

Pinellas County Board of County Commissioners

Pinellas County Cooperative Extension
12520 Ulmerton Road, Largo
www.pinellascounty.org



Hybrid In-Person and Virtual Regular Meeting Agenda

Tuesday, April 27, 2021

2:00 P.M.

Public Hearings at 6:00 P.M.

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

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

ROLL CALL**INVOCATION by Pastor Josh Heer, Living Hope Church, Largo.****PLEDGE OF ALLEGIANCE****PRESENTATIONS AND AWARDS**

1. [21-489A](#) Donate Life Month Proclamation:
- Tammy Davison, Volunteer, LifeLink Foundation, Inc.
2. [21-292A](#) Public Service Recognition Week Proclamation
3. [21-290A](#) Partner Presentation:
- Dr. Martin Tadlock, Regional Chancellor, University of South Florida /
St. Petersburg Campus
4. [21-445A](#) Partner Presentation:
- #PurePinellas by Commissioner Justice

LOCAL STATE OF EMERGENCY

5. [21-293A](#) Local State of Emergency.

CITIZENS TO BE HEARD

6. [21-294A](#) Citizens To Be Heard - Public Comment.

CONSENT AGENDA - Items 7 through 24**CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

7. [21-733A](#) Minutes of the in-person and virtual regular meeting held January 26, 2021.
8. [21-735A](#) Vouchers and bills paid from March 14 through March 27, 2021.

Reports received for filing:

9. [21-736A](#) Division of Inspector General, Clerk of the Circuit Court and Comptroller, Report No. 2021-05 dated March 24, 2021 - Audit of Pinellas CARES Local Business Grant Program.
10. [21-737A](#) Quarterly Report of Routine Dock & Dredge/Fill Permits issued from January 1 to March 31, 2021.

Miscellaneous items received for filing:

11. [21-739A](#) City of Largo Community Redevelopment Agency Fiscal Year 2019-2020 Annual Report.
12. [21-740A](#) City of Oldsmar Ordinance No. 2021-02 adopted March 2, 2021, annexing certain property.
13. [21-741A](#) Palm Harbor Community Services Agency, Inc. Financial Statements and Supplementary Information for Fiscal Years ended September 30, 2020 and 2019.
14. [21-742A](#) Eastlake Oaks Community Development District minutes and corresponding attachments of the meetings held April 9, August 13, and December 10, 2020.

COUNTY ADMINISTRATOR DEPARTMENTS

Administrative Services

15. [20-995A](#) Ranking of firms and agreement with NexTraq LLC for the purchase of a Global Positioning and Telematics System.

Recommendation: Approval of the ranking of firms and Agreement with NexTraq LLC for the purchase of a Global Positioning and Telematics System (GPS).

* The purpose of this contract is to provide hardware, installation, commission, and support of a GPS for the County vehicle and heavy equipment fleet.

* This GPS system is a cloud-based application that will track geographic location of fleet units, idling time, engine diagnostics, driver behavior, miles and times traveled and display real-time results dynamically on a map and a user-configurable dashboard as well as produce standard and custom reports from current and historic system data.

* The GPS will be centrally implemented and managed through the Fleet Management Division of Administrative Services, replacing current GPS technology which is antiquated and disparate from County department to department.

* Five-year expenditure not to exceed of \$1,553,074.00.

* A total of 34 different departments and agencies will utilize these assets and will share the cost of the GPS/telematics system through cost allocation.

Contract No. 190-0528-P(JJ); estimated 5-year not to exceed expenditure \$1,553,074.00. Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

County Administrator

16. [21-295A](#) Receipt and file report of non-procurement items delegated to the County Administrator for the month ending March 31, 2021.

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

17. [21-581A](#) Receipt and file report of purchasing items delegated to the County Administrator for the quarter ending March 31, 2021.

Recommendation: Accept the receipt and file report of purchasing items delegated to the County Administrator.

Public Works

18. [21-461A](#) Annual update to Pinellas County's Community Rating System program for Public Information and Pinellas County's Local Mitigation Strategy.

