as part of the Consent Agenda.**

## COUNTY ATTORNEY

8. Receipt and file report of civil lawsuits filed against Pinellas County as delegated to the County Attorney.

**The item was approved as part of the Consent Agenda.**

AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

Sheriff's Office

- 9. Receipt and file report of the Law Enforcement Trust Fund for the quarter ending December 31, 2023.

The item was approved as part of the Consent Agenda.

- 10. Receipt and file report of Sheriff's Office grants received and service contracts for the quarter ending December 31, 2023.

The item was approved as part of the Consent Agenda.

Tax Collector

- 11. Award of quote to Observer Media Group d/b/a Business Observer for the advertisement of delinquent real estate tax lists.

Contract No. 24-0117-Q awarded in the amount of \$37,200.00 for a 36-month term on the basis of being the lowest responsive, responsible quote received meeting specifications (estimated annual expenditure not to exceed \$12,400.00).

The item was approved as part of the Consent Agenda.

**REGULAR AGENDA**

ITEMS FOR DISCUSSION FROM THE CONSENT AGENDA - None

COUNTY ADMINISTRATOR DEPARTMENTS

Animal Services

- 12. First amendment to the agreement with Patterson Veterinary Supply, Inc. to provide and install new kennels for Animal Services.

(Contract No. 23-0518-ITB) Amendment approved for an increase in the amount of \$253,988.32, for a revised total of \$1,178,460.73 through July 31, 2024.

Responding to a query by Commissioner Justice, Building Design and Construction Services Interim Director Tim Lewallen related that the increase is a result of revisions to the scope of the project.

**A motion was made by Commissioner Justice, seconded by Commissioner Flowers, that the item be approved. The motion carried by the following vote:**

**Aye:** 7 - Chair Peters, Vice-Chair Scott, Commissioner Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Latvala, and Commissioner Long

Construction Services

13. Change Order No.1 with Erickson & Lindstrom Construction Co. to the Bayside Health Clinic expansion project.

(Contract No. 22-0607-CP) Change order approved increasing the agreement amount by \$240,336.00, for a revised total of \$1,881,347.41.

Responding to queries by Commissioners Scott and Flowers, Ms. Silverboard, with input from Building Design and Construction Services Interim Director Tim Lewallen, indicated that this should be the last change in scope for the project; and that staff has been focused on quality assurance and control as it relates to project estimates, noting that a challenge arises when preliminary project estimates are completed due to the time gap between the design and bidding phases of projects.

**A motion was made by Commissioner Flowers, seconded by Vice-Chair Scott, that the item be approved. The motion carried by the following vote:**

**Aye:** 7 - Chair Peters, Vice-Chair Scott, Commissioner Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Latvala, and Commissioner Long

Housing & Community Development

14. Declare a County owned parcel as surplus and authorize the conveyance of the parcel to the Housing Finance Authority of Pinellas County. (Companion to Item No. 15)

Resolution No. 24-4 adopted declaring a County-owned parcel as surplus in the Lealman Community Redevelopment Area (CRA) and granting authorization to donate the parcel to the Housing Finance Authority (HFA) for an affordable multi-family housing development.

Attorney White requested that, if the will of the Board is to approve the item, that the motion for approval include that the transfer of the property to the HFA is in the best interest of the County.

Upon request by Commissioner Eggers, Community Development Planning Division Manager Bruce Bussey provided background information regarding ownership, funding, and site plan challenges related to the parcel and reviewed the request for proposal process. He indicated that Pinellas Affordable Living, Inc., a housing development organization established by Boley Centers, submitted the top-ranked proposal for housing development; that Boley proposes to build a 17-unit apartment complex on the site; that the total project cost is estimated at approximately \$6 million; that primary funding for the project would be sourced via grant funding from the Florida Housing Finance Corporation; and that if the grant funding is approved, staff would likely return to the Board with a request for approximately \$1 million in gap funding.

Responding to the Chair's call for public comment, Jeremy Heath, St. Petersburg, appeared and expressed his concerns.

Responding to queries by Commissioner Eggers, Mr. Bussey provided further information regarding the County's acquisition of the property and a previous attempt to develop affordable housing on it. Discussion ensued regarding the number and cost per unit; whereupon, Mr. Bussey related that the parcel's 1.55 acre-size and unique shape were contributing factors to the previous project's failure to move forward; and that the cost of the proposed project is higher than the previous development attempt due to increased construction costs and the difference in the type of development being proposed.

