

Pinellas County

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



Minutes - Final

Tuesday, February 17, 2026

2:00 P.M.

Hybrid In-Person and Virtual Regular Meeting

Public Hearings at 6:00 P.M.

Board of County Commissioners

*Dave Eggers, Chair
Chris Latvala, Vice-Chair
René Flowers
Vince Nowicki
Kathleen Peters
Chris Scherer
Brian Scott*

ROLL CALL - 2:02 P.M.

Present: 7 - Chair Dave Eggers, Vice-Chair Chris Latvala, Commissioner René Flowers, Commissioner Brian Scott, Commissioner Vince Nowicki, Commissioner Kathleen Peters, and Commissioner Chris Scherer

Others Present: Barry A. Burton, County Administrator; Jewel White, County Attorney; Derelynn Revie, Board Records Manager; and Tammy Burgess, Board Reporter, Deputy Clerk

INVOCATION by Reverend Bob Fortner**PLEDGE OF ALLEGIANCE led by Commissioner Scott****PRESENTATIONS AND AWARDS**

1. President's Day Proclamation:
 - Reverend Bob Fortner, President of Palm Harbor Historical Society and President of Friends of Island Park

Chair Eggers invited Mr. Fortner to join him at the podium, briefly discussed Mr. Fortner's background in historical preservation, and read a proclamation recognizing February 16, 2026, as President's Day; whereupon, Mr. Fortner provided brief comments regarding the Palm Harbor Museum.

2. National Engineers Week Proclamation:
 - Public Works
 - Thierry Ku, Senior Engineer
 - Ivan Dimitrov, Senior Engineer
 - Jeff Thompson, Traffic Operations Section Manager
 - Utilities
 - Raed Yousef, Engineer 3
 - Veronica De Bernardo, Engineer 1
 - Craig Osmanski, Engineer 3

Chair Eggers invited Messrs. Ku, Dimitrov, Thompson, Yousef, and Osmanski to join him at the podium and read a proclamation recognizing February 15 through 21, 2026, as National Engineers Week; whereupon, Mr. Ku expressed his appreciation for the recognition and provided brief comments regarding the work performed by Public Works engineers across the county.

CITIZENS TO BE HEARD

3. Citizens To Be Heard - Public Comment.

Richard Gosetti, Seminole (submitted documents) (spoke on behalf of others)
Ron Walker, Largo
David Ballard Geddis, Jr., Palm Harbor (submitted documents)
Greg Pound, Largo

During public comment, Mr. Gosetti expressed concern regarding the substantial damage determination and appeal process; whereupon, Mr. Burton clarified that the County is required to use guidelines approved by the Federal Emergency Management Agency (FEMA) to make substantial damage determinations. He also described an additional process that the County established for residents to appeal a substantial damage determination, which was not required by FEMA.

At Chair Eggers' request, Building and Development Review Services (BDRS) Deputy Director Andrew Nielsen, with input from Mr. Burton, provided details regarding the appeal process. Mr. Nielsen also indicated that BDRS staff members are available to provide full-time residents with information and resources related to the People First Hurricane Recovery Programs, after-the-fact permitting, and the substantial damage process.

Responding to additional comments by Chair Eggers, Mr. Burton explained that the County received \$813,000,000.00 in disaster recovery funds from the federal government; and that, at the direction of the Board, the funds are being utilized through the People First programs for providing assistance to those affected by the floods.

In response to further queries by Chair Eggers, Assistant County Administrator Matthew Spoor, with input from Mr. Burton, clarified that, per the Department of Housing and Urban Development's guidelines, the funds being awarded through the People First housing programs are available only to homesteaded property owners; whereupon, at Mr. Burton's request, Mr. Nielsen provided an overview of appraisal options for mobile homes and indicated that repair valuations often exceed the value of mobile homes.

CONSENT AGENDA - Items 4 through 16

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

Aye: 7 - Chair Eggers, Vice-Chair Latvala, Commissioner Flowers, Commissioner Scott, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

CLERK OF THE CIRCUIT COURT AND COMPTROLLER

4. Minutes of the regular meeting held December 16, 2025.

The item was approved as part of the Consent Agenda.

5. Vouchers and bills paid from January 11 through January 17, 2026.

Period - January 11 through January 17, 2026

Accounts Payable - \$19,598,445.31

Payroll - \$5,114,061.16

The item was approved as part of the Consent Agenda.