Recommendation: Receive and file the annual report and update to the Floodplain Management Program for Public Information (PPI) and the Local Mitigation Strategy (LMS).

* The PPI is a comprehensive approach to flood hazard outreach and its purpose is to, improve communication to citizens regarding critical aspects such as, flood hazards, flood safety, flood insurance, and protection of natural floodplains, in a systematic step-by-step manner.

* The LMS is a countywide hazard mitigation plan. It also serves as the County's Floodplain Management Plan. This plan must be in accordance with the Federal Disaster Mitigation Act of 2000. Maintaining this plan, helps us meet the eligibility for Federal hazard mitigation grants.

* Both the PPI and LMS are developed through a multi-agency effort.

* Participation in the Community Rating System requires the adoption of a Floodplain Management Plan.

* Submittal of the PPI and LMS annual updates to the Board are required as part of the County's participation in the National Flood Insurance Program's Community Rating System Program.

19. [21-743A](#) Award of bid to Lawns Today, LLC for requirements of maintenance of roadway medians, rights-of-way, ponds and outparcels.

Recommendation: Approval of the rejection of bids from DeAngelo Brothers, LLC and A Low Cost Lawn Service, LLC for submitting bids which were not completely priced and hence could not be compared to other responsive bids.

Approval of the award of bid to Lawns Today, LLC for requirements of maintenance of roadway medians, rights-of-way, ponds and outparcels.

* This contract is for cyclical grounds maintenance of landscaped roadway medians, adjoining right-of-way, and related storm water mitigation ponds and county-owned outparcels.

* Three responsive bids were received with Lawns Today, LLC as the lowest responsive, responsible bidder in the amount of \$1,177,287.00.

* Lawns Today, LLC is a County certified Small Business Enterprise.

Bid No. 21-0373-B(DG) for an average annual expenditure of \$392,429.00 with a thirty-six-month term total of \$1,177,287.00 based on being the lowest responsive, responsible bid meeting specifications. Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

Utilities

20. [20-954A](#) Ranking of firms and agreements for requirements of Utilities professional engineering services.

Recommendation: Approval of the ranking of firms and agreements with each of the sixteen highest ranked firms, as listed below, for requirements of Utilities professional engineering services for five-years.

1. Ardurra Group, Inc.
2. Black & Veatch Corporation
3. Brown and Caldwell
4. CDM Smith, Inc.
5. CPH, Inc.
6. Halff Associates, Inc.
7. Hazen and Sawyer, P.C.
8. HDR Engineering, Inc.
9. Jacobs Engineering Group, Inc.
10. Mead & Hunt, Inc.
11. McKim & Creed, Inc.
12. Parsons Transportation Group, Inc.
13. Pennoni Associates Inc.
14. Reiss Engineering, Inc.
15. Stantec Consulting Services, Inc.
16. Wright-Pierce, Inc.

* The purpose of this continuing Consultant Competitive Negotiation Act (CCNA) contract is to provide professional engineering services for the design delivery of various Utilities projects programmed in the County's Capital Improvement Program.

* Award recommendation with sixteen firms per CCNA requirements; the maximum limit over the five-year term is \$2,500,000.00 for each firm for a total of \$40,000,000.00.

* Ardurra Group, Inc., Black & Veatch Corporation, Brown and Caldwell, CDM Smith, Inc., CPH, Inc., Halff Associates, Inc., Hazen and Sawyer, P.C., HDR Engineering, Inc., Jacobs Engineering Group, Inc., Mead & Hunt, Inc., McKim & Creed, Inc., Parsons Transportation Group, Inc., Pennoni Associates Inc., Reiss Engineering, Inc., Stantec Consulting Services, Inc., Wright-Pierce, Inc. have committed to utilizing multiple certified Small Business Enterprises (SBE) for individual work assignments resulting from this contract, shown on the attached SBE Listing.