During discussion, Mr. Bussey clarified the terminology in the Land Trust Agreement regarding fees, ownership, and management of the parcel, reiterating that the estimated cost per unit is \$345,000.00; whereupon, he addressed concerns expressed by the members and indicated that Boley has an impressive record for success with securing State resources and partnering with the County to develop projects that serve individuals with special needs.

Responding to queries by the members, Mr. Bussey provided information regarding alternative funding options in the event that Boley's state funding application fails; whereupon, discussion ensued regarding the project's total cost, cost per unit, and zoning and land use regulations as related to density.

**A motion was made by Commissioner Flowers, seconded by Commissioner Justice, that the Board, as a whole, find that there is no significant use for the property as it relates to the continuance of the property's ownership by the County, thereby conveying the ownership for this project. The motion carried by the following vote:**

**Aye:** 7 - Chair Peters, Vice-Chair Scott, Commissioner Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Latvala, and Commissioner Long

15. Ranking of firms and agreement with Pinellas Affordable Living, Inc. for the development of affordable housing located at 3901 46th Avenue North in the Lealman Community Redevelopment Area. (Companion to Item No. 14)

(Contract No. 22-0640-RN) Ranking of firms and agreement approved with no cost to the County.

Upon the Chair's call for public comment, David Ballard Geddis, Jr., Palm Harbor, appeared and expressed his concerns.

Responding to queries by Commissioner Flowers, Boley Centers Chief Operating Officer and Pinellas Affordable Living, Inc., Executive Director Jack Humburg, with input from Ms. Silverboard and Community Development Planning Division Manager Bruce Bussey, provided information and clarifying comments regarding budget estimates for the project.

**A motion was made by Commissioner Flowers, seconded by Commissioner Justice, that the item be approved. The motion carried by the following vote:**

**Aye:** 7 - Chair Peters, Vice-Chair Scott, Commissioner Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Latvala, and Commissioner Long

Human Services

16. Program recommendation for the Criminal Justice, Mental Health, and Substance Abuse Reinvestment grant submission.

Public Safety Coordinating Council's recommendation for the Treatment for Individuals Experiencing Homelessness Program (TIEH) approved for submission to the Criminal Justice Mental Health Substance Abuse Reinvestment Grant. The grant funds up to \$1,200,000.00 over a three-year period. An in-kind match equal to the award amount is required. There is no cash match.

**A motion was made by Commissioner Flowers, seconded by Commissioner Eggers, that the item be approved. The motion carried by the following vote:**

**Aye:** 7 - Chair Peters, Vice-Chair Scott, Commissioner Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Latvala, and Commissioner Long

Management and Budget

17. Recommendation to award grant funding to applicants of the second round of large capital projects funded by the American Rescue Plan Act nonprofit Capital Project Fund.

Award for the highest-ranked nonprofit organizations approved for a total funding amount of \$2,967,000.00, based on the recommendation of the Pinellas Community Foundation (PCF).

Responding to queries by Commissioner Latvala, PCF Chief Executive Officer Duggan Cooley briefly discussed the Suncoast Center, Inc. application, noting that it referenced multiple corrective actions related to service delivery within the last few years.

Commissioner Flowers requested that an update be provided to the BCC before any leftover funds are awarded to an organization listed as a Secondary Selection or before moving into the next project utilizing grant funding; whereupon, in response to queries by Commissioners Justice and Eggers, Mr. Cooley provided information regarding the ranking process and clarified that today's recommendations for approval are for 15 organizations.

**A motion was made by Commissioner Flowers, seconded by Vice-Chair Scott, that the item be approved. The motion carried by the following vote:**

**Aye:** 7 - Chair Peters, Vice-Chair Scott, Commissioner Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Latvala, and Commissioner Long

Parks and Conservation Resources

18. Annual agreement with the Pinellas County Sheriff's Office for law enforcement services by Environmental Lands Unit Deputies.

Contract approved in the amount of \$364,840.00 for Fiscal Year 2024.

**A motion was made by Commissioner Justice, seconded by Vice-Chair Scott, that the item be approved. The motion carried by the following vote:**

**Aye:** 7 - Chair Peters, Vice-Chair Scott, Commissioner Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Latvala, and Commissioner Long

Public Works

19. Award of bid to Preferred Materials Inc. for Fiscal Year 2024 Pavement Preservation - Package 3.

Contract No. 23-0833-ITB-C awarded to Preferred Materials Inc. in the amount of \$4,904,230.00 on the basis of being the lowest responsive, responsible bidder. All work to be completed within 330 consecutive calendar days.

