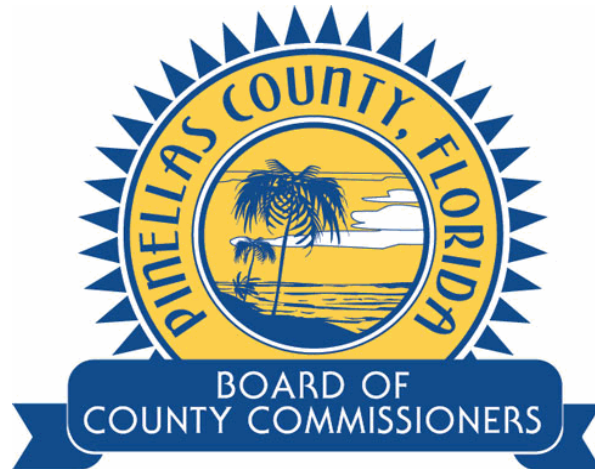


Pinellas County Board of County Commissioners

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



Hybrid In-Person and Virtual Regular Meeting Agenda

Tuesday, May 20, 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****PRESENTATIONS AND AWARDS**

1. [25-0722A](#) Youth Advisory Committee Presentation.
2. [25-0505A](#) Memorial Day Proclamation:
 - Mary "Kathy" McEnany, surviving spouse of Equipment Operator Petty
 Officer 2nd Class Keith Allen McEnany, United States Navy
3. [25-0676A](#) 2025 Emergency Medical Services Professional of the Year Awards:
 Emergency Medical Dispatcher
 - Scott Waitekus, Sunstar Dispatcher
 Emergency Medical Technician
 - Jason Biggs, City of Seminole Fire Rescue
 Paramedic
 - Derek Currier, Firefighter/Paramedic, Dunedin Fire Rescue

 Pinellas Federal Credit Union
 - Mr. Yariel Alvarez, Director of Branch Operations
4. [25-0677A](#) Emergency Medical Services (EMS) Week Proclamation:
 - Craig Hare, Director, EMS & Fire Administration
5. [25-0733A](#) Older Americans Month Proclamation:
 - Anne Marie Winter, Executive Director, Area Agency on Aging of
 Pasco-Pinellas
6. [25-0683A](#) Partner Presentation:
 Fiscal Year End September 30, 2024, Annual Comprehensive Financial
 Report and Audit Results
 - Ken Burke, Clerk of the Circuit Court and Comptroller
 - Jeff Wolf, CPA, Forvis Mazars, LLP

CITIZENS TO BE HEARD

7. [25-0593A](#) Citizens To Be Heard - Public Comment.

CONSENT AGENDA - Items 8 through 27**CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

8. [25-0711A](#) Vouchers and bills paid from April 13 through April 26, 2025.

Reports received for filing:

9. [25-0712A](#) Division of Inspector General, Clerk of the Circuit Court and Comptroller, Report No. 2025-03, dated April 4, 2025, Investigation of Sixth Judicial Circuit Truancy Teen Court Employee Misuse of Time.
10. [25-0713A](#) Division of Inspector General, Clerk of the Circuit Court and Comptroller, Report No. 2025-04, dated April 15, 2025, Follow-up Investigative Review of the District Cooling and Central Energy Plan Operations and Maintenance Service Agreements.
11. [25-0714A](#) Division of Inspector General, Clerk of the Circuit Court and Comptroller, Report No. 2025-05, dated April 18, 2025, Follow-up Audit of the Sunstar Ambulance Contract.
12. [25-0715A](#) Quarterly Donation Listing of \$1,000 or Greater for the quarter ending March 31, 2025, Resolution No. 21-117/Donation Policy.
13. [25-0716A](#) Pinellas County Community Redevelopment Agency Financial Statements for the Year Ended September 30, 2024.

Miscellaneous items received for filing:

14. [25-0717A](#) St. Petersburg-Clearwater International Airport Enterprise Fund Independent Auditor's Report, Schedule of Passenger Facility Charges Collected and Expended (as reported to the Federal Aviation Administration) and related compliance reports, dated April 18, 2025.
15. [25-0718A](#) Juvenile Welfare Board of Pinellas County Annual Financial Report submitted to the State of Florida.
16. [25-0719A](#) Juvenile Welfare Board FY25 Q1 Financials.
17. [25-0720A](#) City of Clearwater Ordinance No. 9814-25, adopted April 3, 2025, annexing certain properties.
18. [25-0721A](#) Pinellas County Sheriff's Office Fiscal Year 2026 Proposed Budget.

