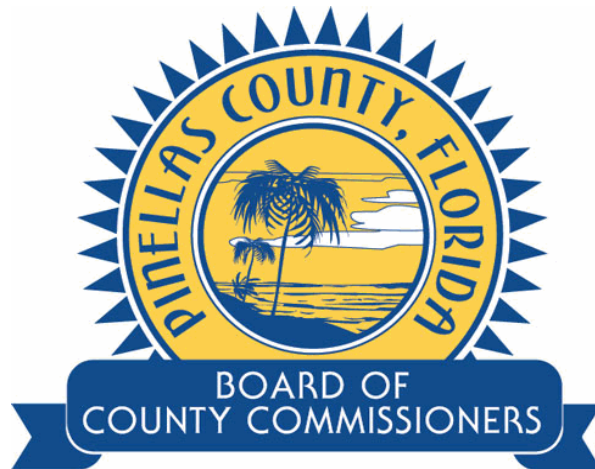


Pinellas County Board of County Commissioners

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



Hybrid In-Person and Virtual Regular Meeting Agenda

Tuesday, November 14, 2023
2:00 P.M.

Public Hearings at 6:00 P.M.

Janet C. Long, Chair
Kathleen Peters, Vice-Chair
Dave Eggers
Rene Flowers
Charlie Justice
Chris Latvala
Brian Scott

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

ROLL CALL

INVOCATION - Reverend Dr. James Sorvillo, Episcopal Church of the Ascension, Clearwater.

PLEDGE OF ALLEGIANCE**PRESENTATIONS AND AWARDS**

1. [23-1595A](#) Partner Presentation:
David W. Gwynn, P.E., District Seven Secretary, Florida Department of Transportation

CITIZENS TO BE HEARD

2. [23-1439A](#) Citizens To Be Heard - Public Comment.

CONSENT AGENDA - Items 3 through 15**CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

3. [23-1730A](#) Vouchers and bills paid from October 8 through October 21, 2023.

Reports received for filing:

4. [23-1731A](#) Division of Inspector General, Clerk of the Circuit Court and Comptroller, Report No. 2023-26 dated October 11, 2023 - Unannounced Audit of the Building and Development Review Services Department Change Fund and Petty Cash Fund.
5. [23-1732A](#) Division of Inspector General, Clerk of the Circuit Court and Comptroller, Report No. 2023-27 dated October 18, 2023 - Audit of Accounts Receivable Write-Offs for Fiscal Year 2022 and Inspection of the Accounts Receivable Write-Off Approval Memo for Fiscal Year 2021.

Miscellaneous items received for filing:

6. [23-1733A](#) City of Safety Harbor Ordinance No. 2023-10 adopted on October 16, 2023, annexing certain property.
7. [23-1734A](#) City of Madeira Beach Notice of Public Hearing to be held on November 8, 2023, regarding an application for a Special Food Service Establishment Alcoholic Beverage License.
8. [23-1735A](#) Tampa Bay Water 2024 Board Meeting Schedule.

COUNTY ADMINISTRATOR DEPARTMENTS

County Administrator

9. [23-1443A](#) Receipt and file report of non-procurement items delegated to the County Administrator for the period ending October 31, 2023.
- Recommendation:** Accept the receipt and file report of non-procurement items delegated to the County Administrator.
10. [23-1420A](#) Receipt and file report of purchasing items delegated to the County Administrator for the quarter ending September 30, 2023.
- Recommendation:** Accept the receipt and file report of purchasing items delegated to the County Administrator.

Public Works

11. [23-1645A](#) Award of bid to Cone & Graham, Inc. for the Old Coachman Road Bridge replacement project.

Recommendation:

Approval of the award of bid to Cone & Graham, Inc. for the Old Coachman Road Bridge replacement project.