Reports received for filing:

6. Division of Inspector General, Clerk of the Circuit Court and Comptroller, 2026 Inspector General's Annual Plan.

The item was approved as part of the Consent Agenda.

Miscellaneous items received for filing:

7. Forward Pinellas Notice of Public Hearing for proposed amendment to the Countywide Plan Map, Case CW 26-01 Pinellas County, to be held on February 17, 2026.

The item was approved as part of the Consent Agenda.

8. Forward Pinellas Notice of Public Hearing for proposed amendment to the Countywide Plan Map, Case CW 26-02 Pinellas County, to be held on February 17, 2026.

The item was approved as part of the Consent Agenda.

COUNTY ADMINISTRATOR DEPARTMENTS

County Administrator

9. Receipt and file report of non-procurement items delegated to the County Administrator for the period ending January 31, 2026.

The item was approved as part of the Consent Agenda.

10. Receipt and File Report of purchasing items delegated to the County Administrator for the quarter ending December 31, 2025.

The item was approved as part of the Consent Agenda.

Management and Budget

11. Award of bid to Tamco Electric, Inc. for light electrical commercial repairs and equipment at various County locations as needed or required.

Bid No. 26-0144-ITB-C awarded to Tamco Electric, Inc. in the total not-to-exceed amount of \$1,607,975.00 for a term of five years on the basis of being the lowest responsive, responsible bidder.

The item was approved as part of the Consent Agenda.

Public Works

12. Award of bid to Cherrytree Group, LLC for brokerage services and revenue contract pertaining to the sale of voluntary cleanup tax credits.

Contract No. 26-0037-ITB-R awarded to Cherrytree Group, LLC in the revenue total of \$332,058.95 on the basis of being the firm which provided the highest net revenue to the County.

The item was approved as part of the Consent Agenda.

Utilities

13. Award of bid to Accurate Drilling System, Inc. for the Duhme Road Force Main Replacement.

(PID No. 005584C) Contract No. 25-0675-ITB-C awarded to Accurate Drilling System, Inc. in the amount of \$2,850,000.00 on the basis of being the lowest responsive, responsible bidder. All work to be completed within 240 consecutive calendar days.

The item was approved as part of the Consent Agenda.

COUNTY ATTORNEY

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

The item was approved as part of the Consent Agenda.

AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

Sheriff's Office

15. Receipt and file report of Sheriff's Office grants received and service contracts for the quarter ending December 31, 2025.

The item was approved as part of the Consent Agenda.

16. Receipt and file report of the Law Enforcement Trust Fund for the quarter ending December 31, 2025.

The item was approved as part of the Consent Agenda.

REGULAR AGENDA

ITEMS FOR DISCUSSION FROM THE CONSENT AGENDA - None

COUNTY ADMINISTRATOR DEPARTMENTS

Airport

17. Purchase authorization with ADB Safegate Americas, LLC and Allen Enterprises for runway and taxiway lighting fixtures and equipment.

(Contract No. 26-0228-PB) Purchase authorization approved in the combined total not-to-exceed amount of \$800,000.00, as outlined in the Staff Report. Contract is effective through January 13, 2027.

In response to queries by Commissioner Scott, Interim St. Pete-Clearwater International Airport Director Mark Sprague indicated that the Precision Approach Path Indicator lights positioned along runways are owned by the Federal Aviation Administration (FAA) and cannot be serviced by Airport staff; that repairs to the lights were delayed due to the recent federal government shutdown; and that the Airport is currently on the FAA's repair schedule; whereupon, Mr. Sprague related that all other runway fixtures remain operational.

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

Aye: 7 - Chair Eggers, Vice-Chair Latvala, Commissioner Flowers, Commissioner Scott, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

Human Services

18. First Amendment to the Interlocal Agreement with the Florida Department of Health in Pinellas County for the Pinellas County Health Program and the Healthcare for the Homeless program.

Amendment approved, integrating existing substance use funding into one agreement and increasing the agreement amount by approximately \$1,111,657.40, for a new total annual amount not to exceed \$12,425,763.00, as outlined in the Staff Report. The amendment also contains language clarification regarding utilization of the new Human Services electronic health record.

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

Aye: 7 - Chair Eggers, Vice-Chair Latvala, Commissioner Flowers, Commissioner Scott, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

19. Program recommendation by the Public Safety Coordinating Council for Application to the Criminal Justice, Mental Health, and Substance Abuse reinvestment grant program.