In response to queries by Commissioners Scott and Eggers, Public Works Director Kelli Hammer Levy indicated that the estimate for this project was done internally; that her team has developed internal resources to help fine-tune estimates; and that the three approved pavement preservation projects are being worked on simultaneously by three different contractors.

**A motion was made by Vice-Chair Scott, seconded by Commissioner Flowers, that the item be approved. The motion carried by the following vote:**

**Aye:** 7 - Chair Peters, Vice-Chair Scott, Commissioner Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Latvala, and Commissioner Long

20. Grant application to the National Oceanic and Atmospheric Administration Climate Resilience Regional Challenge 2024 grant program for Joe's Creek Greenway Trail and Channel Restoration project and the Lealman Exchange Resilience Hub.

Approval granted authorizing Public Works Director to electronically sign and submit the application by the deadline; funding request is in the amount of \$39,001,310.00. No matching funds are required.

**A motion was made by Commissioner Long, seconded by Commissioner Flowers, that the item be approved. The motion carried by the following vote:**

**Aye:** 7 - Chair Peters, Vice-Chair Scott, Commissioner Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Latvala, and Commissioner Long

21. Ranking of firms and agreement with Kapsch TrafficCom USA, Inc. for the Pinellas Connected Community Project.

(Contract No. 23-0029-RFP) Ranking of firms and agreement approved in the not-to-exceed contract value of \$3,500,000.00, effective for a term of three years.

In response to queries by Commissioner Scott, Ms. Silverboard provided information regarding the Advanced Management Traffic System and the current budget; whereupon, Public Works Director Kelli Hammer Levy indicated that this project is fully funded through a Federal Highway Administration (FHWA) grant; and that negotiations were conducted with FHWA in order for the project to stay within budget. Additionally, she provided details regarding a mobile application included in the proposed contract with Kapsch TrafficCom USA.

**A motion was made by Vice-Chair Scott, seconded by Commissioner Flowers, that the item be approved. The motion carried by the following vote:**

**Aye:** 7 - Chair Peters, Vice-Chair Scott, Commissioner Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Latvala, and Commissioner Long



22. Road Transfer Interlocal Agreement with the City of Largo for the transfer of Lancaster Drive from Belcher Road to Dorchester Road.

Agreement approved transferring operation and maintenance responsibilities as set forth in the Staff Report and providing a one-time payment to the City of Largo in the amount of \$25,000.00 for resurfacing.

**A motion was made by Commissioner Eggers, seconded by Vice-Chair Scott, that the item be approved. The motion carried by the following vote:**

**Aye:** 7 - Chair Peters, Vice-Chair Scott, Commissioner Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Latvala, and Commissioner Long

23. Terminate American Empire Builders, Inc.'s right to proceed with the Westwinds and Crosswinds Bridge Replacements and the Oakwood Bridge Replacement Projects.

Termination of right to proceed for cause under Contract Nos. 190-0109-CP and 21-0708-CP approved.

Expressing the County's disappointment with the contractor's work, Chair Peters indicated that due to the matter being in the initial stages of potential litigation, the Board is limited in its ability to respond publicly related to the most recent developments; whereupon, she thanked the citizens for their input and patience, noting that the County is aggressively seeking to either resolve or litigate the matter in the near future.

The following individuals spoke in response to the Chair's call for public comment:

Bill Sumansky, Palm Harbor  
Annetta Speicher, Palm Harbor (submitted documents)  
Graham Jankura, Palm Harbor

In response to a query by Commissioner Latvala, Ms. Silverboard related that while approaches have been discussed, the timeline for completion of the Crosswinds Bridge has not yet been determined; and that if the Board approves a contract termination at today's meeting, the Crosswinds Bridge project would receive priority.

Responding to queries by Commissioners Latvala and Eggers, Attorney White related that, pursuant to statute, part of the Board's action at this meeting would include the suspension of the contractor; that her office has counsel which it regularly utilizes for construction projects; and that this counsel has been engaged to assist with this matter in order to pursue all alternatives to make the County whole while pursuing completion of these projects; whereupon, Ms. Silverboard referred to information provided in the agenda materials, indicating that, following Board action to terminate right to proceed, County staff will work to complete the Westwinds and Crosswinds projects through a work order contract; and that the Oakwood Drive project, which is approximately 30% complete, will need a rebid following an engineering assessment.