- This project replaces the existing bridge on Old Coachman Road over Alligator Creek and includes roadway and drainage improvements.
- In addition, Pinellas County and the City of Clearwater have a joint project agreement for the relocation of the City's reclaimed water line along Old Coachman Road.
- Four responsive bids were received, with award recommendation to Cone & Graham, Inc. as the lowest responsive responsible bidder in the amount of \$6,872,093.35. Total bid amount is roughly 8.5% below the office estimate of \$7,478,177.26.
- The Small Business Enterprise commitment is 13% for this contract.
- All work will be completed within five hundred and forty consecutive calendar days.
- Funding for this project is budgeted in the Capital Improvement Plan, under project 001034A Old Coachman Road Over Alligator Creek Bridge replacement, in Fiscal Year 2024-2025, funded by the Penny for Pinellas (\$326,000.00), Multi-Modal Impact Fees (\$779,000.00), and American Rescue Plan Act (\$5,693,000.00), for a total budget amount of \$6,798,000.00.

Contract No. 23-0895-ITB-C, in the amount of \$6,872,093.35, with all work completed within five hundred and forty consecutive calendar days; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

12. [23-1677A](#) Ranking of firms and agreements with five firms for requirements of materials testing services-professional consulting services - Federal Funds on a continuing basis to assist with implementation of the Capital Improvement Program.

Recommendation:

Approval of the ranking of firms and agreements with the five firms for requirements of materials testing services-professional consulting services - Federal Funds (ARPA) on a continuing basis to assist with implementation of the Capital Improvement Program.

- 1.) Arehna Engineering, Inc.
 - 2.) Professional Service Industries, Inc.
 - 3.) H2R Corporation
 - 4.) Terracon Consultants, Inc.
 - 5.) Tierra South Florida, Inc.
- The purpose of this contract is to provide professional engineering services for materials testing on a continuing, as-needed basis to assist in implementation of the Capital Improvement Program, including those supported by federal funding such as the American Rescue Plan Act (ARPA).
 - Award recommendation is for five firms in the maximum amount of \$15,000,000.00 for a five-year term, in accordance with the Consultants Competitive Negotiation Act (CCNA), per Florida Statute 287.055.
 - All prime vendors have committed to utilizing multiple certified Small Business Enterprise (SBE) firms for engagements resulting from this contract. Percentage goals are not established for the CCNA's continuing contracts. When the County utilizes a firm for an engagement, the requesting department working with Economic Development will ensure SBE's are utilized.
 - Funding for this contract is provided by various funding sources within the Capital Improvement Program Fiscal Year 2024-2029 Six-Year Plan and/or operating budgets per individual work assignments on a multiple year/multiple work assignment basis, including funding from ARPA.

Contract No. 23-0362-RFP-CCNAC in the amount of \$3,000,000.00 per vendor for a combined five-year total contract not to exceed \$15,000,000.00; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

Utilities

13. [23-1625A](#) Award of bid to Keystone Excavators, Inc. for Pass-A-Grille Way, and Gulf Way from 9th Avenue to 22nd Avenue water main improvements and 62nd Street North sewer improvements.

Recommendation:

Approval of the award of bid to Keystone Excavators, Inc. for construction of the combined projects:

- Pass-A-Grille Way and Gulf Way, from 9th Avenue to 22nd Avenue, water system improvements.
 - This project consists of replacing water mains that are past useful life.
 - The project will replace water mains that are past useful life and include relocation and replacement of cast iron and galvanized pipes, installation of new service lines, meter boxes and additional fire hydrants.
- North 62nd Street sanitary sewer system improvements.
 - This project will construct a parallel gravity sewer system to alleviate capacity limitations and aid in reducing sanitary sewer overflows in Kenneth City.
- All work is to be completed within 365 consecutive calendar days.
- One bid was received with award recommendation to Keystone Excavators, Inc. as the sole responsive responsible bidder in the amount of \$3,590,105.00.
- The Small Business Enterprise commitment is ten percent for this contract.
- Water Renewal and Replacement Funding is available in the Capital Improvement Plan (CIP) for Pass-a-Grille Way and Gulf Way from 9th Water Main Improvements. Sewer Renewal and Replacement Funding is available in the CIP for 62nd Street North Force Main Extension and Gravity Main Capacity Improvement.