Recommendation approved.

Responding to a query by Commissioner Scott, Human Services Director Karen Yatchum explained that no County match is required since the Pinellas Ex-Offender Re-Entry Coalition will serve as the applicant and will be responsible for meeting the match requirement.

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

Aye: 7 - Chair Eggers, Vice-Chair Latvala, Commissioner Flowers, Commissioner Scott, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

Public Works

20. Fiscal Year 2026 Better Utilizing Investments to Leverage Development grant application for the redesign of East Lake Road from South of Curlew Road to North of Trinity Boulevard.

(PID No. 003879A) Grant application approved for a request of \$7,990,400.00, with a required County match of \$1,997,600.00. Total project design cost is \$9,988,000.00.

Responding to comments by Chair Eggers, Public Works Transportation Division Director Tom Washburn, with input from Mr. Burton, provided information regarding the scope of the grant and discussed several interim projects related to bridges and intersections.

At the request of Mr. Burton, Mr. Washburn also provided details related to retiming projects and the upcoming installation of video analytics equipment at intersections; whereupon, responding to a query by Chair Eggers, Mr. Washburn clarified that the grant funding will go toward a Project Development and Environment Study and overall design.

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

Aye: 7 - Chair Eggers, Vice-Chair Latvala, Commissioner Flowers, Commissioner Scott, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

21. Purchase authorization with All American Concrete, Inc., Gator Grading & Paving, LLC, QRC, Inc, and Rowland LLC for rehabilitation services for stormwater sewers.

(Contract No. 25-0834-PB) Purchase authorization approved for a total contract amount not to exceed \$2,600,000.00, effective until September 30, 2026.

Responding to a query by Commissioner Peters regarding whether the rehabilitation services will only be completed in the City of Largo, Mr. Burton clarified that while the purchase authorization utilizes a City of Largo contract, services will be provided at various site locations.

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

Aye: 7 - Chair Eggers, Vice-Chair Latvala, Commissioner Flowers, Commissioner Scott, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

22. Purchase authorization with Inliner Solutions, Inc. for Trenchless Pipeline Rehabilitation Services.

(Contract No. 26-0082-PB) Purchase authorization approved for a contract expenditure not to exceed \$2,500,000.00, effective through June 30, 2029.

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

Aye: 7 - Chair Eggers, Vice-Chair Latvala, Commissioner Flowers, Commissioner Scott, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

23. Purchase authorization with Bayside Dredging, LLC for outfall maintenance services.

(Contract No. 26-0102-PB) Purchase authorization approved in the total not-to-exceed amount of \$900,000.00, effective through December 14, 2026.

Responding to a comment by Commissioner Scherer, Mr. Burton explained that staff search for contracts that were recently bid so that competitive pricing can be acquired without the need for a Request for Proposals process.

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

Aye: 7 - Chair Eggers, Vice-Chair Latvala, Commissioner Flowers, Commissioner Scott, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

Business Technology Services

24. Increase and extension to the contract with Charter Communications Operating, LLC.

(Contract No. 089-0339-P) Amendment approved, extending the contract for an additional five years and increasing funding in the amount of \$5,700,000.00 for a revised total expenditure not to exceed \$16,258,080.55.

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

Aye: 7 - Chair Eggers, Vice-Chair Latvala, Commissioner Flowers, Commissioner Scott, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

Emergency Medical Services Authority

25. Issuance of one new Certificate of Public Convenience and Necessity for provision of non-medical wheelchair transport services.

Sitting as the Emergency Medical Services Authority, the Board issued a Certificate of Public Convenience and Necessity to Stratus Transport LLC to provide non-medical wheelchair transport services.

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

Aye: 7 - Chair Eggers, Vice-Chair Latvala, Commissioner Flowers, Commissioner Scott, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

COUNTY ATTORNEY

26. Arbitration decision in the case of Pinellas County v. American Empire Builders, Inc., et al. - Circuit Civil Case No. 24-005706-CI.

Arbitration decision approved, in accordance with the confidential memorandum of February 17, 2026.