COUNTY ADMINISTRATOR DEPARTMENTS

Construction and Property Management

19. [24-0338A](#) Adjustment and reconciliation of County fixed asset inventories for scrapped, junked, stolen, unaccounted, cannibalized, and traded-in items.

Recommendation: Declare the listed items as surplus and authorize their respective disposition as scrapped or junked, and remove unaccounted, stolen, cannibalized, and traded-in items from County fixed asset inventories for their reconciliation and update. This includes:

- Sale of scrap material.
- Disposal of junked material.
- Removal of stolen, unaccounted, cannibalized, and traded-in items from County inventories.
- The total fiscal impact is unknown at this time and will not be known until the final sale is conducted. These revenues are not budgeted for in the Fiscal Year 2025 Adopted Budget and will generate unanticipated revenue for the funds that owned the sold assets.

20. [25-0458A](#) Declare surplus and authorize the sale or donation of miscellaneous County-owned equipment.

Recommendation:

Declare miscellaneous County-owned office furniture, computers, and programmatic equipment (Equipment) transferred from Board of County Commission departments, constitutional offices, and appointing authorities (Departments) as surplus. This declaration of surplus will enable the County to donate or sell at auction Equipment, not otherwise repurposed, listed in the attached files (Auction Items).

- The owning Department has determined the Auction Items are at end of its intended purpose or useful life and has transferred to Construction and Property Management's (CPM) surplus warehouse.
- At commencement of the auction cycle, a list of the Auction Items is sent to various agencies, other governmental entities, and non-profits for possible donation before listing for sale at auction.
- During non-auction cycles, prior to becoming Auction Items, the equipment is available through CPM's Swap Shop for all other Departments to view and repurpose.
- GovDeals.com will conduct the public auction in accordance with the County's agreement.
- The total fiscal impact is unknown pending results of the auction.
- The revenue generated from the public auction is not budgeted in Fiscal Year 2025 and will be distributed to the fund of the owning Department(s).
- Assets - IT equipment (computers, file servers, switches, modules, processors), flat panel display, ice machine, copier, laboratory equipment (sonde, multimeter, analyzer, sampler).
- Non-Assets - Televisions, projectors, refrigerator, welder/generator, desks, bookshelves, security cameras, printers, air compressors, window AC unit, battery back-UPS.

County Administrator

21. [25-0600A](#) Receipt and file report of non-procurement items delegated to the County Administrator for the period ending April 30, 2025.

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

COUNTY ATTORNEY

22. [25-0349A](#) Receipt and file report of civil lawsuits filed against Pinellas County as delegated to the County Attorney.

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

AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

Business Technology Services

23. [25-0652A](#) Award of contract with CliftonLarsonAllen LLP for Comprehensive Security Risk Assessment Services.

Recommendation: Approval of the ranking of firms and agreement with the number one ranked firm, CliftonLarsonAllen LLP for comprehensive security risk assessment services as requested by the Business Technology Services Department (BTS).

- This contract provides for a comprehensive security risk assessment to compliment and strengthen the County's IT security posture.
- Twenty-three firms submitted proposals; CliftonLarsonAllen LLP was evaluated as the highest-ranked firm and is recommended for award by BTS.
- Security risk assessment services are requested for all agencies that fall under the County "umbrella" such as, but not limited to Pinellas County Board of County Commissioners, Pinellas County Sheriff, Clerk of the Court, Property Appraiser, Sixth Circuit of the Courts (Pinellas), State Attorney, Public Defender, Supervisor of Elections, and Tax Collector.
- This contract is in an amount not to exceed \$499,325.00 to be completed within twelve months. The contract has provision for one twelve-month extension to provide for unanticipated delays.
- Funding for this contract is budgeted in Fiscal Year 2025 in the Business Technology Services Fund.

Contract No. 25-0238-RFP in the total not to exceed amount of \$499,325.00 for a twelve-month term; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

Housing Finance Authority

24. [25-0406A](#) Housing Finance Authority of Pinellas County: 2024 Annual Report.

Recommendation:

Recommend the Board of County Commissioners receive and file the 2024 Annual Report on the Housing Finance Authority of Pinellas County (HFA).

- During 2024, the HFA's First-Time Homebuyer Program served 123 households, all households utilized the HFAs down payment assistance program and were at or below 100% of the Area Median Income.
- The HFA closed on three multifamily housing bond issues producing 225 new and acquisition/rehab units of affordable housing.
- The HFA induced (conditional commitment) five multifamily housing bond issues that will produce 1,000 new and acquisition/rehab units of affordable housing. The bond issues are expected to close in 2025.
- The HFA added two multifamily land trusts to its portfolio. (Skyway Lofts II and The Point). The land acquisitions were funded by the Penny for Pinellas land acquisition fund. The HFA serves as Trustee and the County is the Beneficial Owner.
- Acceptance of this report has no fiscal impact on Pinellas County.