* Specific SBE commitments will be established when the County utilizes a firm for an individual work assignment. The requesting department, working with Economic Development, will ensure SBE's are utilized.

Contract No. 190-0457-CN (SS); the maximum limit over the five-year term is \$2,500,000.00 for each firm, for a total of \$40,000,000.00. Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

COUNTY ATTORNEY

21. [21-694A](#) Notice of new lawsuit and defense of the same by the County Attorney in the case of Benjamin Droweinga v. Pinellas County, et al.; Circuit Civil Case No. 21-000989-CI-15 - allegations of negligence resulting in personal injuries.

Recommendation: Receive and file notice of new lawsuit and defense of the same by the County Attorney in the case of Benjamin Droweinga v. Pinellas County, et al.

22. [21-695A](#) Notice of new lawsuit and defense of the same by the County Attorney in the case of Patrick R. Daugereaux v. Pinellas County, et al.; Circuit Civil Case No. 21-001239-CI-11 - allegations of negligence resulting in personal injuries.

Recommendation: Receive and file notice of new lawsuit and defense of the same by the County Attorney in the case of Patrick R. Daugereaux v. Pinellas County, et al.

AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

Sheriff's Office

23. [21-667A](#) Receipt and file report of Sheriff's Office grants received and service contracts for the quarter ending March 31, 2021.

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, 2021 for Fiscal Year 2021. No requests were received from the Sheriff during this quarter.

24. [21-668A](#) Receipt and file report on the Law Enforcement Trust Fund for the quarter ending March 31, 2021.

Recommendation: Accept the receipt and file report on the Law Enforcement Trust Fund from January 1 to March 31, 2021.

REGULAR AGENDA

ITEMS FOR DISCUSSION FROM THE CONSENT AGENDA

COUNTY ADMINISTRATOR DEPARTMENTS

Convention and Visitors Bureau

25. [21-691A](#) Recommendation from the Tourist Development Council to approve the Pinellas County Tourist Development Council Bylaws.

Recommendation: Approval of the Pinellas County Tourist Development Council (TDC) Bylaws.

* The original Bylaws were approved by the TDC on August 16, 2017, but it doesn't appear they were presented to the Board of County Commissioners for final approval.

* On February 17, 2021, the TDC revisited and reviewed the Bylaws and requested minor revisions.

* On March 17, 2021, the TDC unanimously approved the Bylaws herein.

Housing & Community Development

26. [21-452A](#) Resolution approving the State Housing Initiatives Partnership Local Housing Assistance Plan for State Fiscal Years 2021-2022, 2022-2023, and 2023-2024 for submittal to the Florida Housing Finance Corporation.

Recommendation: Adopt a resolution approving the State Housing Initiatives Partnership Local Housing Assistance Plan (LHAP) for State Fiscal Years 2021-2022, 2022-2023, and 2023-2024.

* The LHAP outlines locally developed strategies for addressing affordable homeowner and rental housing needs over the next three years.

* The three-year LHAP allows the County to access funding from FHFC to provide affordable housing programs that benefit very-low, low, and moderate-income households.

* This three-year LHAP proposes locally developed strategies utilizing annual SHIP fund allocations over the three-year period covered by the LHAP. The Homeowner Strategies include:

- a.) Purchase assistance without rehabilitation,
- b.) Rehabilitation (owner-occupied),
- c.) Acquisition with rehabilitation or new construction,
- d.) Disaster repair and mitigation, and
- e.) Special needs.

* The Rental Strategies include:

- a.) Special needs,
- b.) Rehabilitation,
- c.) Demolition and reconstruction,
- d.) Disaster repair and mitigation,
- e.) Land acquisition, and
- f.) New construction.

Utilities

27. [21-505A](#) Agreement for laboratory testing equipment and supplies with the Hach Company.

Recommendation: Approval of the 3-year agreement with the Hach Company (HACH) for laboratory testing equipment and supplies.