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

Aye: 7 - Chair Eggers, Vice-Chair Latvala, Commissioner Flowers, Commissioner Scott, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

27. County Attorney Reports - None

COUNTY ADMINISTRATOR

28. County Administrator ReportsEmployee Forums and Engagement Surveys

Mr. Burton indicated that forums are being held to provide employees with an opportunity to provide feedback and voice their concerns; that employee engagement surveys are also being conducted; and that input gathered from the forums and surveys will be utilized to improve the work environment.

Strategic Planning Process

Referring to the recent Strategic Planning Session, Mr. Burton indicated that staff will return to the Board in March or April to discuss and confirm priorities, at which time the members can provide staff with direction regarding updates to the Strategic Plan.

COUNTY COMMISSION

29. County Commission New Business:

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

The members provided updates regarding their assigned boards and committees and discussed various topics, as follows:

Commissioner Scott

- Phone call with the United States Army Corps of Engineers
- Tour of The Pentagon
- Meeting with two beach communities regarding a customary use ordinance
- Pinellas Suncoast Transit Authority Executive Committee meeting
- Forward Pinellas meeting
- Tampa Bay Transportation Management Area Leadership Group meeting
- Gulf Consortium meeting
- Strategic Planning Session
- Speaking engagements at the Republican Club of Greater Largo and Clearwater Area Republican Club
- Ribbon-cutting ceremony for Raymond H. Neri Park
- Lealman Honey and Arts Festival
- Beach nourishment project completion celebration
- Groundbreaking for new condominium and rental project in Treasure Island
- Participated in the Best Damn Race 10K in Safety Harbor
- Appreciation to Deputy Manly for a tour of the Old Pinellas County Courthouse

Commissioner Peters

- Congratulations to Commissioner Flowers for receiving the John Marks “Make Your Mark” award

Commissioner Scherer

- Beach nourishment project completion celebration
- SpARK Labs by ARK Invest’s Innovation Showcase
- Grand opening of the Florida Cancer Specialists & Research Institute’s new St. Petersburg Bayfront location at Orlando Health Institute Square
- Tampa Bay Transportation Management Area Leadership Group meeting
- Delivery of a recovery check from the People First Hurricane Recovery Programs
- Issue with contractors and subcontractors not being reimbursed by the State through the Elevate Florida program

Commissioner Flowers

- Legacy Awards Dinner hosted by the Interdenominational Ministerial Alliance of Florida
- Observation of President’s Day
- Greater Mount Zion AME Church Ash Wednesday service
- City of St. Petersburg’s State of the City Address at the Palladium Theater
- Kids Tag Art Pinellas Awards Ceremony hosted by the Tax Collector’s Office
- Tampa Bay Regional Planning Council
- Special opportunities as the incoming President of the Florida Association of Counties
- Tour of The Pentagon
- Visit to the Tomb of the Unknown Soldier

Commissioner Latvala

- Fairfield Avenue Apartments groundbreaking
- Tampa Bay Downs’ 100th anniversary
- Kids Tag Art Awards Ceremony hosted by the Tax Collector’s Office
- Grand opening of the Bernie McCabe Courthouse
- Juvenile Welfare Board
- Recognition of the 5th anniversary of the on-duty death of Pinellas County Deputy Michael Magli

Chair Eggers

- Opening days for the Toronto Blue Jays and Philadelphia Phillies
- Meeting with Allegiant Air representatives
- Ribbon-cutting for Fresh Monkee in Palm Harbor

- Ribbon-cutting ceremony for Raymond H. Neri Park
- Beach nourishment project completion celebration
- Olea on 126 groundbreaking
- SpARK Labs by ARK Invest 's Innovation Showcase
- Strategic Planning Session
- Tampa Bay Transportation Management Area meeting
- Grand opening of the Bernie McCabe Courthouse
- Tour of the Homeless Empowerment Program
- Distribution of baseball ticket policy
- John Morroni Legacy Foundation 30th Annual Law Enforcement and First Responder Appreciation Dinner
- Update regarding the Health and Human Services Leadership Board
- Florida Association of Counties 2026 Annual Conference & Educational Exhibition
- Congratulations to Commissioner Flowers for receiving the John Marks "Make Your Mark" award

Thereupon, Chair Eggers referenced a conversation with Gold Star mom, Tiphane Downs, and indicated that she asked whether the Board would consider supporting the renaming of a portion of County Road 1 in honor of her late son, Sergeant Nicholas Flowers. Chair Eggers further indicated that he contacted the Public Works Department to confirm the availability of an intersection to place the appropriate signage. Mr. Burton indicated that Chair Eggers can submit the request for staff to review; whereupon, Chair Eggers confirmed that there is consensus to look into the potential renaming.