Contract No. 23-0953-ITB-C, in the amount of \$3,590,105.00, with all work completed within 365 consecutive calendar days; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

14. [23-1635A](#) Award of bid to Southeast Drilling Services, Inc. for well services for Pinellas County Utilities.

Recommendation: Approval of the award of bid to Southeast Drilling Services, Inc. for well services for Pinellas County Utilities.

- The purpose of this contract is to provide ongoing maintenance of the Utilities Department's nine augmentation supply wells located at the Cross Bar/AL Bar Ranch property in Pasco County.
- The contractor shall provide as needed well drilling services that include, but are not limited to, pump repair/replacements, well installations, well redevelopments, well abandonments, well replacements, and other various services related to the diagnosis and repair of supply wells, monitoring wells, well control systems, and programmed logic control panels.
- After prequalification, three responsive bids were received, with award recommendation to Southeast Drilling Services as the lowest responsive responsible bid in the amount of \$741,040.00 for a sixty-month contract.
- This contract will replace an expiring sixty-month contract that was awarded in the amount of \$510,900.00 in FY 2019.
- Pinellas County Utilities is currently the only user of this contract and has budgeted \$15,000.00 in Fiscal Year (FY) 2024, which is expected to meet the needs of FY24.

Contract No. 23-0884-ITB-C in the amount of \$741,040.00. All work is expected to be completed within 1,825 consecutive calendar days from issuance of notice to proceed; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

15. [23-0907A](#) Ranking of firms and agreement with Ardurra Group, Inc. for professional engineering services for the South Cross Bayou Advanced Water Reclamation Facility - Reclaimed High Service Pump Station improvements project.

Recommendation:

Approval of the agreement with Ardurra Group, Inc. for professional engineering services for design of the Reclaimed Water High Service Pump Station improvements located at the South Cross Bayou Advanced Water Reclamation Facility (SCBAWRDF).

- This contract includes design efforts 60%, 90%, and 100% design documents, bid services, and construction phase assistance.
- The Preliminary Engineering Report for this project was completed March 2023. The PER provides the overall assessment and recommended improvements for the high service reclaimed water pump station.
- The need for improvements to this pump station is included in the July 2021 SCBAWRDF Master Plan Report.
- Design improvements will include new pumps able to meet current and future demands, replacement of the variable frequency drive units, and new valves including isolation valves to improve the maintenance and operations while maintaining the in-plant process water distribution system.
- Award recommendation to Ardurra Group, Inc. in the amount of \$1,641,133.06 in accordance with the Consultants Competitive Negotiation Act (CCNA), per Florida Statute 287.055.
- Four certified Small Business Enterprise (SBE) subconsultants are included in the award: Advanced Technological Systems, Inc., Electrical Design Associates, Howard & Associates Architects, and Rocha Controls for total SBE commitment of \$407,358.06 or approximately 25% of award amount.
- Funding is available under Project 002941A South Cross Bayou High Service Pump Improvements, included in the Capital Improvement Plan, funded by the Sewer Renewal & Replacement Fund.

Contract No. 23-0711-RFP-CCNA-Non-Continuing; in the amount of \$1,641,133.06 from the notice to proceed date for a term of 1,520 consecutive calendar days; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

REGULAR AGENDA

ITEMS FOR DISCUSSION FROM THE CONSENT AGENDA

COUNTY ADMINISTRATOR DEPARTMENTS

Administrative Services

16. [23-0673A](#) Purchase authorization with Johnson Controls Inc. for HVAC systems parts and related services.

Recommendation: Approval of the purchase authorization with Johnson Controls Inc. (JCI) for heating, ventilation, and air conditioning (HVAC) system parts and related services.