* HACH supplies the Utilities and other County Departments with testing equipment, laboratory reagents, and accessories required for routine water and wastewater testing to comply with state and federal environmental regulations; the reagents are manufactured by and only available from HACH and are proprietary.

* Due to testing of public water and citizens served, consistency, accuracy and uniformity in testing are required; some of the results are regulated and reported to the Florida Department of Environmental Protection. County departments have standardized their equipment and materials to HACH products for water testing.

* On January 14, 2021, the request for this proprietary purchase was evaluated and approved by the Non-Competitive Oversight Committee.

Contract No. 190-0442-N(BW) estimated average annual expenditure of \$314,340.33 for a total amount not to exceed \$943,020.99 with a 3-year total contract term. Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

COUNTY ATTORNEY

28. [21-569A](#) Resolution delegating authority to the County Attorney for lawsuits filed against Pinellas County as provided for in the Pinellas County Charter and allowing for a receipt and file notification process.

Recommendation: Adopt a resolution delegating authority to the County Attorney to defend all lawsuits filed against the County and providing notification of such lawsuits in a receipt and file report.

29. [21-297A](#) County Attorney Reports:
- Redistricting Update

COUNTY ADMINISTRATOR

30. [21-264A](#) County Administrator Reports:
- Spring Break Snapshot

COUNTY COMMISSION

31. [21-659A](#) 2021 Federal Legislative Program.

Recommendation: Approval of the 2021 Federal Legislative Program.

* The 2021 Federal Legislative Program outlines the Board's federal legislative priorities for the upcoming year.

* National Flood Insurance Program

a.) Support a long-term extension to the program (set to expire September 30, 2021) that ensures financial sustainability, while not pricing out policy holders. This includes providing premium discounts for private and community-based mitigation efforts.

b.) Oppose the implementation of Risk Rating 2.0 (set to go into effect October 1, 2021) until further details of the program are released.

* Beach Nourishment

a.) Request the Army Corps of Engineers reevaluate its Perpetual Storm Damage Reduction Easement policy, which requires 100% of beachfront property owner easements in perpetuity for areas landward of the Erosion Control Line within the limits of the planned Sand Key nourishment project.

b.) Request funding for the design and engineering of the Treasure Island, Sand Key, and Long Key federal beach nourishment projects.

* Transportation/Infrastructure

a.) Support the timely reauthorization of the FAST Act (set to expire on September 30, 2021), which provides funding over the next five years for transportation, highway, and transit programs.

b.) Support strategies that address the Federal Highway Trust Fund's declining revenues in order to adequately fund future transportation needs.

c.) Request that the new FAST Act reestablishes the federal discretionary bridge program that expired in 2005; and continues support for Advanced Traffic Management Systems.

d.) Request comprehensive infrastructure legislation that includes federal support for new discretionary grant programs to harden and enhance the resiliency of transportation and other public infrastructure; supports local projects that address sea level rise and storm surge issues; and addresses the needs of public water infrastructure systems.

* Offshore Oil Drilling

a.) Support an extension to the current moratorium on oil drilling in the Eastern Gulf of Mexico within 125 miles of Florida, set to expire in 2022.

* COVID-19 Federal Support for Local Governments

a.) Support continued direct, flexible funding for local governments to assist with critical local response efforts to the COVID-19 pandemic.

b.) Support timely federal reimbursement of FEMA public assistance funding and the development of clear and consistent reimbursement guidance and policies.

32. [21-070A](#) Appointments to the Pinellas County Redistricting Board (Individual appointments and Board of County Commissioners as a whole).

Recommendation: Approve eleven appointments, seven of which are nominees by each of the seven individual Commissioners, and four of which are applicants to be appointed by the Board of County Commissioners as whole.

* Each County Commissioner has nominated an individual who resides within their district and is a registered voter in Pinellas County to be appointed to the Pinellas County Redistricting Board. The County Commission as a whole will also appoint four At-Large members to the Redistricting Board. These members shall reside in Pinellas County and be a registered voter.

