

# **Pinellas County**

*315 Court Street  
Clearwater, Florida 33756*



## **Minutes - Final**

**Tuesday, March 12, 2019**

**2:00 PM**

**Public Hearings at 6:00 PM**

**BCC Assembly Room**

## **Board of County Commissioners**

*Karen Williams Seel, Chair*

*Pat Gerard, Vice-Chair*

*Dave Eggers*

*Charlie Justice*

*Janet C. Long*

*Kathleen Peters*

*Kenneth T. Welch*

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

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

**Others Present:** Barry A. Burton, County Administrator; Jewel White, County Attorney; Clarethia N. Harris, Chief Deputy Clerk; and Jerry Gottlick, Board Reporter

**INVOCATION by Pastor Steve Nicholson, Faith Family Outreach Church, Clearwater.****PLEDGE OF ALLEGIANCE****PRESENTATIONS AND AWARDS**

1. Developmental Disabilities Awareness Month Proclamation:
  - Karen Higgins, President/CEO, PARC
  - Doug Gates, Board Chair, PARC
  - Shannon Fernandez, Director of Marketing & Communications, PARC

Chair Seel read a proclamation recognizing March as Developmental Disabilities Awareness Month and presented Ms. Higgins and Mr. Gates with a plaque; whereupon, Mr. Gates made brief comments on the benefits of dedicating the month to the cause, and Chair Seel noted that The Arc Tampa Bay serves the same population, primarily in north county.

2. St. Pete-Clearwater International Airport (PIE) Day Proclamation:
  - Tom Jewsbury, Director, PIE

Chair Seel invited Mr. Jewsbury and his staff to the podium, and staff introduced themselves. Chair Seel presented Mr. Jewsbury with a plaque and read a proclamation containing a brief summary of the Airport's history, increasing passenger traffic, and economic impact on the region, and declaring that in conjunction with international Pi Day on March 14, which celebrates the mathematical constant, the same day would be recognized as St. Pete-Clearwater International Airport (PIE) Day; whereupon, she called for a temporary recess so that those present could partake of Mr. Jewsbury's gift of assorted pies.

**Meeting Recessed: 2:14 P.M.**

**Meeting Reconvened: 2:18 P.M.**

3. Partner Presentation:  
- #PurePinellas by Commissioner Justice

Following brief remarks by Commissioner Justice, University of South Florida Professor Emeritus Dr. Gary Mormino discussed the impact of World War II on Pinellas County and the population levels during the period, and told the story of Mary Lou Baker, who became the second woman to serve in the Florida Legislature and one of only two women from Pinellas County in the Florida Women's Hall of Fame.

#### CONSENT AGENDA - Items 4 through 12

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

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

4. Minutes of the regular meeting held February 5, 2019.
5. Vouchers and bills paid from February 3 through February 9, 2019.

Period: February 3 through February 9, 2019

Accounts Payable - \$39,739,005.05

Payroll - \$3,799,861.06

#### CLERK OF THE CIRCUIT COURT AND COMPTROLLER

Reports received for filing:

6. Dock Fee Report for the month of February 2019.

Miscellaneous items received for filing:

7. City of Seminole Ordinance No. 01-2019 adopted February 12, 2019, annexing certain property.

#### COUNTY ADMINISTRATOR DEPARTMENTS

##### County Administrator

8. Receipt and file report of non-procurement items delegated to the County Administrator for the period ending February 28, 2019.
9. Resolution designating the Deputy County Administrator/Chief of Staff position within the Senior Management Service Class of the Florida Retirement System.

Resolution No. 19-9 adopted designating the newly established position for membership within the Senior Management Service Class, in accordance with Section 121.055, Florida Statutes.

Development Review Services

## 10. Plat of Cohen Courts.

Plat accepted and approved for recording.

Public Works

## 11. Award of bid to Kamminga &amp; Roodvoets, Inc. for the McKay Creek Water Quality Improvement project.

Bid No. 189-0112 (PID No. 002424A) in the amount of \$898,074.50 awarded on the basis of being the lowest responsive, responsible bid received meeting specifications; all work is expected to be completed within 240 consecutive calendar days. Chair authorized to sign the agreement and the Clerk to attest.

AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILSCommunity Redevelopment Agency

## 12. Pinellas County Community Redevelopment Agency Annual Report.

Sitting as the Pinellas County Community Redevelopment Agency, the Board received the report for filing and authorized its transmittal to the Board of County Commissioners.

**REGULAR AGENDA**

ITEMS FOR DISCUSSION FROM THE CONSENT AGENDA - None.

**COUNTY ADMINISTRATOR DEPARTMENTS**Airport

## 13. Standard Ground Lease and Consolidation Agreement with Brookline PIE Ulmerton, LLC for property located at the St. Pete-Clearwater International Airport.

Agreement approved for a term ending on June 15, 2060, with up to two successive renewal periods of five years each upon the same terms and conditions, providing annual revenue in accordance with a payment schedule as set forth in the Staff Report. Chair authorized to sign and the Clerk to attest.

Mr. Burton related that the Lessee plans to develop a hotel and commercial office building on the site; whereupon, responding to queries by Chair Seel, Airport Director Thomas Jewsbury indicated that the rental rate is consistent with other Airport leases, and explained that rent credits are for infrastructure improvements.

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

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

### Convention and Visitors Bureau

14. Fourth Amendment to the Agreement with Birdsall, Voss & Associates, Inc. for requirements of tourism marketing services.

Amendment to Contract No. 123-0268-P approved, increasing the contract amount by \$5,300,000.00 and extending the term by up to six months through September 30, 2019 (revised contract total, \$83,939,235.00). Chair authorized to sign and the Clerk to attest.

Responding to query by Commissioner Eggers, Mr. Burton confirmed that a Request for Proposal will be issued for future services.

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

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

### Economic Development

15. Increased matching share commitment and execution of documents to comply with the U.S. Economic Development Administration request for additional information on the County's grant application for construction of the Tampa Bay Innovation Center Incubator.

Application for Federal Assistance and letter of commitment approved, increasing the local matching share amount from \$3,000,000.00 to \$4,536,705.00 (total estimated project cost, \$12,000,000.00; requested federal funds, \$7,463,295.00). County Administrator authorized to execute non-monetary administrative documents related to the grant application.

Director of Economic Development Mike Meidel explained that due to the County's recent decision not to sell the Young-Rainey STAR Center, the funding source for the \$4.5 million local match is undetermined; whereupon, he provided an overview of possible funding options. During discussion, he related that the Economic Development Administration (EDA) has set March 18 as the deadline for the County to approve increasing the matching

funds from the already-approved \$3 million to \$4.5 million; that if the County does not approve the new match by the deadline, it would permanently lose the federal funds; and that the federal agency has stated that it will not approve downsizing the project.

Chair Seel indicated that in addition to the \$4.5 million, it is necessary to budget approximately \$1 million for equipment, and Mr. Meidel responded that staff would do everything it could to offset the equipment cost including soliciting equipment donations by private sector manufacturers.

Discussion ensued pertaining to the Board's recent commitment of approximately \$165 million from the 2020-2029 Penny for Pinellas infrastructure sales surtax to economic development capital projects and housing. In response to query by Commissioner Welch, Mr. Meidel related that the joint review committee overseeing the allocation decision will meet on March 25 for organizational purposes; and that an outside consultant will prepare a study on housing needs and will assist in drafting guidelines to be presented to the Board in September.

Chair Seel noted that the ongoing review of County-owned properties might discover surplus parcels that can be sold and used to assist in funding the project; and that \$4.5 million is a good price for a 45,000-square-foot building.

Commissioners Eggers and Long expressed concerns and reluctance to approve the matching fund increase in the absence of a designated funding source. Commissioner Eggers inquired as to the degree of commitment being requested today from the Board, and Chair Seel and Commissioner Gerard concurred that it would be regrettable to forfeit the EDA funds after so much effort by staff.

Upon Chair Seel's invitation, the following individuals provided comment:

Alison Barlow, Executive Director, St. Petersburg Innovation District

Tonya Elmore, President/CEO, Tampa Bay Innovation Center

Responding to concerns expressed by Commissioner Eggers, Mr. Meidel stated that he will bring final numbers back to the Board for approval when the negotiations with EDA are completed; and that there would still be an opportunity to vote it down at that time.

