

# **Pinellas County**

*Pinellas County Cooperative Extension  
12520 Ulmerton Road, Largo*



## **Minutes - Final**

**Tuesday, December 15, 2020**

**2:00 P.M.**

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

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

### **Board of County Commissioners**

*Pat Gerard, Chair*

*Dave Eggers, Vice-Chair*

*Rene Flowers*

*Charlie Justice*

*Janet C. Long*

*Kathleen Peters*

*Karen Williams Seel*

**ROLL CALL - 2:01 P.M.**

**Present:** 7 - Chair Pat Gerard, Vice-Chair Dave Eggers, Rene Flowers, Charlie Justice, Janet C. Long, Kathleen Peters, and Karen Williams Seel

**Others Present:** Barry A. Burton, County Administrator; Jewel White; County Attorney; Ken Burke, Clerk of the Circuit Court and Comptroller, and Chris Bartlett, Senior Board Reporter, Deputy Clerk

Tampa Bay Lightning Chief Executive Officer Steve Griggs displayed the Stanley Cup trophy and thanked Pinellas County for its continued and valued support of the hockey team, indicating that 30 to 35 percent of all Lightning fans reside in the County. He noted the efforts and impact made by the team in giving back to the community, including the Community Hero Program and supporting youth hockey.

**CITIZENS TO BE HEARD**

**1. Public Comment.**

- David Ballard Geddis Jr., Palm Harbor
- Greg Pound, Largo
- Mark Johnson, Largo
- Dawn Bohler, St. Petersburg
- Aden Barnes, Largo
- Kali Alonso, Clearwater
- Virginia Frizzle, Largo
- Shannon Brooks, Clearwater
- Nichole Mattheus, Dunedin
- Glenn Reihing, St. Petersburg
- Beth Hovind, Tarpon Springs
- Karen Mullins, Dunedin
- Craig Murtha, Largo
- Kai Rubach, Dunedin
- Lita Benduhn, Dunedin
- Jeremy Reynolds, Dunedin

**CONSENT AGENDA - Items 2 through 19**

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

**Aye:** 7 - Chair Gerard, Vice-Chair Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Long, Commissioner Peters, and Commissioner Seel

## CLERK OF THE CIRCUIT COURT AND COMPTROLLER

2. Minutes of the virtual regular meetings held September 17 and 22 and the in-person and virtual regular meeting held October 6, 2020.
3. Vouchers and bills paid from November 1 through November 14, 2020.

Period: November 1 through November 7, 2020

Accounts Payable - \$54,186,854.72

Payroll - None

Period: November 8 through November 14, 2020

Accounts Payable - \$6,494,826.78

Payroll - \$4,056,421.27

## Reports received for filing:

4. Division of Inspector General, Clerk of the Circuit Court and Comptroller, Report No. 2020-22 dated October 30, 2020 - Investigation of Misuse of County Time and Equipment.
5. Division of Inspector General, Clerk of the Circuit Court and Comptroller, Report No. 2020-23 dated November 12, 2020 - Audit of Consumer Protection's Internal Controls Over DAVID Information.
6. Florida Development Finance Corporation financial statements for the year ended June 30, 2020 and Independent Auditor Reports.
7. Dock Fee Reports for the months of October and November 2020.

## Miscellaneous items received for filing:

8. City of Tarpon Springs Ordinance No. 2020-25 adopted October 13, 2020, annexing certain property.
9. City of Tarpon Springs Resolution No. 2020-64 adopted October 13, 2020, naming that portion of previously undeveloped roadway connecting Meres Boulevard and Mango Street between Safford Avenue and Disston Avenue.
10. Tampa Bay Water 2021 Board Meeting Schedule.

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**COUNTY ADMINISTRATOR DEPARTMENTS**Administrative Services

11. Declare surplus and authorize the sale of County-owned equipment and vehicles.

Authorization granted. Assets to be liquidated through public auction conducted by Tampa Machinery Auction and Manheim under provisions of existing contracts. Distribution of proceeds approved as recommended in the Staff Report.

12. Ranking of firms and agreement with Wells Fargo Bank, N.A. for banking services.

Ranking of firms and Contract No. 189-0463-P approved in the not-to-exceed annual amount of \$550,000.00, for a total contract value of \$2,750,000.00. Contract is for 60 months with an option for a 24-month extension. Chair authorized to sign and the Clerk to attest.

Mr. Burton clarified that contract amount included in the Staff Report was inaccurate.

Convention and Visitors Bureau

13. Ranking of firms and agreement with Destination Analysts, Inc. for requirements of development and implementation of integrated destination marketing research studies.