* Nominees by each Commissioner are listed by District below:

- a.) District 1 - Mark Weinkrantz (Commissioner Janet Long)
- b.) District 2 - Mary Louise Ambrose (Commissioner Pat Gerard)
- c.) District 3 - Allison Nall (Commissioner Charlie Justice)
- d.) District 4 - Ron Schultz (Commissioner Dave Eggers)
- e.) District 5 - Christian D. Ruppel (Commissioner Karen Seel)
- f.) District 6 - James P. Everett (Commissioner Kathleen Peters)
- g.) District 7 - Canaan McCaslin (Commissioner Rene Flowers)

* Applicants to fill the four At-Large Appointment positions can be viewed on the attached ballot/worksheet. All applications and resumes are attached to the agenda item.

* The Clerk of the Circuit Court (Clerk) will call each Commissioner by name and the Commissioner will state their four choices for the four At-Large positions. The Clerk will tally the votes. If another voice vote is required, the process will be repeated until the four At-Large appointments are filled by a majority vote.

33. [21-298A](#) County Commission New Business: Pertinent and Timely Committee/Board Updates, Policy Considerations, Administrative/Procedural Considerations, and Other New Business.

6:00 P.M.

PUBLIC HEARINGS

BOARD OF COUNTY COMMISSIONERS

34. [21-611A](#) Resolution approving a second substantial amendment to the Fiscal Year 2019-2020 Annual Action Plan for the purpose of receiving a second allocation of Community Development Block Grant Coronavirus response funds.

Recommendation:

Adopt a resolution approving a second substantial amendment to the Fiscal Year (FY) 2019-2020 Annual Action Plan (Second Amendment) for the purpose of receiving a second allocation of Community Development Block Grant (CDBG) Coronavirus response funds and authorize submittal to the U.S. Department of Housing and Urban Development (HUD).

* The Second Amendment to the FY19 Annual Action Plan contains the application for CDBG Coronavirus Response - Round 3 funds (CDBG-CV3).

* The County will receive \$2,401,815.00 in CDBG-CV3 funds to be used to fund activities that mitigate the impacts of the Coronavirus pandemic (COVID-19) on low- and moderate-income residents.

* The Second Amendment to the FY19 Annual Action Plan allows the County to receive CDBG-CV3 and identifies the types of activities the County will undertake to respond to COVID-19.

* Eligible CDBG-CV3 activities include, but are not limited to:

- a.) Job training to expand the pool of health care workers and technicians that are available to treat disease within a community.
- b.) Provide testing, diagnosis or other services at a fixed or mobile location.
- c.) Increase the capacity and availability of targeted health services for infectious disease response within existing health facilities.
- d.) Provide equipment, supplies, and materials necessary to carry-out a public service.
- e.) Deliver meals on wheels to quarantined individuals or individuals that need to maintain social distancing due to medical vulnerabilities.
- f.) Provide another public service that assists persons directly affected by COVID-19.
- g.) The County may use up to 20% of the CDBG-CV3 allocation for planning and administration costs.

Authorize the Chairman to sign and the Clerk of the Circuit Court to attest applications, certifications, and HUD Grant Agreements, Specific Performance and Land Use Restriction Agreements, and Amendments; Authorize the Chairman to sign the Request for Release of Funds and Authority to Use Grant Funds; Authorize the Housing and Community Development Department Director to serve as local administrator for the HUD Environmental Review Online System; and Authorize the Housing and Community Development Department Director to sign and file necessary forms, reports, and other administrative documents.

35. [21-557A](#) Case No ZON-21-02 (Valentin Markov)
A request for a zoning change from RMH, Residential Mobile/Manufactured Home to R-4, One, Two and Three Family Residential on approximately 0.28 acre located at 5172 68th Lane North in west Lealman.

Recommendation: Based upon evidence and findings contained in the staff report and attachments, Case ZON-21-02 is recommended for approval.

A Resolution approving the application of Valentin Markov for a change in zoning from RMH, Residential Mobile/Manufactured Home to R-4, One, Two and Three Family Residential.