Commissioner Welch and Chair Seel concurred that the Board should continue to seek State and private funding; and that the Penny IV surtax is a likely funding source, as the project qualifies as economic development infrastructure. Commissioner Gerard noted that EDA wants to see County commitment regardless of the funding source, and Attorney White provided input.

Chair Seel expressed confidence that the joint review committee will be instrumental in assisting the County to allocate the funds, adding that while the proposed center would be located in St. Petersburg, it would represent all of Pinellas County.

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

**Aye:** 5 - Chair Seel, Vice-Chair Gerard, Commissioner Justice, Commissioner Long, and Commissioner Welch

**Nay:** 2 - Commissioner Eggers, and Commissioner Peters

### Public Works

- 16.** Increase to the contract with R.J.P. Enterprises, Inc. for requirements of guardrail materials and services.

Increase to Contract No. 145-0046-B in the amount of \$60,000.00 approved for a revised contract value of \$555,000.00 through January 8, 2020 (annual amount, \$277,500.00).

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

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

### Utilities

- 17.** Change Order No.1 with Chemtrade Chemicals US, LLC for annual requirements of liquid aluminum sulfate - a Tampa Bay Area Purchasing Cooperative contract.

(Contract No. 167-0128-B) Change Order approved increasing the product price from \$0.4538 to \$0.5484 per gallon due to governmental tariffs; approved 60-month contract amount of \$3,143,699.50 is not impacted.

Responding to query by Chair Seel, Purchasing Director Joe Lauro related that, to his knowledge, the chemicals originate in the United States.

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

### COUNTY ADMINISTRATOR

- 18.** County Administrator Miscellaneous.

Mr. Burton outlined his ongoing efforts with regard to regional and local partnerships.

## COUNTY ATTORNEY

19. Proposed initiation of litigation in the case of Michael and Marinela Velasquez v. Highland Glen of Clearwater Homeowners Association, Inc.; HUD Case No. 04-18-2707-8; Pinellas County Case No.18-044 - alleged housing discrimination.

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

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

20. Proposed initiation of litigation in the case of Pinellas County v. Ernest P. Letourneau - action for injunctive relief.

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

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

21. County Attorney Miscellaneous - None.

## AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

CareerSource Pinellas

22. Agreement between Pinellas County Government and WorkNet Pinellas, Inc. dba CareerSource Pinellas.

Interlocal Agreement approved, incorporating changes recommended by the Board of County Commissioners and reviewed and approved by an Ad Hoc Committee consisting of CareerSource Pinellas Board members.

Chair Seel and Commissioner Gerard expressed support for the changes, and responding to query by Commissioner Welch, Commissioner Gerard related that the Board has not yet selected its two appointees to the CareerSource Board of Directors. Economic Development Director Mike Meidel provided input, noting that the openings have been posted on the County's website, and no applications have been received.

Responding to query by Commissioner Welch, Chair Seel related that she has had discussions with CareerSource Chair Jack Geller regarding the option of changing legal representation; whereupon, Mr. Meidel confirmed that the 2006 agreement with Trenam Law is terminable at will by either party, and that a search process is outlined in the revised bylaws. Commissioner Welch requested that the bylaws be changed to clarify that the General Counsel reports to the CareerSource Board and not to the CEO; and that language be added requiring routine evaluations of the attorney, stating that the changes are crucial to obtaining his support, and Mr. Meidel provided input. Commissioner Gerard indicated



that she supports the requirement, noting that no evaluations have occurred in 13 years, and suggested that the terms of the contract also be reviewed.

Responding to query by Chair Seel, Attorney White recommended approving the interlocal agreement and suggested that the Board vote on the bylaws after further revisions are made, and discussion ensued.

Chair Seel called for bifurcating the agenda item into separate votes, approving the interlocal agreement and stipulating that further revisions to the bylaws be made and brought back to the Board for consideration.

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

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

Chair Seel requested a motion with regard to the bylaws, and responding to query by Commissioner Eggers, clarified that the revisions will also apply to the Executive Director.