- This purchase authorization provides equipment, products, and maintenance service for HVAC systems throughout the County.
- Pricing is per Sourcewell Contract No. 070121, providing a nationally utilized contract with significant economy of scale. The Sourcewell contract expires August 12, 2025, and may be extended for one additional year.
- This purchase authorization will replace purchase authorization No. 21-0082-B currently in place with JCI containing similar parts and maintenance services.
- The new purchase authorization represents a 13.9% comparative price increase primarily due to inflation.
- Collectively, departments have not specifically budgeted funds to meet the full amount of this contract and may need to adjust spending or seek a budget amendment if expenditures cannot be absorbed.
- Funding is derived from the Operating Budget of the requesting department.

Contract No. 23-0751-Piggyback; purchase authorization with an expenditure not to exceed \$1,319,153.00 effective through August 12, 2025; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

17. [22-2345A](#) Resolution to declare a County-owned property located at 4017 56th Avenue North, Saint Petersburg, Florida as surplus, approve and execute a Purchase and Sale Agreement to sell the property to Florida Dream Center, Inc., a Florida not-for-profit corporation, approve the Declaration of Restrictions, and authorize the Chairman or Vice-Chairman to take all necessary actions to close the sale of the property.

Recommendation: Recommend the adoption of the attached resolution to declare a County-owned property located at 4017 56th Avenue North (Property), Saint Petersburg, Florida as surplus, approve and execute a Purchase and Sale Agreement to sell the Property to Florida Dream Center, Inc. (FDC), a Florida not-for-profit corporation, approve the Declaration of Restrictions, and authorize the Chair or Vice Chair to take all necessary actions to close the sale of the Property in accordance with Florida Statutes 125.38.

- County owns the Property located at 4017 56th Avenue North, Saint Petersburg, Pinellas County parcel # 34-30-16-54432-000-0310, which is no longer needed for County purposes.
- County staff recommends selling the Property at the market value of \$1,195,000.00, as determined by a licensed appraiser.
- FDC desires to purchase the Property for the purposes of promoting community interest and welfare by providing a broad array of social services to residents in the Lealman Community Redevelopment Area.
- The sale of the property is subject to the following restrictions:
 - Must use the facility to provide a broad range of public and social services promoting community welfare.
 - Must maintain the facility in good repair, working order and in a safe condition.
 - Any repairs or improvements must be completed by a contractor who is not a member of the staff, an officer or board member.
- The sale of the Property is in accordance with Section 125.38, Florida Statutes.
- This revenue is not budgeted for in the Fiscal Year 2024 Adopted Budget and will increase revenue by \$1,195,000.00. Revenue will be received by the Capital Fund (Penny for Pinellas/Fund 3001) for Project 001071A (Affordable Housing Land Assembly Program).

Authorize the Chairman to sign and the Clerk of the Court to attest and record the resolution in the Public Records of Pinellas County. It is further recommended to authorize the Chairman to sign the Purchase and Sale Contract.

County Administrator

18. [23-1541A](#) Contract for Purchase and Sale with CD ICOT Properties, LLC.

Recommendation:

Approval of the Contract for Sale and Purchase (Contract) with CD ICOT Properties, LLC (Seller) to purchase approximately 21.155 acres located at 13600 Icot Boulevard, Clearwater, Florida, inclusive of improvements as depicted in Exhibit A (Property).

- Contract purchase price is \$33,280,970.00.
- Appraised value of Property inclusive of market values aligning with recent legislation, Live Local Act, is \$33,200,000.00.
- Parcel is centrally located at the northwest corner of Icot Boulevard and Ulmerton Road.
- Property is intended for future County facilities.
- Funding is budgeted in the Fiscal Year 2024 Capital Improvement Plan, under project 004176A Future Facilities, funded by the General Fund.

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

Economic Development

19. [23-1709A](#) Resolution for the Scoring Matrix by which applications to the Economic Development Ad Valorem Tax Exemption program are reviewed.

Recommendation: Approval of the resolution for the Scoring Matrix by which applications to the Ad Valorem Tax Exemption program are reviewed.