- * The applicant is seeking a zoning change on a 0.28-acre parcel
- * The proposed use is two-family residential (duplex)
- * The Local Planning Agency unanimously recommended approval of the request (vote 6-0). No one appeared in favor or in opposition
- * One correspondence in favor and none in opposition have been received

36. [21-558A](#) Case No. DMP-21-01 (Synchronous Media Group, Inc.)
A request for the establishment of a Development Master Plan for a Residential Planned Development zoned property containing approximately 4.05 acres located at 2625 CR-95 in Palm Harbor.

Recommendation: Based upon evidence and findings contained in the staff report and attachments, Case No. DMP-21-01 is recommended for approval:

A Resolution approving the application of Synchronous Media Group, Inc for the establishment of a Development Master Plan.

- * The RPD zoning district requires a Development Master Plan.
- * A 30-unit single family attached (townhouse) subdivision is proposed.
- * No land use or zoning amendments are proposed with this application.
- * The Local Planning Agency unanimously recommended approval of the request (vote 7-0). One person appeared in favor of the request.
- * No correspondence in favor or in opposition has been received.

37. [21-559A](#) Case No. Z/LU-20-12 (Dushyant Gulati)
A request for a Zoning change from R-R, Rural Residential to R-3, Single Family Residential and a Land Use change from Residential Suburban to Residential Low on approximately 2.18 acres located at 1736 Winchester Road in unincorporated Largo.

Recommendation: Based upon evidence and findings contained in the staff report and attachments, Case No. Z/LU-20-12 is recommended for approval:

- 1.) An Ordinance approving the application of Dushyant Gulati for a land use change from Residential Suburban to Residential Low on approximately 2.18 acres located at 1736 Winchester Road in unincorporated Largo.
- 2.) A Resolution approving a zoning change from R-R, Rural Residential to R-3, Single-Family Residential.

* The Board continued this case at the applicant's request during their February 23, 2021 public hearing. No changes have been made to the proposal.

* The applicant is seeking land use and zoning changes on a 2.18-acre property that is vacant except for a barn and sheds.

* The applicant is proposing to develop a single-family detached residential subdivision. Up to 11 residential units are possible under the requested land use category, however the final number of units would be based on site plan review. Up to five units could be built under the current designations.

* The Local Planning Agency recommended approval of the request (vote 4-2). Those that voted against the proposal did not cite their reasons. Eight persons appeared in opposition, citing increased density, ecological impacts, construction impacts, noise, light pollution, privacy, utilities, property values and traffic.

* Twenty-seven form letters with distinct signatures and five individual letters in opposition have been received.

a.) The applicant did not submit a formal traffic study; however, staff analysis indicates that the proposed development would have negligible impacts on the carrying capacities of area roadways, including Belcher Road, which is the nearest roadway that is regulated for level of service. The developer would be required to improve the substandard condition of Winchester Road.

b.) The applicant stated that he sent letters seeking feedback to 45 surrounding property owners regarding his proposal and received one response.

c.) The applicant met with neighbors prior to the February 23, 2021 BCC public hearing. Some of the neighbors indicated that they wanted more time to review the case. This is why the applicant requested the continuance. He did not state any intention of amending his proposal.

d.) The proposed R-3 zoning currently exists on three sides of the subject property. The proposed RL land use is currently adjacent on one side.

38. [21-562A](#) Case No. Z/LU-21-01 (Noell Family, LLC, Attn: Chris Noell)
A request for a Zoning change from R-A, Residential Agricultural and R-3, Single Family Residential to R-5-CO, Urban Residential-Conditional Overlay (15.2 acres) and PC, Preservation/Conservation (6.3 acres) and a land use change from Residential Suburban and Preservation to Residential Low (15.2 acres) and Preservation (6.3 acres) with the Conditional Overlay limiting the number of residential units to either 70 one-story villas or 78 two-story townhomes on approximately 21.5 acres located at and to the south of 4706 Pleasant Avenue in Palm Harbor.