**A motion was made by Vice-Chair Gerard, seconded by Commissioner Long, that the County Attorney be directed to review the revised bylaws and make additional changes, as discussed, pertaining to the Legal Counsel and Executive Director. The motion carried by the following vote:**

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

- 23.** Subsequent designation of local workforce area and continued charter of WorkNet Pinellas, Inc. dba CareerSource Pinellas under the Workforce Innovation and Opportunity Act. Application for subsequent designation and continued charter approved, covering a two-year term beginning July 1, 2019 through June 30, 2021.

In response to query by Commissioner Eggers regarding levels of performance, Chair Seel provided an overview of the application and suggested adding a cover letter that acknowledges recognition that the language is required; whereupon, CareerSource Pinellas CEO Jennifer Brackney indicated that that would be acceptable, and explained that the language cannot be modified due to federal and state legal requirements.

Commissioner Welch commended Ms. Brackney, her staff, and the CareerSource Board for their efforts in improving the organization and expressed concern pertaining to the application form, stating that it remains uncertain what occurred prior to Ms. Brackney assuming her position, specifically regarding the actual performance numbers; whereupon, Chair Seel indicated that she will incorporate the members' concerns into a cover letter.

In response to query by Chair Seel, Attorney White noted that the County is already liable for the funds, and no additional liability is created by today's vote; whereupon, Ms. Brackney indicated that the Department of Economic Opportunity is responsible for outlining performance levels and is expected to attend the March 20 CareerSource Board meeting to present the performance information, and Commissioner Gerard provided input.

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

**Aye:** 5 - Chair Seel, Vice-Chair Gerard, Commissioner Long, Commissioner Peters, and Commissioner Welch

**Nay:** 2 - Commissioner Eggers, and Commissioner Justice

### Community Redevelopment Agency

- 24.** Resolution authorizing amendments to the Lealman Community Redevelopment Area Plan updating tax increment revenue projections and providing various text edits, including amendments to Appendix C: Strategic Action Plan and Spending Budget.

Sitting as the Community Redevelopment Agency, the Board authorized transmittal of the proposed resolution to the Board of County Commissioners with a recommendation of approval.

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

- 25.** Resolution delegating certain approval authority of the Pinellas County Community Redevelopment Agency to the County Administrator (or his designee) in furtherance of implementing the Redevelopment Plan for the Lealman Community Redevelopment Area.

Resolution No. 19-10 adopted granting the County Administrator authority to approve and execute certain contracts, documents, and instruments up to \$250,000 and grant applications up to \$1 million on behalf of the Community Redevelopment Agency and the Board of County Commissioners.

Commissioner Justice recognized Lealman Community Redevelopment Area Advisory Committee Chair Steve Cleveland in the audience and thanked him for his efforts. Chair Seel and Commissioner Welch thanked Commissioner Justice for his leadership, and discussion ensued pertaining to the success of various initiatives in the Lealman community in recent years.

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

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

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**COUNTY ADMINISTRATOR REPORTS**

26. County Administrator Reports - None.

**CITIZENS TO BE HEARD**

27. Public Comment.

David Lomaka, re Neighborly

Bruce Rumble, Clearwater, re Pinellas Trail North Loop placement - submitted document

Scott Bressler, Clearwater, re expansion of Pinellas Trail

Aleksander Bame, Clearwater, re home and property liens - staff to follow up

David Ballard Geddis, Jr., Palm Harbor, re Americana! Canada America Mexico

Lenore Faulkner, Madeira Beach, re education excellence

Greg Pound, Largo

**COUNTY COMMISSION**

28. Funding Agreement with St. Petersburg College - Seminole Campus to support the new Civic Building.

Agreement approved, providing funding in the amount of \$20,000.00, as set forth in the Staff Report.

Chair Seel noted that the new Civic Building will help serve the unincorporated part of Seminole; that it will replicate certain services for the community previously provided by the former County Connection Center; and that she does not believe the agreement sets a precedent.

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

29. Appointments to the Pinellas County Health Facilities Authority (Board of County Commissioners as a whole).

Kevin Donoghue, Elizabeth Fountain, Denise M. Mineo, and Nancy Ridenour appointed for four-year terms following a ballot vote.