Chair Eggers added that Ms. Downs also inquired regarding the Board's interest in establishing a Gold Star memorial in Pinellas County; whereupon, he confirmed that there is consensus to look into the potential construction of a Gold Star memorial.

Thereupon, Chair Eggers discussed a letter sent to Commissioner Nowicki by Mr. Burton, which contained concerns regarding actions taken that did not abide by the County Charter and did not follow proper protocol. He provided additional details regarding the letter, including concerns expressed by Mr. Burton and representatives from Allegiant Air with regard to Commissioner Nowicki's activities while visiting Allegiant's corporate headquarters during a trip to Nevada. Chair Eggers related that while the Commissioners conduct significant work individually, it becomes a problem when a Commissioner speaks on behalf of the Commission in a manner that opposes a vote taken by the members.

Commissioner Nowicki asserted that many of the facts contained in the letter are incorrect; and that he did not negotiate, bind, engage, or obligate the County in any regard. He related that he was invited to visit Allegiant's corporate headquarters if he was ever in the area; that he reached out to Allegiant to schedule a visit during a recent personal trip to Las Vegas; and that, during the meeting, he provided his personal viewpoint and indicated that Allegiant representatives may contact the County if they had any questions.

Chair Eggers briefly discussed the way in which Commissioners serve as ambassadors for the County and the Board when they take part in different functions and events. He related that the concerns expressed in the letter were specific with regard to Commissioner Nowicki potentially encouraging a different framework than what the Commission had previously decided in reference to a contract for a new parking garage at the St. Pete-Clearwater International Airport; whereupon, Commissioner Nowicki emphasized that he visited Allegiant's corporate headquarters in his own personal capacity; and that there was no County staff involvement.

Chair Eggers indicated that he believes this topic does warrant some discussion; whereupon, discussion ensued, with input by Chair Eggers and Commissioner Latvala. Chair Eggers suggested that Commissioner Nowicki meet with Mr. Burton to discuss the letter; whereupon, Commissioner Nowicki related that he has a meeting with Mr. Burton and Attorney White scheduled for Thursday.

Following brief additional discussion, with input by Chair Eggers and Commissioner Peters, and in response to a query by Commissioner Peters, Attorney White confirmed that a third-party review is typically conducted when an unbiased perspective is needed with regard to a compelling issue; whereupon, brief discussion ensued, with input by Chair Eggers and Commissioners Scott and Peters.

In response to an additional query by Commissioner Peters, Mr. Burton related that Allegiant contacted him via a phone call. He also indicated that this is an ongoing issue since it is not the first time that a lobbyist or someone looking to do business with the County has been approached by Commissioner Nowicki; and that the County has competitive processes for a reason.

Thereupon, Chair Eggers indicated that he will meet with Mr. Burton and Attorney White following their meeting with Commissioner Nowicki; and that he will follow up with an email indicating whether the issue will be discussed further at a future work session.

Meeting Recessed: 4:07 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****30. Case No. CW 26-01 - Pinellas County**

Countywide Plan Map amendment from Multimodal Corridor to Retail & Services, regarding 0.6 acre more or less, located at 2500 55th Avenue North.

Ordinance No. 26-6 adopted, approving Case No. CW 26-01. Forward Pinellas, in its role as the Pinellas Planning Council, and the Planners Advisory Committee recommended approval of the amendment. No correspondence has been received. No citizens appeared to be heard.

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

Aye: 7 - Chair Eggers, Vice-Chair Latvala, Commissioner Flowers, Commissioner Scott, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

31. Case No. CW 26-02 - Pinellas County

Countywide Plan Map amendment from Public/Semi-Public and Preservation to Residential Rural and Preservation, regarding 4.02 acres more or less, located at the southwest corner of Keystone Road and Woodfield Boulevard.

Ordinance No. 26-7 adopted, approving Case No. CW 26-02. Forward Pinellas, in its role as the Pinellas Planning Council, and the Planners Advisory Committee recommended approval of the amendment. No correspondence has been received. No citizens appeared to be heard.