At the request of Attorney White, Senior Assistant County Attorney Joseph Morrissey indicated that staff and the County Attorney's Office recommends termination of both contracts due to the fact that the contractor has been unresponsive regarding the Westwinds/Crosswinds projects; and that work on the Oakwood Bridge has also stopped; whereupon, Ms. Silverboard related that staff's recommendation is to terminate both contracts so that there is an ability to proceed with replacement companies to complete the projects.

In response to queries by Commissioner Scott, Attorney Morrissey provided information regarding the responsibilities of both the bonding and surety companies related to the projects.

**A motion was made by Commissioner Long, seconded by Vice-Chair Scott, that the item be approved. The motion carried by the following vote:**

**Aye:** 7 - Chair Peters, Vice-Chair Scott, Commissioner Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Latvala, and Commissioner Long

## AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

### Emergency Medical Services Authority

- 24.** Issuance of a Certificate of Public Convenience and Necessity to M&M Mobility d/b/a Shaddai Transportation Services for provision of non-medical wheelchair and stretcher van transport services.

Sitting as the Emergency Medical Services Authority, certificate issued as set forth in the Staff Report. Certificate will expire on June 30, 2024.

**A motion was made by Vice-Chair Scott, seconded by Commissioner Eggers, that the item be approved. The motion carried by the following vote:**

**Aye:** 7 - Chair Peters, Vice-Chair Scott, Commissioner Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Latvala, and Commissioner Long

## COUNTY ATTORNEY

- 25.** Proposed initiation of litigation in the case of Deborah Jackson v. PKC2, LLC et al; HUD Case No. 04-23-5251-8; PC Case No. 23-036 - alleged housing discrimination.

Initiation of litigation approved.

**A motion was made by Commissioner Justice, seconded by Commissioner Eggers, that the item be approved. The motion carried by the following vote:**

**Aye:** 7 - Chair Peters, Vice-Chair Scott, Commissioner Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Latvala, and Commissioner Long

- 26.** County Attorney Reports - None

COUNTY ADMINISTRATOR

- 27. County Administrator Reports - None

COUNTY COMMISSION

- 28. Appointment to the Emergency Medical Services Medical Control Board.

Sitting as the Emergency Medical Services Authority, the Board approved the appointment of Diane Conti as a Hospital Administrator alternate representative for a two-year term ending December 2025.

**A motion was made by Commissioner Justice, seconded by Commissioner Flowers, that the item be approved. The motion carried by the following vote:**

**Aye:** 7 - Chair Peters, Vice-Chair Scott, Commissioner Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Latvala, and Commissioner Long

- 29. Appointment to the Unified Personnel Board (Board of County Commissioners as a whole).

Following a ballot vote, Kenneth Peluso appointed for a two-year term, beginning on January 1, 2024.

- 30. County Commission New Business:

Pertinent and timely Committee/Board updates, policy considerations, administrative/procedural considerations, and other new business.

The Commissioners provided updates regarding their assigned boards and committees and discussed various issues, as follows:

Commissioner Flowers

- Potential prohibition of the display of flags such as that of The Woodson African American Museum of Florida due to proposed legislation
- Additional proposed legislation regarding mental health services, maternal health services, and social media age limitation
- Lack of discussion in Tallahassee regarding additional funding support for affordable housing
- Continuum of Care meeting
- CareerSource meeting scheduled for February 6
- Greater Mount Zion AME Church

Commissioner Justice

- Early Learning Coalition of Pinellas County, Inc. meeting
- Tax Collector’s Kids Tag Art ceremony

- Royal Rumble
- Second Annual Lealman Honey and Arts Festival scheduled for February 10

#### Commissioner Scott

- Appreciation to Communications and Information Technology staff
- Tampa Bay Water Board meeting
- Tampa Bay Days reception in Tallahassee
- Pinellas Suncoast Transit Authority (PSTA) Board meeting
- Upcoming Wounded Warrior Abilities Ranch tour
- National Association of Counties legislative session

#### Commissioner Latvala

- Royal Rumble
- Mayor's Council lunch
- Tour of the The Woodson African American Museum of Florida
- Youth Advisory Council tour of Safe Harbor
- Appreciation to those who attended his wedding
- Passing of former Senator Jim Sebesta