30. Appointment to the Board of Adjustment (Individual Appointment by Commissioner Peters).

Jose Bello appointed to the Board of Adjustment and Appeals for a term up to four years, concurrent with that of Commissioner Peters.

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

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

31. County Commission New Business Items:  
- Sports Tourism Complex and Events Center (Commissioner Long)

Commissioner Long referred to a document titled *Pinellas County Sports Tourism Complex and Events Center Conceptual Executive Summary*, provided background information, and requested that the members consider the need for a feasibility study with regard to establishing such a facility in Pinellas County. Chair Seel indicated that she has spoken with County Attorney and Tourist Development Council (TDC) staff regarding the associated costs of a study; and that there is interest for a facility of that kind.

During discussion, several members noted that adjacent counties have opened, or will be opening, similar facilities; and that having a sports complex near Pinellas County beaches would be an advantage against competing facilities. Commissioner Welch related that the market for amateur sports is competitive; and that existing fields are very active and have had a positive economic impact in the county, and Commissioner Peters noted that identifying existing facilities would likely be a part of the feasibility study.

Chair Seel stated that the TDC has a team actively working with municipalities to help bring tournaments to their locations; whereupon, the members discussed various challenges of hosting and scheduling multiple events.

Following further discussion, Chair Seel noted that there is consensus to discuss the matter at the next TDC meeting.

House Bill 1369

Commissioner Long related that the Florida Association of Counties is encouraging the State of Florida to develop a resiliency plan for the state; and that the Board has been asked to support House Bill 1369, which would establish a Florida Climate and Resiliency Research Program.

Intergovernmental Liaison Brian Lowack indicated that Senator Jose Javier Rodriguez is working on a similar bill as a companion to the House bill; and that should both bills make it through committee, there is potential for an agreement on the final language of each bill.

Chair Seel noted that she is comfortable with the language of HB 1369; and that the Board may wish to wait until the companion Senate bill is presented, and several members concurred.

**32. County Commission Board Reports and Miscellaneous.**

The members reported on the activities of their assigned Boards and Committees and related or discussed the following items:

Commissioner Long

- Reported that the next Tampa Bay Area Regional Transit Authority meeting will be held on April 26 in Manatee County; and that the Tampa Bay Regional Planning Council's Future of the Region Awards event will be held the same morning at the St. Petersburg Carillon Park Hilton.
- Noted that Largo Medical Center has named Adam Rudd as its new Chief Executive Officer.
- Provided information on her recent discussions with HCA Healthcare's West Florida Division President Dr. Ravi Chari and Duke Energy President and Chief Executive Officer Lynn Good.

Commissioner Eggers

- Reported that Forward Pinellas will be meeting on March 13; that Tampa Bay Water's Executive Meeting will be held next Monday; and that the Tampa Bay Transportation Management Area Leadership Group will meet on April 5.
- Discussed a National School Bus Illegal Passing Survey presented at a recent meeting of the Pinellas Schools Collaborative.
- Commended the City of Dunedin Chamber of Commerce for its Teachers Appreciation Breakfast 2019 event held on March 8.
- Noted his attendance at a Pinellas County Behavioral Health Systems meeting yesterday with County staff, and discussed various upcoming events.
- Discussed a proposal for a Purple Heart monument and stated his concerns regarding getting proper feedback from local veterans about its location and other matters, and several members provided input.

Commissioner Gerard

- Reported that the CareerSource Pinellas Board will hold its next meeting on March 20; and that it will be reviewing bids on April 3 regarding the sale of its Science Center in west St. Petersburg.
- Stated that the Youth Advisory Committee will hold a meeting in March at Animal Services and is planning a volunteer day to be held at Heritage Village; and that the Committee's current year will conclude in May.

Commissioner Justice

- Noted that a ceremony recognizing the historic designation and marker for the Rheba Sutton White Chapel in Palm Harbor will be held on March 20; and that the Area Agency on Aging of Pasco-Pinellas annual meeting and luncheon will be held on April 20.
- Reported that the naming ceremony for H. William Heller Hall located at the University of South Florida St. Petersburg will be held on May 15.
- Discussed the possibility of having a Pinellas Day as part of the State Legislature in Tallahassee, and several members provided input.