25. [25-0407A](#) Housing Finance Authority of Pinellas County: 2024 Housing Trust Fund Report.

Recommendation: Recommend the Board of County Commissioners (Board) receive and file the 2024 Annual Report on the Pinellas Community Housing Trust Fund Program from the Housing Finance Authority of Pinellas County (HFA).

- The Board did not provide new funds to the Housing Trust Fund in Fiscal Year 2023/2024. A total of \$3,484,379.00 was available, including program income and prior year carryforwards from participating jurisdictions.
- A total of \$1,096,973.54 was expended to assist 265 households (10 households were 50.0% Area Median Income (AMI) and 255 households were 80.0% AMI). Three units of the 265 households were special needs.
- The Housing Trust Funds were leveraged with \$46,788,400.84 of other resources.
- Significant new accomplishments since the prior annual report include HFA and the City of Clearwater preserved 179 units, the City of Clearwater preserved one unit and, the City of St. Petersburg produced 85 senior units.
- Acceptance of the 2024 Annual Report on the Pinellas Community Housing Trust Fund Program has no fiscal impact on Pinellas County.

Sheriff's Office

26. [25-0655A](#) Receipt and file report of the Law Enforcement Trust Fund for the quarter ending March 31, 2025.

Recommendation: Accept the receipt and file report on the Law Enforcement Trust Fund from January 1 to March 31, 2025.

27. [25-0654A](#) Receipt and file report of Sheriff's Office grants received and service contracts for the quarter ending March 31, 2025.

Recommendation: Accept the receipt and file report of Sheriff's Office grants received and service contracts - payments to the Sheriff for January 1 through March 31, 2025.

REGULAR AGENDA

ITEMS FOR DISCUSSION FROM THE CONSENT AGENDA

COUNTY ADMINISTRATOR DEPARTMENTS

Construction and Property Management

28. [25-0592A](#) Third Amendment to the agreement with VSC Fire & Security, Inc. for fire protection system services.

Recommendation: Approval of the Third Amendment to the Agreement with VSC Fire & Security, Inc. for fire protection system services.

- This contract provides for a full line of scheduled/planned fire system testing, maintenance, inspection, certification, and repair of fire protection systems (on an as needed basis) for various County locations.
- The Third Amendment increases the contract by \$2,377,753.00 to provide purchasing capacity through the end of the term due to unanticipated maintenance repairs at several locations including the Public Safety Campus for a revised not-to-exceed amount of \$4,370,368.00.
- The original agreement was approved by the Board of County Commissioners on June 13, 2023, in the amount of \$1,992,250.00. The First and Second Amendments were approved by the Director of Purchasing to add and delete locations for a total increase of \$365.00.
- Funding for this agreement is included in the Fiscal Year 2025 Operating Budget for Construction and Property Management, Economic Development, Solid Waste, and Utilities in the General Fund, STAR Center Fund, Solid Waste Revenue and Operating Fund, Water Revenue and Operating Fund, and Sewer Revenue and Operating Fund.

Contract No. 23-0476-ITB increase the contract not-to-exceed in the amount of \$2,377,753.00 for a revised not-to-exceed amount of \$4,370,368.00; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

County Administrator

29. [25-0614A](#) Resolution designating and approving an updated list of Code Inspector job titles.

Recommendation:

Adoption of a resolution designating and approving an updated list of Code Inspector job titles. Florida Law authorizes the designation or authorization of those employees or agents whose duty it is to ensure code compliance ("Code Inspectors").

- This resolution updates the Code Inspector job titles previously designated in Resolution No. 24-36 and authorizes animal control code enforcement officers as Code Inspectors. Additionally, it clarifies and authorizes those Code Enforcement Division employees holding job titles designated as Code Inspectors to administer provisions of Chapter 705, Florida Statutes, as permitted by Section 705.1015, Florida Statutes.
- In addition to designating job titles, this resolution restates the delegated authority to the County Administrator to modify job titles due to internal reorganization/rebranding and remove job titles, though wholly new job titles must be designated by the Board.
- Department directors are still required to identify employees who hold designated job titles and perform code enforcement functions so those employees receive a protected class designation from Human Resources, as previously stated in Resolution 20-144.
- Current and former designated Code Inspectors are entitled to an exemption under Florida's Public Records Law (Ch. 119, Florida Statutes). Specifically, their home addresses, telephone numbers, dates of birth, and photographs are exempt. The names, home addresses, telephone numbers, dates of birth, and places of employment of their spouses and children, as well as the names and locations of schools and daycare facilities attended by their children, are also exempt.