Recommendation: Based upon evidence and findings contained in the staff report and attachments, Case No. Z/LU-21-01 is recommended for:

- 1.) Adoption of a Resolution approving the application of Noell Family, LLC for a zoning change from R-A, Residential Agriculture and R-3, Single-Family Residential to R-5-CO, Urban Residential-Conditional Overlay and PC, Preservation-Conservation, with the Conditional Overlay limiting the number of residential units to either 70 one-story villas or 78 two-story townhomes.
- 2.) Transmittal of an Ordinance to the Florida Department of Economic Opportunity for a land use change from Residential Suburban and Preservation to Residential Low and Preservation on approximately 21.5 acres located at and to the south of 4706 Pleasant Avenue in Palm Harbor.

* This is a request for a large-scale Future Land Use Map Amendment (greater than 10 acres), and this is the first of two required BCC public hearings on the Ordinance. The second public hearing will follow state and regional agency review and comment.

* The applicant is seeking land use and zoning changes on four vacant parcels containing approximately 21.5 acres.

* The applicant is proposing to develop a single-family attached subdivision. The Conditional Overlay would limit the use and maximum density to either 70 one-story villas or 78 two-story townhomes.

* The Local Planning Agency recommended approval of the request (vote 5-1). The vote against the proposal did not cite specific reasons. Five persons appeared in opposition, citing increased density, traffic, ecological impacts, and buffering/compatibility with adjacent uses.

* Three individual letters and several petitions with a total of 563 signatures in opposition have been received.

a.) The applicant submitted a traffic study as part of the application package which identifies similar traffic impacts to that of the staff analysis. If approved, a Transportation Management Plan may be required when traffic is reviewed during the site plan review process.

b.) The applicant has submitted a wetland jurisdictional survey and an environmental report identifying wetlands and protected species on the site.

c.) The contract purchaser stated that they met with the surrounding residential property owners and the nearby Suncoast Primate Sanctuary.

d.) The Pinellas Trail property, which is 120 feet wide, provides buffering between the subject site and the nonresidential uses to the west.

e.) The subject site is bordered by Recreation/Open Space (R/OS) uses on three sides.

39. [21-563A](#) Case No. LDR-21-01 (Second Hearing)
An Ordinance of Pinellas County, Florida, providing for the amendment of Chapters 138 - Zoning and 154 - Site Development, Right-of-Way Improvements, Subdivisions, and Platting of the Pinellas County Land Development Code and providing for the adoption of the Transportation Design Manual.

Recommendation: Case No. LDR-21-01 is recommended for approval:

An Ordinance amending Chapters 138 - Zoning and 154 - Site Development, Right-of-Way Improvements, Subdivisions, and Platting of the Pinellas County Land Development Code and adopting the Transportation Design Manual.

* This is the second of two required public hearings. The Board conducted the first public hearing on February 23, 2021 and had no directed changes.

* This Ordinance is part of the overall Building and Development Review Services system improvement.

* The Board approved a major update to the Land Development Code in 2018.

* The proposed amendments will provide clarification and additional flexibility, and address redundancies and internal consistency issues that have been discovered since the implementation of the updated Code. Examples of changes include:

a.) Additional staff review flexibility for minor site plan changes and landscaping standards.

b.) Infill development flexibility for legal lots of record.

c.) Additional flexibility for setback and parking requirements.

d.) Enhancements to outdoor lighting standards.

* The proposed amendments were reviewed by interdepartmental County staff, the Development Customer Advisory Group and Forward Pinellas. The changes include ideas and suggestions from these groups.

* The Local Planning Agency unanimously recommended approval of the Ordinance (vote 6-0). No one appeared in support or opposition.

40. [21-734A](#) Resolution making a Finding of Necessity that blighted conditions exist within the Pinellas Park Community Redevelopment Expansion Area and approve amendments to the Pinellas Park Community Redevelopment Plan.