Commissioner Peters

- Stated her appreciation to County staff for the help she has received, and for doing great work with the County's business partners.
- Reported that a facility for mental health could soon be available in north county; and that data supports a need for Marchman beds in the area.
- Attended groundbreaking ceremonies at Beckwith Electric Co. Inc. for its expansion project, which is set to double its capacity, creating nearly 400 new jobs in the Pinellas Park and Largo area.
- Discussed statistics from the recent meeting of the Pinellas County Fusion Group regarding the opioid crisis and other threats to the county, and brief discussion ensued.

Commissioner Welch

- Provided information regarding the Small Business Enterprise event at the EpiCenter at St. Petersburg College on March 1.
- Reported that the Business Technology Services Board received an update to its security training policy, which now requires annual security training for employees; and that the Board toured the operation center and technology showroom.
- Congratulated Coach Anthony Lawrence and the Lakewood Spartans high school boys basketball team for reaching the championship game of the Class 6A state tournament.

Chair Seel

- Noted that the Juvenile Welfare Board will continue to receive applications for its Chief Executive Officer through March 20; and that the applications will be reviewed on April 14, when 10 to 12 applications will be selected for further consideration.
- Offered condolences to Vivian Haicken and her family on the passing of Dr. Barry Haicken, a long-time and respected medical doctor in the community.

Meeting Recessed: 4:56 P.M.

Meeting Reconvened: 6:00 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.**

## AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

### Countywide Planning Authority

- 33.** Case No. CW 19-02 - City of St. Petersburg  
Countywide Plan Map amendment from Recreation/Open Space to Residential Low Medium, regarding 4.1 acres more or less, located generally north of Catalonia Way S. & Fairway Avenue S.; north and west of Caesar Way S. & Alcazar Way S.; and northeast of Fairway Avenue S. & Caesar Way S.

Ordinance No. 19-05 adopted approving Case No. CW 19-02. 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 Welch, seconded by Vice-Chair Gerard, that the item be approved. The motion carried by the following vote:**

**Aye:** 6 - Chair Seel, Vice-Chair Gerard, Commissioner Eggers, Commissioner Justice, Commissioner Peters, and Commissioner Welch

**Absent:** 1 - Commissioner Long

- 34.** Case No. CW 19-03 - City of Largo  
Countywide Plan Map amendment from Residential Low Medium and Retail and Services to Retail and Services, regarding 2.45 acres more or less, located at 2550 Roosevelt Boulevard.

Ordinance No. 19-06 adopted approving Case No. CW 19-03. 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 Eggers, seconded by Commissioner Peters, that the item be approved. The motion carried by the following vote:**

**Aye:** 6 - Chair Seel, Vice-Chair Gerard, Commissioner Eggers, Commissioner Justice, Commissioner Peters, and Commissioner Welch

**Absent:** 1 - Commissioner Long

**35. Case No. CW 19-04 - City of Largo**

Countywide Plan Map amendment from Resort, Recreation/Open Space and No Designation to Resort, regarding 4.6 acres more or less, located at 1300 Cove Cay Drive.

Forward Pinellas, in its role as the Pinellas Planning Council, recommended an alternative compromise and referred the case back to the City of Largo for action, and staff concurred. No correspondence has been received. No citizens appeared to be heard.

Mr. Burton indicated that the City of Largo has asked that the item be deferred until April 9, 2019. No one responded to the Chair's call for persons wishing to speak on the matter; whereupon, Chair Seel closed the public hearing and recommended deferring the item as requested.

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

**Aye:** 6 - Chair Seel, Vice-Chair Gerard, Commissioner Eggers, Commissioner Justice, Commissioner Peters, and Commissioner Welch

**Absent:** 1 - Commissioner Long

**BOARD OF COUNTY COMMISSIONERS****36. Resolution authorizing amendments to the Lealman Community Redevelopment Area Plan updating tax increment revenue projections and providing various text edits, including amendments to Appendix C: Strategic Action Plan and Spending Budget.**

Resolution No. 19-11 adopted authorizing amendments to the Plan. The Lealman Community Redevelopment Area Advisory Committee reviewed the amendment and recommended approval. Updates provided by the Office of Management and Budget indicate an increase in tax increment revenue from approximately \$60 million to \$91 million over the 30-year life of the redevelopment trust fund. No correspondence has been received. No citizens appeared to be heard.