Economic Development

30. [25-0623A](#) Amendment One Renewal One to Data Sharing Agreement between the Florida Department of Commerce and Pinellas County Economic Development.

Recommendation: Approval of Amendment One Renewal One to Data Sharing Agreement (Agreement) to allow Florida Department of Commerce (Commerce) to continue to provide Pinellas County Economic Development (PCED) with its Quarterly Census of Employment and Wages data.

- The Agreement establishes the confidentiality guidelines pursuant to which Commerce agrees to disclose its Quarterly Census of Employment Wages to PCED.
- The information will be used to analyze employment and industry trends and review data for targeted industry businesses.
- The Agreement term is extended to June 1, 2028.
- This item has no fiscal impact on Pinellas County.

Emergency Management

31. [25-0653A](#) Second Amendment to the Memorandum of Understanding with the Pinellas County School Board for Capital Improvement Program Funding of Hurricane Shelter Retrofitting of Pre-identified Pinellas County Schools.

Recommendation: Approval of the Second Amendment of the Memorandum of Understanding (MOU) with the Pinellas County School Board for funding increase to the hurricane shelter retrofits.

- Board approval for the original MOU and Capital Improvement Program (CIP) funding occurred on February 9, 2021, in the amount of \$1,568,373.
- Board approval for the First Amendment to the MOU and CIP funding occurred on May 7, 2024. Increased funds to \$4,500,000.
- Second Amendment increases funding for the CIP Emergency Sheltering Project Number 004180A from \$4,500,000 to \$5,500,000 for a total increase of \$1,000,000.
- The increase is due to increased costs of materials, labor, and insurance.
- Funding is budgeted and available in the Amended Fiscal Year 2025 Capital Budget, budgeted under the Emergency Sheltering Project 004180A, funded by the Local Infrastructure Sales Surtax (Penny for Pinellas). No budget amendment is necessary.

Authorize the Chairman to sign the Second Amendment to the MOU and the Clerk of Court to attest.

Housing & Community Development

32. [25-0708A](#) Resolution approving the Community Development Block Grant - Disaster Recovery Citizen Participation Plan.

Recommendation: Adopt a resolution approving the Community Development Block Grant - Disaster Recovery (CDBG-DR) Citizen Participation Plan (CPP).

- The CPP is a required plan developed by the County to access CDBG-DR grant funds.
- The CPP sets forth the policies and procedures for how citizens will be informed and engaged throughout the development of the CDBG-DR Action Plan and any substantial amendments.
- The CPP provides a streamlined process and ensures disaster recovery grants are awarded in a timely manner with respect to citizen participation requirements.
- The CPP was posted on the County's disaster recovery website for a 15-day comment period.
- Approval of this plan, by itself, does not have a fiscal impact on Pinellas County. The CDBG-DR will have a total amount of \$813,783,000.00 budgeted over multiple fiscal years.

Human Services

33. [25-0630A](#) City/County Opioid Abatement Funding 2025-2026 Priority List recommendations for the Board of County Commissioners approval for submission to the Florida Department of Children and Families.

Recommendation: Approval of the 2025-2026 City/County Opioid Abatement Fund Priority List (Priority List) for submission to the Florida Department of Children and Families.

The Priority List is aligned with the Florida Opioid Allocation and Statewide Response Agreement with the Florida Attorney General, commonly referred to as the “Florida Plan.”

- Establishing a Priority List annually is a requirement of the Florida Plan to receive City/County Opioid Abatement Funding.
- The County has identified the following 2025-2026 Priority List:
 - 1.) Expansion of Warm Hand-Off Programs and Recovery Services.
 - 2.) Medication Assisted Treatment Distribution and Other Opioid Related Treatment.
- City/County Opioid Abatement Funding supports the expansion of the Pinellas Matters Hospital Bridge Program. A program manager was hired in November 2023 to oversee the program, and a solicitation was released, whereas the County contracted with the top two submitters, Operation PAR, Inc. and Recovery Epicenter Foundation, Inc to provide recovery support services.
- The Board of County Commissioners previously made decisions regarding City/County Opioid Abatement Funding in the following items: 21-1230A Resolution to negotiate Florida Plan, 23-0857A 2023 Priority List, 24-0866A 2024 Priority List and Municipality Assignments (22-1202D Safety Harbor, 22-1334D Tarpon Springs, 23-0178D Oldsmar, 23-0591D Largo, 23-0966D Seminole, 24-0584D Pinellas Park and 24-0866D).
- There is no fiscal impact.