#### Commissioner Eggers

- Guest speaker Brian Lowack at Upper Tampa Bay Chamber of Commerce Trustee/Economic Luncheon
- Royal Rumble
- Tampa Bay Water updates
- Upcoming Charter Review Commission meetings and points of discussion
- PSTA Board meeting and upcoming budget workshop scheduled for February 8
- County Animal Services tour
- Meetings with activists regarding dogs in the community
- Feast Food Pantry groundbreaking scheduled for February 5
- Tampa Bay Transportation Management Area meeting scheduled for February 16
- Passing of Major League Baseball's Jimmy Williams

#### Commissioner Long

- Criminal Justice Information Services Board meeting
- Visit to Tallahassee to advocate for our area, which included meetings with PSTA lobbyist Ron Pierce, Representative Cross, Senator DiCeglie, and Florida Department of Transportation Secretary Jared Perdue and attendance at the legislative reception
- Efforts to create a regional metropolitan planning organization
- Public Policy Council meeting in St. Petersburg

- St. Petersburg State of the City Address by Mayor Welch
- Passing of Pinellas County Sheriff's deputy

#### Chair Peters

- Skyway Lighting Resolution

Resolution No. 24-05 approved supporting the Florida Department of Transportation lighting of the Bob Graham Sunshine Skyway Bridge in support of Cholangiocarcinoma Awareness Day on February 15, 2024.

**A motion was made by Commissioner Flowers, seconded by Commissioner Latvala, that the resolution be approved. The motion carried by the following vote:**

**Aye:** 7 - Chair Peters, Vice-Chair Scott, Commissioner Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Latvala, and Commissioner Long

Attorney White advised that there was a scrivener's error in the numbering of sections in the resolution that was distributed to the Commissioners, which has been corrected and provided to the Clerk.

At the request of Chair Peters, the members provided consensus to send a letter on behalf of the Board to the City of Largo recognizing its sister city history with Kami, Japan.

- Memorandum regarding Tourist Development Council member conflict of interest
- Personal Enrichment through Mental Health Services groundbreaking for children's unit
- Opioid Abatement Funding Advisory Board updates
- MUSE art event
- Royal Rumble

**Meeting Recessed: 4:19 P.M.**

**Meeting Reconvened: 6:03 P.M.**

#### **PUBLIC HEARINGS**

**All public hearing items have been properly advertised. Affidavits of Publication have been received and are on file in the Board Records Department.**

#### **BOARD OF COUNTY COMMISSIONERS**

##### **31. Case No. ZON-22-08 (Cypress Run of FL, LLC)**

A request for a change of zoning on approximately 5.46 acres located on the east side of East Lake Drive across from the intersection of North Highland Avenue in East Lake Tarpon from Residential Agriculture, R-A, Residential Planned Development, RPD, (5.46 acres) and from RPD to R-A, (0.05 acre) with a Development Master Plan, DMP, modification on an RPD zoned property to allow for the addition of 5.41 net acres to the DMP, three residential units, and two multi-use (maintenance/recreation/self-storage) buildings. (Quasi-Judicial)

Resolution No. 24-6 adopted approving the zoning change. The Local Planning Agency recommended approval of the request, and staff concurred. Twenty-four emails in support and twenty-seven emails in opposition have been received by the Clerk.

Referring to a PowerPoint presentation, Planning Division Manager Glenn Bailey provided information regarding the request and noted that this is a companion case to a Future Land Use Map amendment that the Board approved last year. He provided background information regarding the Residential Planned Development zoning category, the Development Master Plan (DMP), and flood risks on the property; whereupon, he noted that the existing use of the property is a golf course maintenance facility with some vacant land; that the intended future use is residential and maintenance/recreation/self-storage; that the DMP would allow for the construction of three residential units and two multi-use buildings; and that the Development Review Committee and Local Planning Agency recommended approval.

In response to queries by Commissioners Eggers and Justice, Mr. Bailey provided clarifying comments regarding the proposed future use of the property and allowable building height.

Upon the Chair's call for the applicant, Katie Cole, Clearwater, indicated that she represents the applicant and provided background information regarding the request. Referring to earlier queries by Commissioner Justice, she described the proposed structures to be placed on the subject property; whereupon, she introduced Cyndi Tarapani, Tarpon Springs, and at the request of Ms. Cole, Chair Peters accepted Ms. Tarapani as an expert in planning and design.

Ms. Tarapani referred to a PowerPoint presentation and provided information regarding the requested zoning change, including the intended locations of the proposed structures. She indicated that construction would not occur within the floodway; that density would remain the same; and that natural resources would not be impacted.