Ranking of firms and Contract No. 190-0123-P approved in the not-to-exceed amount of \$2,750,000.00 for a five-year term (estimated average annual expenditure, \$550,000.00). Chair authorized to sign and the Clerk to attest.

County Administrator

14. Receipt and file report of non-procurement items delegated to the County Administrator for the period ending November 20, 2020.

Management and Budget

15. Resolution supplementing the Fiscal Year 2021 General Fund Budget for unanticipated revenue to the Public Defender of the Sixth Judicial Circuit.

Resolution No. 20-166 adopted appropriating unanticipated grant revenue in the amount of \$400,000.00 for Fiscal Year 2021 (total funding award, \$1,200,000.00 over a three-year period).

Public Works

16. Ranking of firms and agreement with Stantec Consulting Services, Inc. for professional consulting services for the Surface Water Assessment Governance and Rate Study Update project.

Ranking of firms and Contract No. 190-0107-NC approved in the not-to-exceed amount of \$520,541.90, inclusive of owner contingency in the amount of \$47,412.90. The project is expected to be completed within 36 consecutive calendar months. Chair authorized to sign and the Clerk to attest.

#### COUNTY ATTORNEY

17. Notice of new lawsuit and defense of the same by the County Attorney in the case of Tanaiyah Khadeeah Drake v. Pinellas County, et al.; Circuit Civil Case No. 20-005055-CI-7 - allegations of negligence resulting in personal injuries.
18. Notice of new lawsuit and defense of the same by the County Attorney in the case of Clemmiesha Terell Flowers v. Pinellas County, et al.; Circuit Civil Case No. 20-004572-CI-15 - allegations of negligence resulting in personal injuries.

#### AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

##### Countywide Planning Authority

19. Countywide Plan Map - 2020 Annual Update.

Resolution No. 20-167 adopted accepting the amended Countywide Plan Map and directing that it be filed with the Clerk of the Board of County Commissioners as the official Countywide Plan Map, as recommended by Forward Pinellas, in its role as the Pinellas Planning Council, in its Resolution No. 20-06 adopted November 10, 2020.

#### REGULAR AGENDA

ITEMS FOR DISCUSSION FROM THE CONSENT AGENDA - None.

#### COUNTY ADMINISTRATOR DEPARTMENTS

20. Local State of Emergency.

Mr. Burton related that the COVID-19 case count and positivity rates have been increasing; and that staff recommends that the Local State of Emergency be extended through December 25, 2020. He indicated that Department of Health in Pinellas County Director Dr. Ulyee Choe and Emergency Medical Services Medical Director Dr. Angus Jameson are present to discuss COVID-19-related matters.

Dr. Choe provided an update regarding COVID-19 data trends, noting that there has been an increase in the case count and number of COVID-occupied hospital beds over the last week. He related that an emergency use authorization was issued by the U.S. Food and Drug Administration (FDA) on December 11 for the Pfizer-BioNTech COVID-19 vaccine; that Pinellas was selected as one of two Florida counties to participate in the vaccine pilot program, which prioritizes the immunizations for residents and staff of nursing homes; and that his staff is working with paramedics and the Florida National Guard to ensure efficient vaccine administration beginning December 16.

Dr. Choe provided information pertaining to the vaccine effectiveness and side effects, and the need to expand vaccination access points; whereupon, he advised the continuation of preventive measures, such as wearing a face covering and practicing social distancing, noting that the vaccine may not be widely available for some time.

In response to queries by Commissioner Justice, Dr. Choe stated that there are 68 active nursing home facilities, with a total of over 15,000 residents and staff; that the vaccine allotment to the County is 10,700 first doses, with the second dose to follow in 21 days; and that the Department of Health will be administering the two doses, as recommended by the FDA, for maximum effectiveness and longevity, noting that there should not be a shortage based on national surveys showing that approximately half of those surveyed are interested in the vaccination.

Commissioner Eggers noted the importance of public messaging with regard to the vaccination process, and Dr. Choe concurred and provided input.

Responding to queries by the members, Drs. Choe and Jameson indicated that the FDA approved the vaccine for individuals 16 years of age and older; that an inventory of County hospitals that have ultra-cold freezers for vaccine storage is being conducted; that paramedics administering the vaccine will monitor and treat individuals for allergic reactions as they arise; and that the FDA recommends administering the second dose as soon as possible after the 21-day period, noting that additional information will be obtained from the manufacturers. Dr. Jameson agreed with Commissioner Long that COVID-19 should not be taken lightly and remarked that the science used to formulate the vaccine is similar to that of cancer vaccines; and that, despite vaccine hesitancy, a recent survey at an organization indicated that almost 99 percent of their medical staff showed interest in getting vaccinated.