34. [25-0569A](#) Opioid Abatement Funding Advisory Board 2025-2026 Priority List recommendations for the Board of County Commissioners approval for submission to the Florida Department of Children and Families.

Recommendation: Approval of the recommended Opioid Abatement Funding Advisory Board (OAFAB) 2025-2026 Priority List (Priority List) for submission to the Florida Department for Children and Families in compliance with the Interlocal Agreement Governing Use of Pinellas County Regional Opioid Settlement Funds (Interlocal).

- The OAFAB has identified the following Priority List:
 - 1.) System-Level Data Governance.
 - 2.) Enhanced Care Coordination and Individual Data Management
 - 3.) Increase Access to Safe and High-Quality Housing for Individuals in Recovery
 - 4.) Expand the Role of Peer Specialist
 - 5.) Expanding Access to Programming in Justice Settings
 - 6.) Create Community Support Teams for Substance Use Disorder
 - 7.) Enhance Quick Response Teams
 - 8.) Priority Populations
 - Justice-Involved Individuals and Families
 - Families at risk/or active Child Welfare involvement.
 - Neonatal Expectant Parents and Families
- These OAFAB Priorities are in alignment with the Approved Uses and Core Strategies under the Florida Plan.
- Human Services released a solicitation for Treatment and Recovery Program Services on March 31, 2025 seeking proposals from qualified organizations with applications due on June 2, 2025.
- The Board of County Commissioners previously made decisions regarding opioid abatement funding in the following items: 21-1230A Resolution to negotiate Florida Plan, 21-1282A Delegation to County Administrator for Interlocal establishing OAFAB, 22-0875A Appointment of County Representative to OAFAB, 23-0826A 2023 Priority List, 23-1968A Funding Recommendation for a gap analysis on current Pinellas services and 24-0836A 2024 Priority List.
- There is no fiscal impact.

Management and Budget

35. [25-0675A](#) Resolution authorizing the waiver of the "Indigent Care Fee" requirement contained in Pinellas County Code Section 2-427(4), that there be charged a fee of one-quarter of one percent of the Bonds for use by Pinellas County in serving the medically indigent in connection with the issuance by the Pinellas County Health Facilities Authority of its Healthcare Facilities Revenue and Revenue Refunding Bonds in an aggregate principal amount not to exceed \$25,000,000.00 on behalf of St. Mark Village, Inc., a Florida not-for-profit corporation for a project to be located in Palm Harbor, Florida.

Recommendation: Adopt a resolution authorizing the waiver of the "Indigent Care Fee" requirement contained in Pinellas County Code Section 2-427(4), that there be charged a fee of one-quarter of one percent of the Bonds for use by Pinellas County (the "County") in serving the medically indigent in connection with the Pinellas County Health Facilities Authority Healthcare Facilities Revenue and Revenue Refunding Bonds (St. Mark Village Project Project), in one or more series of tax-exempt qualified 501(c)(3) bonds (the "Bonds") in an aggregate principal amount not to exceed \$25,000,000.00 on behalf of St. Mark Village, Inc. (the "Corporation"), a Florida not-for-profit corporation for a project to be located in Palm Harbor, Florida.

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

- Refinancing the Authority's outstanding Revenue and Revenue Refunding Bonds (St. Mark Village Project), Series 2015A (Tax-Exempt); refinancing a conventional taxable loan from Hancock Whitney Bank, a Mississippi chartered bank to the Corporation, as more fully described in the application filed with the Authority; financing and reimbursing the costs of certain improvements and equipping of the Corporation's facilities; funding certain reserve funds; and paying certain costs of issuance in connection with the issuance of the Bonds.
- This item has no fiscal impact on Pinellas County. The Corporation is responsible for payment of all fees and expenses.

Pursuant to Resolution No. 25-28, adopted by the Board on March 25, 2025, the Board approved the issuance of the Bonds, solely for the purpose of complying with the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended. Pursuant to a Resolution adopted on March 12, 2025, based upon the information provided by the Corporation, the Authority has recommended that the Board waive the Indigent Care Fee.

Public Works

36. [25-0672A](#) Maintenance Agreement with Haven at Palm Harbor, LLC for the utilization and maintenance of Bee Pond Road right-of-way.

Recommendation: Approval of the Maintenance Agreement with Haven at Palm Harbor, LLC (Association) for the utilization and maintenance of Bee Pond Road right-of-way.

- County owns the property designated as Bee Pond Road right-of-way.
- Association requested access and permission to perform all maintenance of the road segment which is adjacent to and provides access to their communities,
- Agreement grants these privileges and renews every five years unless terminated by either party.
- No fiscal impact associated with Agreement.
- Agreement must be wet signed, notarized and recorded.