Ms. Tarapani responded to comments and queries by Commissioner Eggers regarding the proximity of the residential villas to the existing and proposed maintenance facilities, indicating that materials stored outside of the current maintenance facility would be placed inside the new maintenance buildings; whereupon, she discussed the project's compliance with the East Lake overlay.

In response to the Chair's call for public comment, the following individuals appeared and expressed their support:

Michael Dogali, Tarpon Springs  
John Towey, Jr., Tarpon Springs  
Jillian Peters, Tarpon Springs  
Nick Andrus, Tarpon Springs  
Robert Boldus, Tarpon Springs  
Steve Martin, Tarpon Springs  
Keith Britts, Tarpon Springs

The following individuals appeared and expressed their concerns:

Jane Graham, Safety Harbor (spoke on behalf of others in attendance)  
Shelly Rogers, Tarpon Springs  
Terri Whetzel, Tarpon Springs  
Marsha Witkowski, Tarpon Springs  
John Heagney, Tarpon Springs  
Preston Kavanagh, Tarpon Springs  
Marc Washburn, Tarpon Springs

In rebuttal, Ms. Tarapani provided clarifying information and indicated that the proposed maintenance facilities will be larger than the existing facilities due to the consolidation of all maintenance buildings, the relocation of equipment that is currently stored outside, and the construction of indoor pickleball and tennis courts, which were heavily requested by the community and will only be accessible to residents and club members. She indicated that concerns expressed by some residents regarding the project's compliance with County Code requirements will be addressed by staff prior to site plan approval; and that there are no proposed changes to density.

Thereupon, Ms. Cole provided additional comments in rebuttal and provided information regarding the project's compliance with the East Lake overlay district and the criteria set forth in the County Code.

In response to queries by Commissioner Eggers, Mr. Bailey provided clarifying comments and indicated that environmental impacts, parking requirements, and building size would be addressed during the site plan review process; and that any modifications to the DMP would require the Board's approval; whereupon, he related that use of the self-storage component of the proposed facilities would be restricted to Cypress Run residents.

Responding to a query by Commissioner Scott, Attorney White indicated that questions relating to deed restrictions should be directed to the applicant's representative, noting that deed restrictions are not usually considered by the Board.

**A motion was made by Vice-Chair Scott, seconded by Commissioner Flowers, that the item be approved. The motion carried by the following vote:**

**Aye:** 7 - Chair Peters, Vice-Chair Scott, Commissioner Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Latvala, and Commissioner Long

32. Case No. FLU-23-08 (Igor Melnichuk)

A request for a Future Land Use Map amendment from Residential Low to Residential Urban on approximately 1.02 acres located at 3320 70th Avenue North in Lealman.

Ordinance No. 24-2 adopted approving Case No. FLU-23-08. The Local Planning Agency recommended approval of the request, and staff concurred. No correspondence has been received. No citizens appeared to be heard.

**A motion was made by Commissioner Flowers, seconded by Commissioner Long, that the item be approved. The motion carried by the following vote:**

**Aye:** 7 - Chair Peters, Vice-Chair Scott, Commissioner Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Latvala, and Commissioner Long

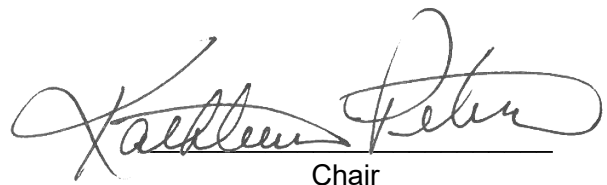
33. Amendment by resolution supplementing the Fiscal Year 2024 Operating and Capital Budgets for unanticipated fund balances and unanticipated receipt of funds and realigning reserves for requesting departments and funds.

Resolution No. 24-7 adopted recognizing and appropriating unanticipated revenue and realigning of funds as outlined in the Staff Report. No correspondence has been received. No citizens appeared to be heard.

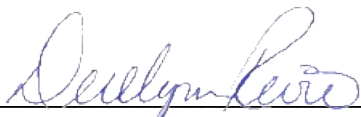
**A motion was made by Commissioner Flowers, seconded by Commissioner Justice, that the item be approved. The motion carried by the following vote:**

**Aye:** 7 - Chair Peters, Vice-Chair Scott, Commissioner Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Latvala, and Commissioner Long

**ADJOURNMENT - 7:38 P.M.**

  
Chair

ATTEST: KEN BURKE, CLERK

By   
Deputy Clerk