**A motion was made by Commissioner Long, seconded by Commissioner Flowers, that the order extending the Local State of Emergency be approved. The motion carried by the following vote:**

**Aye:** 7 - Chair Gerard, Vice-Chair Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Long, Commissioner Peters, and Commissioner Seel

Resolution No. 20-165 adopted extending the Local State of Emergency established in Resolution No. 20-16 until 3:00 P.M. on December 25, 2020.

Convention and Visitors Bureau

21. Tourism Promotion Agreement with the Tampa Bay Super Bowl LV Host Committee, Inc. in support of Super Bowl LV.

Agreement in the amount of \$1,000,000.00 approved. Payments to be made in two installments of \$500,000.00, with the first payment due upon contract execution and the remainder due post event.

In response to query by Chair Gerard, Tampa Bay Super Bowl LV Host Committee President and CEO Rob Higgins noted that, even if Super Bowl attendance is reduced due to COVID-19 restrictions, there are various economic, social, and marketing benefits to the County for providing support towards the event, such as increased hotel room bookings, inclusion in community initiatives through the Forever 55 social legacy program, and worldwide exposure.

In response to queries by Commissioner Justice, Mr. Higgins related that the National Football League, in conjunction with local stakeholders and public health officials, is continuing to monitor COVID-19 data to determine the stadium capacity; and that a list of County assets was created in partnership with Visit St. Pete/Clearwater (VSPC) to maximize marketing exposure and ensure a return on investment.

Commissioner Eggers stated his concerns regarding the level of marketing exposure that the County will get during the Super Bowl as it relates to the investment made and in comparison to other contributors. Mr. Higgins stressed the importance of a regional and equitable approach with regard to advertising the area during the event and the return on investment and discussed the role of Pinellas County in attracting tourism to the destination; whereupon, Commissioner Eggers thanked the committee for their leadership in addressing the issue of human trafficking with regards to the Super Bowl.

Responding to query by Commissioner Justice regarding Super Bowl funding, VSPC President and CEO Steve Hayes indicated that the funds will come from the 60-percent marketing and promotions portion of the VSPC budget, and Mr. Burton reiterated that the funding source is separate from the General Fund.

**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 Gerard, Vice-Chair Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Long, Commissioner Peters, and Commissioner Seel

22. Local Arts Funding Agreement with Creative Pinellas Incorporated for marketing and promoting Pinellas County as an arts community and cultural destination during Fiscal Year 2021.

Agreement in the amount of \$718,640.00 approved.

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

**Aye:** 7 - Chair Gerard, Vice-Chair Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Long, Commissioner Peters, and Commissioner Seel

Economic Development

- 23.** Ad Valorem Tax Exemption Performance Agreement between Pinellas County Board of County Commissioners and Jabil, Inc.

Agreement approved providing an exemption for 100 percent of the \$11,727,141.00 estimated capital investment for Phase One of Jabil's headquarters expansion project for a period of ten years. Estimated amount of the tax abatement for the first year is \$53,419.00.

Responding to queries by Commissioner Eggers, Economic Development Director Mike Meidel provided information regarding the economic impact of Jabil to the County, including the annual contribution of \$912,597 in taxes for all its properties, employment of over 1,800 workers, for a total annual payroll of \$126 million, and \$11.7 million in construction fees for Phase One of the project, which involved renovation of the former Tampa Bay Research Institute, noting that the tax exemption applies to incremental improvements to the facility.

Mr. Meidel indicated that the Phase One facility employs 98 workers; and that job retention will be tracked throughout the ten-year process; whereupon, Commissioner Flowers thanked him for the clarification regarding employee retention.

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

**Aye:** 6 - Chair Gerard, Vice-Chair Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Long, and Commissioner Peters

**Nay:** 1 - Commissioner Seel

Human Services

- 24.** Grant award from the U.S. Department of Justice for the 2020 DNA Capacity Enhancement for Backlog Reduction program on behalf of the Pinellas County Forensic Laboratory.

Grant award approved for funding in the amount of \$294,635.00 for two years. No County match is required.

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

**Aye:** 7 - Chair Gerard, Vice-Chair Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Long, Commissioner Peters, and Commissioner Seel

- 25.** Grant award from the U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance's Fiscal Year 2020 Comprehensive Opioid, Stimulant, and Substance Abuse Site-based Program.