Authorize the Chairman to sign and the Clerk of the Circuit Court to attest the Maintenance Agreement. Authorize the notarized recording of a copy of the Maintenance Agreement in the official records of the County.

Utilities

37. [25-0710A](#) Hazard Mitigation Grant Program application with the Florida Division of Emergency Management for the replacement of ten emergency backup power generators to critical pump stations.

Recommendation: Approval of the Hazard Mitigation Grant Program application with the Florida Division of Emergency Management for the replacement of ten emergency backup power generators to critical pump stations.

- Funding will support replacing ten emergency backup power generators to critical pump stations, including any necessary electrical upgrades to limit the damage caused by loss of power.
- Total requested grant funding is \$2,250,000.00. County match is \$750,000.00.
- Grant application submission deadline is May 21, 2025.
- Grant applications are electronic submission and require executed Authorizing Agent Approval forms uploaded at time of application (see attachments).
- The County match is budgeted under Pump Station Generator Improvements Project 003762A, included in the Fiscal Year 2025-2030 Capital Improvement Plan, funded by the Sewer Renewal and Replacement Fund and Future Financing in the amount of \$11,580,000.00.

Requested grant amount is \$2,250,000.00. County match is \$750,000.00.

AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

Business Technology Services

38. [25-0693A](#) First Amendment to Cyber Response Team and Legal Services Agreement.

Recommendation: Approval of the First Amendment to Cyber Response and Legal Services Agreement.

- On August 9, 2021, the County Administrator approved an agreement providing for a cyber incident response team to sort out/rectify potential cyber incidents.
- Scope of specific services that the Cyber Incident Response Team/ Legal Services provide include but are not limited to incident response, legal advice, and support during cyber incidents.
- The first amendment revises the self-insured retention amount from \$250,000.00 to \$500,000.00.
- Hourly rates for legal personnel are updated as well: \$350.00 for partners, \$305.00 for associates, and \$150.00 for paralegals.
- Approval of this amendment, by itself, does not have a fiscal impact on the County. It does raise the self-insurance amount. So, if there is an incident, the County will absorb a larger amount of the cost than before this amendment. Funding for such incidents is budgeted and available in the Risk Financing Fund.

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

Housing Finance Authority

39. [25-0603A](#) Resolution approving the issuance of Multifamily Housing Revenue Bonds by the Housing Finance Authority of Pinellas County to finance a multifamily residential rental housing project Riverside Apartments.

Recommendation: Adopt a resolution allowing the Housing Finance Authority (HFA) to issue Multifamily Housing Revenue Bonds in a principal amount not to exceed \$44,158,595.00 for the benefit of OK Riverside LLC, a Florida limited Liability Company, or its affiliate, duly organized and existing under the laws of the State of Florida.

- The conduit financing transaction proceeds will be loaned to OK Riverside, LLC, (the borrower/developer) to help finance the acquisition, construction and equipping of a 304-unit multifamily rental housing facility for persons or families of moderate, middle, or lesser income to be known as Riverside Apartments (Project). The Project is located at 1589 Starlight Cove, Tarpon Springs, Florida.
- No County General Funds are required.
- This item has no fiscal impact on the County. The HFA is a dependent special district of the County. Conduit financings pledge neither the district nor the County's credit, and neither are responsible for payment of the debt except from funds received from the borrower (in this case the developer).

40. [25-0433A](#) Resolution approving the issuance of Multifamily Housing Revenue Bonds by the Housing Finance Authority of Pinellas County to finance an affordable multifamily residential rental housing project Olea on 126 Apartments.

Recommendation:

Adopt a resolution allowing the Housing Finance Authority (HFA) to issue Multifamily Housing Revenue Bonds in a principal amount not to exceed \$30.0M for the benefit of Largo 126 Apartments, Ltd., a Florida limited partnership, or its affiliate, duly organized and existing under the laws of the State of Florida.

- The conduit financing transaction proceeds will be loaned to Largo 126 Apartments, Ltd. (the borrower/developer) to help finance the acquisition, construction, and equipping of a 144-unit multifamily rental housing facility located at 6727 126th Avenue North, Largo, Florida.
- This mixed-income project will utilize income-averaging to achieve a 60.0% weighted average affordability, with rents restricted at 40.0%, 60.0%, and 80.0% AMI levels for an affordability period of 50 years, enforced by a Land Use Restriction Agreement.
- All lendable funds are generated from the sale of tax-exempt housing bonds through the HFA and the sale of 4.0% low-income housing tax credits (LIHTC) from the Florida Housing Finance Corporation. The other sources of funding for the project include an equity bridge loan and LIHTC equity from Regions Bank, soft funds from the County's Penny for Pinellas Program and deferred developer fee.
- This item has no fiscal impact on the County. The HFA is a dependent special district of the County. Conduit financings pledge neither the district nor the County's credit, and neither are responsible for payment of the debt except from funds received from the borrower (in this case, the developer).