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

**Aye:** 6 - Chair Seel, Vice-Chair Gerard, Commissioner Eggers, Commissioner Justice, Commissioner Peters, and Commissioner Welch

**Absent:** 1 - Commissioner Long



**37. Case No. (Q) Z-02-02-19 (John Roberts)**

Request for a zoning change from R-A, Residential Agriculture to C-2, General Retail Commercial & Limited Services on approximately 0.40 acre consisting of the south 120 feet of the property located at 6700 Ulmerton Road in unincorporated Largo (a portion of parcel 07/30/16/70956/100/0201).

Resolution No. 19-12 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 Vice-Chair Gerard, seconded by Commissioner Welch, that the item be approved. The motion carried by the following vote:**

**Aye:** 6 - Chair Seel, Vice-Chair Gerard, Commissioner Eggers, Commissioner Justice, Commissioner Peters, and Commissioner Welch

**Absent:** 1 - Commissioner Long

**38. Case No. (Q) Z-03-02-19 (Pinellas Affordable Living, Inc.)**

Request for a zoning change from R-4, One, Two and Three Family Residential to RM, Multi-Family Residential on approximately 2.4 acres located at 6641 and 6661 62nd Avenue North in unincorporated Pinellas Park.

Resolution No. 19-13 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.

In response to queries by the members, Principal Planner Michael Schoderbock referred to an aerial map and pointed out the location of the subject property and identified surrounding land uses. In response to queries by the members, he related that public sidewalks and other concerns are addressed during site plan review.

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

**Aye:** 6 - Chair Seel, Vice-Chair Gerard, Commissioner Eggers, Commissioner Justice, Commissioner Peters, and Commissioner Welch

**Absent:** 1 - Commissioner Long

**39. Resolution revising Solid Waste Tipping Fees.**

Resolution No. 19-14 adopted providing for an annual increase in tipping fees for disposal of approved solid waste at Solid Waste Disposal Facilities. Fees to increase six percent annually for Fiscal Years 2020 through 2022. No correspondence has been received.

Upon the Chair's call for persons wishing to be heard, City of Dunedin Division Director for Solid Waste and Recycling William Pickrum appeared and noted that he is against the proposed revision. He related that he is a member of the Solid Waste Technical

Management Committee (TMC) for the County; that the Committee was given three options to review; and that some members preferred an option to defer any rate increase until decisions regarding the Solid Waste Master Plan and the County's contract with Duke Energy are resolved; whereupon, he noted that the TMC approved the proposed rate increase by a six to five vote, and responded to queries by the members.

In response to queries by Commissioner Eggers, Assistant County Administrator Paul Sacco discussed the timing and progress of finalizing the Master Plan. He indicated that recommendations for the Plan are expected in May or June of this year; that evaluations will follow on which of the recommended projects will be included in the 30-year Master Plan; and that the overall process will have little to no impact on the timing of implementing a rate increase at this time.

Regarding negotiations concerning a new power purchase agreement, Mr. Sacco stated that the County will formally meet with Duke Energy in the first week of April; that revenue from the new agreement is likely to be reduced when compared to the previous agreement; and that some type of increase would be required to compensate for the difference.

Mr. Sacco related that a recent rate study concluded that for each year of delay in increasing tipping fees, the rate would need to increase another 0.25 to 0.35 percent in addition to the 6 percent included in the proposal.

Responding to queries by Commissioner Eggers, Mr. Sacco indicated that an additional increase could be requested depending on the scale of future capital projects chosen to be included in the Master Plan; and that only existing projects are included in the rate study supporting the proposed increase.

Upon the Chair's request, Public Resources Management Group (PRMG) Associate Thierry A. Boveri conducted a PowerPoint presentation titled *Solid Waste Financial Forecast and Rate Study*, provided background information, and discussed the breakdown of revenues and expenditures in the financial plan, waste generation, and general operations.