Grant award approved for funding in the amount of \$1,199,163.00 for a 36-month project period beginning October 1, 2020. No County match is required.



Mr. Burton provided background information regarding the grant, indicating that the funds will be used to expand the County's Co-Occurring Assistance Recovery and Empowerment Team to provide immediate on-scene drug overdose intervention by first responders; and that the Human Services Department will partner with local law enforcement, Emergency Medical Services, and the Opioid Task Force for the on-site intervention and expedited access to treatment facilities.

Responding to Chair Gerard's call for public comment, Glenn Reihing, St. Petersburg, stated his concerns.

**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 Gerard, Vice-Chair Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Long, Commissioner Peters, and Commissioner Seel

### Planning

- 26.** Affordable Housing Advisory Committee Report on State Housing Initiatives Partnership Program Affordable Housing Incentives.

Resolution No. 20-168 adopted approving the report and authorizing its submittal to the Florida Housing Finance Corporation.

**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 Gerard, Vice-Chair Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Long, Commissioner Peters, and Commissioner Seel

- 27.** City of St. Petersburg Intown Community Redevelopment Trust Fund 15-year review.

Intown Redevelopment Plan 15-year review report approved.

Mr. Burton introduced the item, relating that a staff review of the report submitted by the City showed substantial evidence indicating that Community Redevelopment Agency (CRA) performance review criteria was met pursuant to the County Code; and that County Tax Increment Financing (TIF) contributions have been effectively utilized for planned projects and initiatives.

In response to query by Commissioner Seel, Attorney White clarified that the Interlocal Agreement requires the City to obtain approval from the Board of County Commissioners (BCC) before issuing any debt secured with the County TIF funding.

Responding to concerns voiced by Commissioners Seel and Eggers as to the possibility of changing the maximum TIF contribution amount, Interim Planning Division Manager Evan Johnson related that an amendment to the Interlocal Agreement would be required to do so;

and that a 50-percent decrease in the contribution will occur in 2023; whereupon, Attorney White clarified that the agreement specifies that the County will continue to make contributions at the decreased rate through 2032 or until the \$108.1 million cap is reached.

During discussion and responding to queries by the members, Office of Management and Budget Director Bill Berger explained that the cap includes the estimated cost of debt issuance; that the cap amount may potentially be modified based on the amount of requested debt issuance; and that reaching the cap is ahead of schedule due to increased CRA area property values.

Mr. Burton reported that a CRA discussion will be included in the January 7 Work Session agenda; and that work is being done to gather best practice information from CRAs throughout the country. At the request of the Board, he indicated that a chart containing CRA data, including corresponding city millage rates, will be provided to the members; and that he will request that Pinellas County Property Appraiser Mike Twitty attend a BCC meeting to provide information on taxable property value projections and flood assessment formulas.

In response to query by Commissioner Eggers, Mr. Johnson related that the upcoming CRA discussion will focus on a scoring and evaluation process determining contribution levels for three types of CRAs and developing a clear methodology regarding CRAs that do not meet the stated mid-point review criteria.

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

**Aye:** 6 - Chair Gerard, Vice-Chair Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Long, and Commissioner Seel

**Nay:** 1 - Commissioner Peters

## AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

### Human Resources

- 28.** Change Order No. 1 to the contract with UnitedHealthcare Specialty Benefits, LLC for requirements of disability benefits and Family Medical Leave Act administration services. (Contract No. 189-0460-P) Change Order approved increasing the contract amount by \$2,553,874.65 for a revised total of \$3,403,874.65, effective through December 31, 2025 (estimated annual amount, \$680,774.93). Chair authorized to sign and the Clerk to attest.

Mr. Burton related that the change order is needed to add long-term disability services, as they were inadvertently excluded from the contract; and that the cost was included in the budget.

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

**Aye:** 7 - Chair Gerard, Vice-Chair Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Long, Commissioner Peters, and Commissioner Seel

## COUNTY ATTORNEY

### 29. Public Official Bonds for Public Officers.

Public Official Bonds approved for Commissioners Flowers, Justice, Long, and Seel and for the Clerk of the Circuit Court and Comptroller, Property Appraiser, Sheriff, and Tax Collector, in accordance with Chapter 137, Florida Statutes.

Attorney White provided information regarding bond procurement, noting that the Supervisor of Elections does not require a bond; that Board approval of the bonds is required by law; and that bond amounts were established by the Board through a resolution.