41. [25-0384A](#) Resolution approving the TEFRA hearing for the refinancing of the Clear Bay Terrace multifamily housing residential housing project through the reissuance of its Multifamily Housing Revenue Bonds by the Housing Finance Authority of Pinellas County.

Recommendation:

Adopt a resolution allowing the Housing Finance Authority (HFA) to authorize a public hearing in connection to the refinancing of the Clear Bay Terrace multifamily residential rental housing project through the reissuance of its Multifamily Housing Revenue Bonds, in a principal amount not to exceed \$15.4M for the benefit of Clear Bay Terrace VOA Affordable Housing, LP, A Florida Limited Partnership, or its affiliate, duly organized and existing under the laws of the State of Florida.

- The conduit financing transaction proceeds were loaned to Clear Bay Terrace Affordable Housing, LP (the borrower/developer) to help finance the acquisition, rehabilitation and equipping of a 101 -unit senior multifamily rental housing facility for persons or families of moderate, middle, or lesser income known as Clear Bay Terrace, located at 1770 Betty Lane, Clearwater, Florida.
- There is no fiscal impact to the County General Fund. The HFA is a dependent special district of the County. Conduit financings pledge neither the district nor the County's credit, and neither are responsible for payment of the debt except from funds received from the borrower (in this case the developer).

42. [25-0388A](#) Resolution approving the TEFRA hearing for the refinancing of the Creekside Manor multifamily housing residential housing project through the reissuance of its Multifamily Housing Revenue Bonds by the Housing Finance Authority of Pinellas County.

Recommendation:

Adopt a resolution allowing the Housing Finance Authority (HFA) to authorize a public hearing in connection to the refinancing of the Creekside Manor multifamily residential rental housing project through the reissuance of its Multifamily Housing Revenue Bonds, in a principal amount not to exceed \$15.5M for the benefit of Creekside Manor VOA Affordable Housing, LP, A Florida Limited Partnership, or its affiliate, duly organized and existing under the laws of the State of Florida.

- The conduit financing transaction proceeds were loaned to Creekside Manor VOA Affordable Housing, LP (the borrower/developer) to help finance the acquisition, rehabilitation and equipping of a 92-unit senior multifamily rental housing facility for persons or families of moderate, middle, or lesser income known as Creekside Manor I and II, located at 1335 Pierce Street, Clearwater, Florida.
- There is no fiscal impact to Pinellas County. The HFA is a dependent special district of the County. Conduit financings pledge neither the district nor the County's credit, and neither are responsible for payment of the debt except from funds received from the borrower (in this case the developer).

COUNTY ATTORNEY

43. [25-0690A](#) Proposed initiation of litigation in the case of Pinellas County v. JK Consulting, LLC - 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. JK Consulting, LLC.

44. [25-0351A](#) Proposed initiation of litigation in the case of Pinellas County v. The Estate of Russell J Douthett; all heirs known and unknown - action for foreclosure of Special Magistrate lien.

Recommendation:

Approval and authorization for the County Attorney to initiate litigation in the case of Pinellas County v. The Estate of Russell J Douthett; all heirs known and unknown.

45. [25-0594A](#) County Attorney Reports.

COUNTY ADMINISTRATOR

46. [25-0405A](#) County Administrator Reports:
- Hurricane Season 2025

COUNTY COMMISSION

47. [25-0607A](#) Appointments to the County Council for Persons with Disabilities (Individual Reappointments/Appointments by Commissioners Scott, Eggers, Latvala, Flowers, and Peters).

Recommendation: Approve four reappointments and one new appointment to the County Council for Persons with Disabilities for a term of two years beginning on May 23, 2025.

- Commissioners Scott, Eggers, Latvala and Flowers will be reappointing their current appointees to a new term which will begin May 23, 2025. Indicated below in the list of reappointments is how many terms each individual will have served as of May 22, 2025 when their current term ends.
 - Reappointments:
 - Todd Jennings (1 term) - Commissioner Scott
 - Ross Silvers (4 terms) - Commissioner Eggers
 - Doreen Caudell (1 term) - Commissioner Latvala
 - Deborah Figgs-Sanders (4 terms) - Commissioner Flowers
- Commissioner Peters current appointee, Ms. Kerry Carlisle has decided to step down. Commissioner Peters will now be appointing Ms. Carlisle's son, Connor, who was a member of the Pinellas County Youth Advisory Committee for several years.
 - Appointment:
 - Connor Carlisle - Commissioner Peters
- There is a ballot attached to this agenda item, however, a voice vote will suffice since these are individual commissioner appointments.