Recommendation: Approval of a resolution making a Finding of Necessity that blighted conditions exist within the Pinellas Park Community Redevelopment Expansion Area (CRA) and approve amendments to the Pinellas Park Community Redevelopment Plan to accomplish the following:

* Expand the boundaries of the CRA.

* Allow the Pinellas Park Community Redevelopment Area to serve as the community redevelopment agency for the Expansion Area as part of the Pinellas Park Community Redevelopment Area.

* The CRA shall revise the legal description for the Pinellas Park Community Redevelopment Area as illustrated in Exhibit "C" to correct the scrivener's errors.

This action will correct minor scrivener's errors identified in the legal description and address the need to formally take action on the City's Finding of Necessity study which staff determined was an oversight following the adoption of the CRA Plan in November 2020.

ADJOURNMENT

Special Accommodations

Persons with disabilities who need reasonable accommodations to effectively participate in this meeting are asked to contact Pinellas County's Office of Human Rights by e-mailing such requests to accommodations@pinellascounty.org at least three (3) business days in advance of the need for reasonable accommodation. You may also call (727) 464-4882.

Public Participation Procedures

Persons wishing to comment regarding a specific agenda item should do so:

In person - by preregistering at pinellascounty.org/comment or by filling out a comment card with the County staff person in the meeting room; or,

Virtually - in advance in accordance with the instructions in the notice of this meeting, or on the virtual platform or phone after preregistering.

Members of the public wishing to make comments on the virtual platform or by phone must preregister by 5 p.m. the day before the meeting. At the scheduled section of the meeting when the item is before the Board of County Commissioners (Board), the Chairman or Clerk will call on each individual, one by one, to be heard. Each individual may speak for up to three minutes as may be modified by the Chairman. Comments or behavior that violate Pinellas County Commission Public Participation and Decorum Rules will be disconnected. Members of the public who cannot attend at the time an agenda item is before the Board may offer comments during the Citizens to Be Heard section near the beginning of the meeting. More information is available at www.pinellascounty.org/BCC_Participation.htm or by calling (727) 464-4400.

Public Hearing Procedures

The procedure used by the Board in conducting Public Hearings is to have a staff presentation followed by the applicant presenting the specific proposal. The Board will then hear comments from the proponents, the opponents and a staff summary. The applicant will then be given an opportunity to close and the Board will decide on the matter. Public Hearings before the Board are governed by the provisions of Section 134 -14 of the Pinellas County Land Development Code as may be modified by Pinellas County Emergency Order. That code provides that at the conclusion of each person's presentation, any speaker may seek the Chairman's permission to ask questions of staff.

Specifically:

1. At the conclusion of the presentations by the applicant and any proponents, all affected parties may seek the Chairman's permission to ask questions of or seek clarification from the applicant and/or the proponents.
2. At the conclusion of the presentation by the opponents, all affected parties may seek the Chairman's permission to ask questions of or seek clarification from any opponent.

The applicant's closing comments will address testimony subsequent to his or her presentation. Continuing rebuttal of other than directly preceding testimony will not be allowed. Because much testimony has already been submitted in writing, the following guidelines accommodate efficient presentations:

1. The applicant should present his or her entire case, including rebuttal, in no more than 20 minutes.
2. Persons wishing to speak regarding a Public Hearing item may speak for up to three minutes each.
3. Persons wishing to attend virtually must preregister at pinellascounty.org/comment by 5 p. m. the day before the meeting.

Appeals

Persons are advised that, if they decided to appeal any decision made at this meeting/hearing, they will need a record of the proceeding, and, for such purposes, they may need to ensure that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is to be based.

If a Board meeting beginning at 9:30 A.M. has not concluded by noon, a recess will be taken from noon to 12:30 P.M., and the remainder of the meeting will continue at 12:30 P.M.

If a Board meeting beginning at 2:00 P.M. has not concluded by 5:30 P.M., a recess will be taken from 5:30 to 6:00 P.M. The remainder of the afternoon agenda will resume at 6:00 P.M., followed by Public Hearings.