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

**Aye:** 7 - Chair Gerard, Vice-Chair Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Long, Commissioner Peters, and Commissioner Seel

### 30. County Attorney Reports - None.

## COUNTY ADMINISTRATOR REPORTS

### 31. County Administrator Reports.

Mr. Burton reported that a meeting is scheduled for January 5 with city fire departments and independent fire districts to discuss criteria utilized for evaluating growth management strategies.

Noting that discussions have been held regarding regional economic development, Mr. Burton indicated that additional conversations are being coordinated with cities that have a large economic development presence for the purpose of collaboration and input on local strategies; and that regional economic development strategies, as well as goals and objectives for the coming year, will be topics for discussion at the Board's January 21 meeting.

Mr. Burton referred to a memorandum regarding Safe Harbor and a request by the City of Largo, indicating that Assistant County Administrator Lourdes Benedict is organizing the effort for coordinated discussions with the Homeless Leadership Alliance.

## COUNTY COMMISSION

- 32.** Reappointments to the Feather Sound Community Services District (Individual appointments by Commissioners Peters, Justice, Long, Eggers, Seel, and Gerard).

Individual reappointments of Dimity B. Carlson, Kevin P. Chambers, Rob Copenhaver, Marshall C. Deason, Anne Pollack, and Adam C. Shelton approved for one-year terms beginning January 1, 2020.

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

**Aye:** 7 - Chair Gerard, Vice-Chair Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Long, Commissioner Peters, and Commissioner Seel

- 33.** Appointment to the Gulf Consortium (Board of County Commissioners as a whole).

Stacey Day appointed to serve as County Director alternate to replace a retiring alternate representative.

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

**Aye:** 7 - Chair Gerard, Vice-Chair Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Long, Commissioner Peters, and Commissioner Seel

- 34.** Appointments to the Lealman Community Redevelopment Area Advisory Committee (Board of County Commissioners as a whole).

Jeremy Heath appointed and Marsha A. McCoy, Rick W. Orr, and Oscar Seguban reappointed for three-year terms, following a ballot vote.

Commissioner Peters advocated for selecting Mr. Heath, noting that he would be an asset to the Committee.

Chair Gerard called for persons wishing to be heard, and responding to query by David Ballard Geddis, Jr., Palm Harbor, provided information regarding the Committee.

- 35.** Appointments to the Pinellas County Historic Preservation Board (Individual Commissioners and Board of County Commissioners as a whole).

Vincent G. Luisi and Brian Smith reappointed to serve as at-large members for three-year terms beginning January 1, 2021.

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

**Aye:** 7 - Chair Gerard, Vice-Chair Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Long, Commissioner Peters, and Commissioner Seel

John E. Doctor appointed and David C. MacNamee reappointed by Commissioners Peters and Gerard, respectively, for three-year terms beginning January 1, 2021.

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

**Aye:** 7 - Chair Gerard, Vice-Chair Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Long, Commissioner Peters, and Commissioner Seel

- 36.** Appointment to the Pinellas Park Water Management District Board (Board of County Commissioners as a whole).

Michael Farrell reappointed to serve a three-year term to begin on January 1, 2021.

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

**Aye:** 7 - Chair Gerard, Vice-Chair Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Long, Commissioner Peters, and Commissioner Seel

- 37.** Reappointment to the Unified Personnel Board (Board of County Commissioners as a whole).

Jeffrey Kronschnabl reappointed to serve a two-year term to begin on January 1, 2021.

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

**Aye:** 7 - Chair Gerard, Vice-Chair Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Long, Commissioner Peters, and Commissioner Seel

- 38.** Appointment to the Pinellas County Youth Advisory Committee (Board of County Commissioners as a whole).

Three new members appointed due to early drop-off of previously appointed members.

Commissioner Peters noted that students from the waiting list are replacing members no longer participating due to COVID-19.

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

**Aye:** 7 - Chair Gerard, Vice-Chair Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Long, Commissioner Peters, and Commissioner Seel

- 39.** Assignments to the 2021 Committees and Boards by the Chair-Elect.

Assignments approved as set forth in the attachment to the Staff Report.

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

**Aye:** 7 - Chair Gerard, Vice-Chair Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Long, Commissioner Peters, and Commissioner Seel

**40. County Commission New Business Items.**

The members commented on various topics, as follows:

Commissioner Long

- Human trafficking and establishment of a task force

Commissioner Seel

- Retirement of her Executive Aide, Cyndi Simmons, and welcoming Jan Tracy

Chair Gerard

- Op-ed regarding a request to the Army Corps of Engineers

Chair Gerard reported that she and Commissioner Eggers participated in a conference call with the Assistant Secretary of the Navy and Congressman Charlie Crist concerning a request to the Army Corps of Engineers for flexibility in easement requirements relating to beach nourishment, and Commissioner Eggers provided input. Chair Gerard indicated that an op-ed in support of the request has been prepared by Congressmen Crist and Gus Bilirakis and will be submitted to the Tampa Bay Times; whereupon, she requested Board approval for her and incoming Chair Eggers to sign the document.