48. [25-0596A](#) 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

49. [25-0626A](#) Case No. FLU-25-01 (Mila Mania Properties, Inc.)
A request for a Future Land Use Map amendment from Residential Urban to Residential Medium on approximately 0.21 acres located at 4500 40th Street North in Lealman, unincorporated Pinellas County.

Recommendation: Based upon the evidence and findings contained in the staff report and attachments, Case No. FLU-25-01 is recommended for denial:

An ordinance approving the application of Mila Mania Properties, Inc. for a Future Land Use Map (FLUM) amendment from Residential Urban (RU) to Residential Medium (RM) on approximately 0.21 acres.

- The subject property is located at the northwest corner of 40th Street North and 45th Avenue North in Lealman.
- The subject property, all adjacent property, and the vast majority of the neighborhood are designated RU on the FLUM.
- The nearest RM-designated property is approximately 1,250 feet in distance to the west.
- The neighborhood consists of a variety of housing types, including single-family, duplex, and triplex units, on a wide range of lot sizes.
- This is an application to consider a change in land use only and does not include a zoning atlas amendment, development agreement proposal, or site plan application. Any submitted concept plans are not binding.
- The staff recommendation of denial is based upon the requested RM land use category being inconsistent with the surrounding area, resulting in an isolated 0.21-acre parcel having a maximum allowable density that is double that of adjacent properties.
- The Local Planning Agency recommended approval of the request (vote 4-2), primarily noting interest in revitalizing the subject property. Two people from the public appeared and spoke in opposition, citing concerns of increased density and parking problems.

50. [25-0436A](#) Petition of Caribbean Isles Owner LLC to vacate that 15 foot right of way, west of and adjacent to Lots 20 and 29, and a 15 foot right of way, east of and adjacent to Lots 21 and 28, north of Walsingham Road and south of 122nd Avenue North, Pinellas Groves Subdivision, Plat Book 1, Page 55, lying in the Southwest Quarter of Section 10-30-15, Pinellas County, Florida; and that portion of George K. Foye Road (County Road Number 113), declared to be a public road in Board of County Commissioners Minutes Book 18, Pages 163-164, filed on September 21, 1943, being 66 feet in width, lying south of the south right-of-way line, and its easterly extension thereof, of 122nd Avenue North as described in Official Records Book 1041, Page 239, of the Public Records of Pinellas County, Florida and north of the north right-of-way line of Walsingham Road, in Section 10-30-15, Pinellas County, Florida. (Legislative)

Recommendation: Approval of the petition by Caribbean Isles Owner LLC to vacate a 30-foot-wide portion of an unimproved right-of-way and to vacate a 66-foot-wide portion of unimproved petitioned road known as George K. Foye Road (CR 113).

- Request is for the vacation of portions of two unimproved rights of way located on and adjacent to the petitioner's property.
- This petition will formally transfer the ownership and maintenance of this area to the applicant.
- Pinellas County Drainage and Utility easements to be retained over a portion of the area to be vacated.
- If the petition is granted, the Board of County Commissioners is asked to adopt the attached resolution pursuant to Florida State Statute 336.09.

Authorize the Clerk of the Circuit Court to record the resolution in the public records of Pinellas County.

51. [25-0532A](#) Resolution making a finding that conditions of blight exist within the Central Tarpon Springs study area, establishing the Community Redevelopment Area boundary, authorizing the preparation of the Central Tarpon Springs Redevelopment Plan, and delegating redevelopment authority to the City of Tarpon Springs.

Recommendation: Approval of a resolution making a Finding of Necessity that blighted conditions exist within the Central Tarpon Springs Community Redevelopment Area (CRA) to accomplish the following:

- Establish the CRA boundary.
- Delegate certain power and authority to the City of Tarpon Springs to conduct certain redevelopment activities.
- Authorize the City of Tarpon Springs to proceed with the preparation of the Central Tarpon Springs Redevelopment Plan.
- Following approval of this action the City will create and adopt the new CRA plan, which the Board will review, including a trust fund for any Tax Increment Finance (TIF) contributions.
- The proposed CRA would be subject to the 2021 County CRA Policy, which has a defined scoring methodology using measurable factors to determine its local designation and potential level of County TIF contributions. The scoring would be completed prior to bringing the CRA Plan to the Board. All CRAs approved for County TIF receive a base contribution of at least 50 percent, with the potential for higher contributions as determined and approved by the Board based on commitments to funding projects that help achieve County priorities.

ADJOURNMENT