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

Aye: 7 - Chair Eggers, Vice-Chair Latvala, Commissioner Flowers, Commissioner Scott, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

BOARD OF COUNTY COMMISSIONERS**32. Case No. LDR-25-03 (Second Public Hearing)**

An ordinance of Pinellas County, Florida providing for the amendment of the Pinellas County Land Development Code, Chapter 138 - Zoning, related to definitions and a process for the review of reasonable accommodation requests for Certified Recovery Residences Use pursuant to Florida Statutes Section 397.487.

Ordinance No. 26-8 adopted, approving Case No. LDR-25-03 and amending Chapter 138 of the Pinellas County Land Development Code, as outlined in the Staff Report. No correspondence has been received. No citizens appeared to be heard.

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

Aye: 7 - Chair Eggers, Vice-Chair Latvala, Commissioner Flowers, Commissioner Scott, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

33. Case No. ZON-25-06 (Mabani, LLC)

A request for a zoning change from R-A, Residential Agriculture, to R-2, Single-Family Residential, on an approximately 0.5-acre portion of a 2.56-acre parcel located at 620 County Road 1 in Palm Harbor. (Quasi-Judicial)

Resolution No. 26-14 adopted, approving Case No. ZON-25-06. The Local Planning Agency (LPA) recommended approval of the request, and staff concurred. One petition with ten signatures in opposition, 13 emails in opposition, and one email of concern have been received.

Referring to a PowerPoint presentation containing photographs and maps, Zoning and Project Management Division Director Michael Schoderbock provided details regarding the request, including that the proposed use is one single-family home. He pointed out the location of the subject property, described surrounding land use classifications, and provided details regarding the current and proposed zoning categories; whereupon, Mr. Schoderbock related that staff recommends approval of the proposed zoning amendment and finds that it is consistent with the Comprehensive Plan and Future Land Use Designation.

In response to a query by Commissioner Peters, Mr. Schoderbock provided information regarding the number of units that could be constructed on the subject property under the current and proposed zoning designations. Responding to comments by Commissioner Peters regarding allegations of fraud made against the applicant, he also confirmed that staff ensured the accuracy of the information submitted by the applicant as part of their application; whereupon, in response to comments and a query by Commissioner Scott, Mr. Schoderbock indicated that the applicant has not conveyed their plans for the remainder of the property.

Responding to queries by Chair Eggers, Mr. Schoderbock provided information regarding the width of the subject property, setback requirements under the proposed zoning category, and the access point via Wexford Lane; whereupon, following additional comments by Chair Eggers, Mr. Schoderbock provided background information regarding a previous zoning change request for the subject property, which was recommended for denial by staff and the LPA before ultimately being withdrawn prior to coming before the Commission.

Upon the Chair's call for public comment, Ash Farid and Angela Farid, Palm Harbor, appeared; whereupon, Mr. Farid, with input from Ms. Farid, indicated that he is the applicant's representative and provided additional background information regarding the request before the Commission.

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

Aye: 7 - Chair Eggers, Vice-Chair Latvala, Commissioner Flowers, Commissioner Scott, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

34. Ordinance to update the Pinellas County Code Chapter 58 (Environment), Article XVI (Mangrove Trimming and Preservation).

Ordinance No. 26-9 adopted, updating Pinellas County Code Chapter 58, Article XVI. No correspondence has been received. No citizens appeared to be heard.

In response to comments by Commissioner Scherer, Public Works Director Kelli Hammer Levy provided information regarding the benefits of designating Special Magistrates to hear appeals, including a more streamlined process for applicants and improved handling of technical matters. She indicated that today’s request should have been brought before the Board when the Water and Navigation Code was updated approximately one year ago, but it was inadvertently overlooked.

Ms. Levy indicated that the request before the Board would establish consistency among cases governed by Chapter 58 of the Code, ensuring that all appeals are heard by a Special Magistrate. Attorney White also provided brief comments regarding statutory requirements associated with mangrove regulations and the increased complexity and recent litigation associated with such cases; whereupon, in response to a query by Commissioner Peters, Attorney White confirmed that the proposed changes to Chapter 58 are mostly administrative updates.

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

Aye: 6 - Chair Eggers, Commissioner Flowers, Commissioner Scott, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

Absent: 1 - Vice-Chair Latvala

ADJOURNMENT - 6:32 P.M.



Dave Eggers

Chair

ATTEST: KEN BURKE, CLERK

By *Deborah Lewis*

Deputy Clerk