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

**Aye:** 7 - Chair Gerard, Vice-Chair Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Long, Commissioner Peters, and Commissioner Seel

Commissioner Eggers

- Best wishes for the holidays and the upcoming year

On behalf of the Commissioners, Commissioner Eggers presented Chair Gerard with a gift of appreciation for her leadership over the past year, and the Commissioners thanked her for hard work, professionalism, and guidance during difficult times; whereupon, Chair Gerard expressed appreciation for the members and staff.

**Meeting Recessed: 4:26 P.M.**

**Meeting Reconvened: 6:00 P.M.**

Deviating from the agenda, Chair Gerard provided information regarding a new public comment process, relating that the Board will require pre-registration for virtual public comment beginning January 12; that the pre-registration form will be available the week prior to each meeting; that the deadline for pre-registration will be 5:00 P.M. the day before a meeting; and that those wishing to

speak in person may pre-register on-line or upon arrival at the meeting. She indicated that general public comments will occur at the beginning of the meetings; that citizens will have an opportunity to speak regarding a specific item as it is being considered; and that additional information regarding the process is available on the County website at [www.pinellascounty.org](http://www.pinellascounty.org).

Chair Gerard noted that December 15 is being recognized as Alpha Kappa Alpha Sorority, Incorporated, Zeta Epsilon Omega Chapter Day; whereupon, Commissioner Flowers read a proclamation.

## **PUBLIC HEARINGS**

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

### AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

#### Countywide Planning Authority

- 41.** Case No. CW 20-19 - City of Tarpon Springs  
Countywide Plan Map amendment from Residential Low Medium to Preservation, regarding 2.39 acres more or less, located at 685 and 687 East Klosterman Road.

Ordinance No. 20-35 adopted approving Case No. CW 20-19. Forward Pinellas, in its role as the Pinellas Planning Council, recommended approval of the proposal, and staff concurred. No correspondence has been received.

In response to the Chair's call for persons wishing to be heard, Katie Cole, Hill Ward Henderson, Clearwater, indicated that she represents the property owner and is available to answer any questions.

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

**Aye:** 7 - Chair Gerard, Vice-Chair Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Long, Commissioner Peters, and Commissioner Seel

- 42.** Case No. CW 20-20 - City of St. Petersburg  
Countywide Plan Map amendment from Residential Medium to Multimodal Corridor, regarding 0.14 acre more or less, located at 1525 29th Avenue North.

Ordinance No. 20-36 adopted approving Case No. 20-20. Forward Pinellas, in its role as the Pinellas Planning Council, recommended approval of the proposal, 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 Gerard, Vice-Chair Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Long, Commissioner Peters, and Commissioner Seel

## BOARD OF COUNTY COMMISSIONERS

**43.** Case No. Q ZON-20-09 (JoAnn Kilgore, Tre)

A request for a zoning change from C-1, Neighborhood Commercial to E-2, Employment-2 on approximately 0.47 acre located at 11697 Walsingham Road in unincorporated Largo.

Resolution No. 20-169 adopted approving the zoning change. The Local Planning Agency recommended approval of the request, and staff concurred. No correspondence has been received.

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

**Aye:** 7 - Chair Gerard, Vice-Chair Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Long, Commissioner Peters, and Commissioner Seel

**44.** Case No. Q Z/LU-20-10 (JRFF, LLC)

A request for a zoning change from R-3, Single Family Residential (0.11 acre) and R-4, One, Two, and Three Family Residential (0.44 acre) to RM, Multi-Family Residential (0.55 acre) and a land use change from Residential Low to Residential Low Medium (0.55 acre) on approximately 0.55 acre located approximately 200 feet south of Ulmerton Road on the east side of 119th Street in unincorporated Largo.

Resolution No. 20-170 adopted approving the zoning change and Ordinance No. 20-37 adopted changing the land use designation. The Local Planning Agency (LPA) recommended approval of the request, and staff concurred. Three letters, one email, and two petitions with a total of 40 signatures in opposition to the application have been received.