Mr. Boveri related that capacity payments currently represent over 50 percent of revenues; that starting in 2025, the payments cease, resulting in a significant revenue shortfall; and that projections thereafter require some form of rate increase to remain in balance with operational costs, which would have to be evaluated annually; whereupon, he discussed expenditures, the landfill closure liability and how it will be funded over time, and the three scenarios previously presented to the TMC.

In response to queries by Commissioner Eggers, Mr. Boveri related that small changes have a large impact on the forecast in later years; and that the rate of increase becomes much higher for each year an increase is delayed. He discussed the impact on commercial business and other general assumptions found in the study, and showed a chart comparing Pinellas County rates to rates in other counties.

Responding to further queries by Commissioner Eggers, Mr. Boveri related that the fund is operated as an enterprise fund; and that the County will still receive electricity payments from Duke Energy in future years for the amount generated by the Waste-to-Energy plant, but the additional capacity payments will cease at the end of 2024. He noted that future decisions regarding changes in operations or starting a new facility have not been calculated in the study; and that additional operational and capital costs would create a greater need for incoming revenue.

Chair Seel closed the public hearing; whereupon, Commissioner Eggers stated that an incremental increase is prudent; and that should future concerns unfold more favorably for the County than what is expected, the Board could readdress the rate structure at any time.

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

**Aye:** 6 - Chair Seel, Vice-Chair Gerard, Commissioner Eggers, Commissioner Justice, Commissioner Peters, and Commissioner Welch

**Absent:** 1 - Commissioner Long

40. CP-04-02-19: Proposed Ordinance amending the Pinellas County Comprehensive Plan Future Land Use and Quality Communities Element policies regarding the AIRCO site, amending the Commercial General and Residential Office Retail future land use map (FLUM) categories and rules to promote economic development and increased housing opportunities, removing the 12.5 unit per acre residential density restriction in the Residential Medium and Residential High categories, and amending the Capital Improvements Element.

The Board authorized transmittal of the proposed ordinance to the Countywide Planning Authority and Florida Department of Equal Opportunity for further review and a second public hearing to be scheduled in May 2019. No correspondence has been received.

Referring to a PowerPoint presentation titled *Doing Things! To Serve the Public* and various aerial maps and photographs, Planning Director Renea Vincent provided an overview of the amendments. She noted that density would not be increased in the Coastal High Hazard Area, and instead would remain capped at existing policy limits.

Ms. Vincent discussed removing zoning compatibility restrictions from the Future Land Use categories, stating that they have inadvertently placed a burden on non-conforming properties; and that the goal is to allow for the redevelopment of more properties without needing to complete a change in land use or rezoning, especially when the proposed uses may be similar to existing uses of the property.

Responding to queries by the members, Ms. Vincent related that policies regarding future development of the AIRCO site were inserted into the Future Land Use element in 2010; that there has been no activity on the site between then and today; and that the proposed ordinance would set development of the site on equal footing with other industrially zoned

properties. She noted that a portion of the property must remain as a buffer to the adjacent airport; and that a requirement to complete a transportation management plan for the 10-acre Commercial General portion is to be removed, as it overlaps with the normal site plan process, which already requires an analysis of any transportation impacts; whereupon, she referred to a map and pointed out uses of other portions of the property.

Ms. Vincent stated that amendments to the Capital Improvements element reflect current requirements of Florida Statutes; that the new capital improvements portfolio management process has been integrated as part of the amendments; and that it will allow future decisions to reference the annual capital improvement plan through the budgeting process, rather than having to amend the Capital Improvements element each year. Discussion ensued, and she responded to queries by the members, noting that the proposed ordinance will be discussed in tandem with the Airport Master Plan as part of public outreach to Feather Sound area residents.

No one responded to the Chairman’s call for persons wishing to be heard.

**A motion was made by Commissioner Eggers, seconded by Commissioner Welch, that the proposed Ordinance be transmitted for review and a second public hearing be scheduled. The motion carried by the following vote:**

**Aye:** 6 - Chair Seel, Vice-Chair Gerard, Commissioner Eggers, Commissioner Justice, Commissioner Peters, and Commissioner Welch

**Absent:** 1 - Commissioner Long

**ADJOURNMENT - 7:02 P.M.**

Karen Seel  
Chair

ATTEST: KEN BURKE, CLERK

By Carlene Smithke  
Deputy Clerk