Principal Planner Michael Schoderbock referred to a PowerPoint presentation containing maps and photographs of the area, pointed out the location of the subject property, described the surrounding uses, and provided background information regarding the application and the property, indicating that the property is currently vacant; and that the applicant is proposing to build an affordable multi-family housing development for veterans. He indicated that the proposed changes are compatible with the surrounding area and consistent with the Comprehensive Plan and the Countywide Plan.

In response to queries by the Commissioners, Mr. Schoderbock indicated that the area predominantly consists of one-story, single-family residential homes; that the current request is for three to six units; and that the applicant plans to apply for the affordable housing density bonus, which would allow up to nine units to be built.



Upon the Chair's call for the applicant, Jordan Hidalgo, Belleair, appeared and provided information regarding his professional and personal background and the request; whereupon, responding to query by Chair Gerard, he indicated that while a one-story building is a possibility, two stories would offer a more comfortable living environment.

Upon call by the Chair for public comment, the following individuals expressed their concerns:

- Wanda McCawthan, Largo, representing Friends of Ridgecrest
- Steven Beal, Largo
- Debora Pariano, Largo

During discussion, Commissioners Flowers and Gerard noted the difficulty of making a decision on the case based on the need for affordable housing versus the area's demand for additional single-family homes. Responding to queries and comments by the Commissioners, Mr. Schoderbock related that the Planning Department and the applicant held a meeting with neighbors of the subject property and community members; that there is opposition to rental units and two-story buildings; and that the current density would allow for three single-family homes or one triplex; whereupon, he indicated that a Type 2 review and approval by the Board of Adjustment and Appeals would be required for the affordable housing density bonus and subsequent construction of nine units.

In response to queries by Commissioners Flowers and Eggers and Chair Gerard, Mr. Hidalgo indicated that development of nine units provides for a lower cost per unit; that he will operate the development; and that he is working with the Veterans Affairs Supportive Housing (VASH) program. Commissioner Eggers noted that he is familiar with the VASH program and believes that it works well for veterans, and Commissioner Long requested that Mr. Hidalgo partner with the community and address any concerns.

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

**Aye:** 6 - Vice-Chair Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Long, Commissioner Peters, and Commissioner Seel

**Nay:** 1 - Chair Gerard

**45. Case No. Q ZON-20-11 (Brian Wyant)**

A request for a zoning change from R-4, One, Two, and Three Family Residential to R-R, Rural Residential on approximately 0.94 acre located at 12317 95th Street in unincorporated Largo.

Resolution No. 20-171 adopted approving the zoning change. 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 Peters, seconded by Commissioner Justice, that the item be approved. The motion carried by the following vote:**

**Aye:** 7 - Chair Gerard, Vice-Chair Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Long, Commissioner Peters, and Commissioner Seel

- 46.** (Deferred to a Future BCC Meeting)  
Countywide Plan Map amendment for unincorporated parcels within the City of Largo Tri-City Special Area Plan.  
Mr. Burke indicated that the item is being deferred.
- 47.** (Deferred to a Future BCC Meeting)  
Ordinance amending Pinellas County Code Section 38-73 to add a provision that ensures that the County's annual contribution to the West Bay Drive Community Redevelopment Area Trust Fund does not exceed that of the City of Largo in any given year.  
Mr. Burke indicated that the item is being deferred.
- 48.** Petition of Wat Lao Mixayaram, Inc. to vacate the sixteen-foot-wide alley lying easterly of Lot 7, Block 9 and westerly of Lots 5, 6, and a portion of Lot 4, Block 9, Ann Park Heights, Plat Book 6, Page 100, lying in Section 3-31-16, Pinellas County, Florida. (Legislative Hearing)  
Resolution No. 20-172 adopted granting the petition. Clerk authorized to record the resolution. Letters of no objection were received from the appropriate parties. Interested property owners were notified as to the date of the public hearing. Staff recommended denial of the request. No correspondence has been received.

Responding to queries by the members, Facilities and Real Property Division Director Andrew Pupke indicated that there have been no further developments regarding the decision of staff.

At the request of Chair Gerard, the representative for the petitioner, Brian Aungst, Jr., Clearwater, referred to various photographs and documents and discussed the request, the history of the property, and recommendations by County staff. He indicated that the petitioner received a code violation notice in July 2019 pertaining to operating as a religious institution in a residentially-zoned area without a permit; that in the process of addressing the violation, it was discovered that an alley that bifurcates the petitioner's property and provides access to a dumpster belongs to the County; and that there are code violations, including an unpermitted structure and a sidewalk and fence encroaching into the alley. He noted that the petitioner has been the sole user of the alley, as it has not been accessed or maintained by the County in 96 years of existence; that issues relating to the alley need to be resolved before the petitioner would apply for a Conditional Use permit with the Board of Adjustment and Appeals (BAA); and that staff initially recommended that the property owner either petition the County to vacate the alley or remove the unpermitted structure and the encroachments, and the petitioner agreed to the vacation.

Mr. Aungst related that during the process of working with staff, the petitioner offered to relocate the alley to the western side of the property to address concerns regarding access based on the Linking Lealman Plan and the Lealman Form-Based Code; that the latter allows a vacated alley to be replaced as long as the new alley remains at the same width and connects to the same network of alleys; that the Lealman CRA Plan refers to alleyway access only with regard to future planning and development; that Pinellas County Utilities did not object to the vacation; and that it would not create a boundary dispute or adversely impact the existing access or roadway network.

Mr. Aungst emphasized that while in the summer staff agreed to the petitioner's plan for the relocated alley, contingent on the Board's approval of the petition to vacate, they have now changed their decision; and that the petitioner's proposal is appropriate; whereupon, he requested that the alley be vacated by the County; that the petitioner be allowed to relocate it to the western side of the lot; and that the petitioner be granted twelve months for full code compliance due to a potentially lengthy process involving the BAA and a site plan review.

In response to queries by the members, petitioner's engineer Brian Barker provided information relating to the turning radius needed for garbage truck access in the alley. Mr. Pupke, with input by Director of Building and Development Review Services Blake Lyon, indicated that moving the alley by two feet would be accommodating unpermitted construction and provided information regarding other solutions proposed by staff; whereupon, Mr. Lyon recommended either to maintain the alley in its current configuration, with BAA approval required to utilize it as a drive through to parking on Lot 7, or to vacate it and provide another opportunity for access.

Referring to various photographs, Mr. Lyon indicated that if the Board approves the alley vacation, the petitioner will still be required to apply to the BAA for a Type 2 Use to continue operating as a religious institution within a residential zone and for parking as a primary use on Lot 7; and that, upon approval, a site plan would be required if improvements are needed, noting that vacating the alley would adjust property and setback lines, providing space for legitimate construction to occur. He confirmed that in the case of changing the alley configuration, the petitioner would be required to address existing building violations; and that staff had suggested relocation or vacation of the alley as a means to remedy the violations.

During further discussion and responding to comments and queries by Commissioner Peters, Public Works Engineering Section Manager Thomas Washburn indicated that his department's objection to relocating the alley took into account the Linking Lealman Plan with regard to the feasibility of using alleyways for access by garbage and other large trucks. Messrs. Burton and Lyon related that the plan is being set forth as a means of identifying ways to utilize established assets, such as alleys, in redeveloping the area as a whole; whereupon, Mr. Lyon noted that the Lealman Form-Based Code has not been adopted yet.

Commissioner Long moved, seconded by Commissioner Peters, that the alley be vacated; and that one year be granted for the property to be brought into compliance. Following query by Commissioner Justice, Mr. Lyon indicated that items such as easements for County access, parking, and turning radius can be addressed at the site plan review.

Attorney White restated the motion, and responding to queries by Commissioner Eggers, Commissioner Long and Chair Gerard clarified that the motion did not involve relocating the alley; and that access by the County would be provided through an easement. Commissioner Seel offered a friendly amendment urging the petitioner to work with the County during the twelve-month period to resolve any County needs for access, including possibly creating a new alley, and remarked that granting the petition in spite of code violations is not typical and is based on unusual circumstances; whereupon, the motion and seconder accepted the amendment.

In response to Chair Gerard’s call for public comment, David Lee, St. Petersburg, spoke in support of the request.

**A motion was made by Commissioner Long, seconded by Commissioner Peters, that the alley be vacated; that the petitioner be granted one year to bring the property into compliance with County Code; and that the petitioner assist the County with any needs regarding access.**

**Aye:** 7 - Chair Gerard, Vice-Chair Eggers, Commissioner Flowers, Commissioner Justice, Commissioner Long, Commissioner Peters, and Commissioner Seel

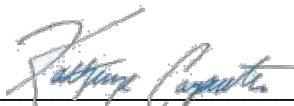
**49. Resolution designating the former Baypointe Golf Course as a Brownfield site (first public hearing).**

First public hearing held. No correspondence has been received. Second public hearing to be held on January 12, 2021.

Responding to Chair Gerard’s call for public comment, Kate LaVanche, Seminole, spoke in support of the project.

**ADJOURNMENT - 7:55 P.M.**

ATTEST: KEN BURKE, CLERK

By   
Deputy Clerk



  
Chair