- In order to minimize subjectivity, create clear guidelines, and demonstrate a message of competitive ability for Pinellas County by highlighting the Ad Valorem Tax Exemption Program, the Economic Development department has created a Scoring Matrix to be utilized when reviewing applications to the program.
- The Board of County Commissioners encourages the use of an objective approach to screening and reviewing applications to the Ad Valorem Tax Exemption Program.
- Adoption of this resolution has no fiscal impact on Pinellas County.

Human Services

20. [23-1489A](#) Agreement with Directions for Mental Health, Inc., and First Option of Renewal with Operation Par, Inc., for the Cooperative Agreement to Benefit Homeless Individuals.

Recommendation: Approval of an agreement with Directions for Mental Health, Inc. d/b/a Directions for Living, Renewal and Amendment (Renewal) with Operation Par, Inc., (Operation Par), for the Cooperative Agreement to Benefit Homeless Individuals (CABHI).

- This Renewal and Agreement will continue funding of CABHI. The CABHI program provides supplemental field-based co-occurring behavioral health treatment to housed residents that have experienced being unhoused and have a behavioral health diagnosis. CABHI staff bring services to the client to reduce barriers in maintaining stabilizing behavioral health care.
- The Agreement with Directions documents negotiated staffing changes, a 5% cost of living increase, and updates standard boiler plate contract terms. Renewal with Operations PAR updates termination contract terms.
- Annual funding in an amount not to exceed \$735,310.00 has been identified in the fiscal year 2024 (FY24) Human Services Adopted Budget for CABHI. This item allocates \$514,634.80 total to Directions and Operation PAR.
- WestCare of Gulfcoast Florida Inc. (WestCare), is also a CABHI program partner, their agreement will follow in a separate Legistar item in an amount not to exceed \$220,657.50.
- This is a two-year renewal, effective October 1, 2023. The current agreement has been in effect since October 1, 2020, and expired on September 30, 2023.
- Original agreements were approved on September 22, 2020, file #20-1223A. Amendments with Operation PAR and WestCare were approved on February 20, 2023, file #22-1342D to implement a 5.0% cost of living adjustment increase.

21. [23-1533A](#) Funding recommendations for the Alcohol and Drug Abuse Trust Fund program.

Recommendation:

Approval of the Alcohol and Drug Abuse Trust Fund (Trust Fund) recommendations from the Substance Abuse Advisory Board (SAAB).

- Annual funding of the Trust Fund is provided through the assessment of court fees for alcohol and drug-related charges.
- Funds are awarded to licensed substance use service providers for non-recurring expenditures such as equipment or renovations.
- The Fiscal Year (FY) 2024 available Trust Fund allocation is \$35,000.00. This is the same amount as FY23 but a decrease from previous years of \$40,000.00 in both FY22 and FY21 and \$53,000.00 in FY20 through FY16. This is due to a decrease in the number of court fee assessments.
- A competitive application process is held annually to award grants ranging from \$1,000.00 to \$10,000.00. There were seven applications requesting a total of \$60,932.30 in funding. Following the committee review process, the SAAB is recommending six Pinellas County non-profit agencies for awards.
- Since being recommended, one non-profit, Directions for Mental Health, Inc. d/b/a Directions for Living, has decided not to proceed with their award. Per the SAAB award recommendation if any of the agencies decline the award, funds will be disbursed equally to partially funded projects in order of ranking until funds are exhausted. Only WestCare Gulfcoast Florida, Inc was not previously fully funded, they will now be fully funded.

22. [23-1620A](#) Grant agreement with the Florida Department of Law Enforcement for the Statewide Criminal Analysis Laboratory System grant.

Recommendation:

Approval of the grant agreement with the Florida Department of Law Enforcement for Fiscal Year (FY) 2024 Statewide Criminal Analysis Laboratory Grant (Grant).

- The Grant is supported by court fines and fees and provides recurring supplemental funding for the Pinellas County Forensic Laboratory's (Pinellas Laboratory) operating costs.
- Pinellas Laboratory completed a total of 11,118 laboratory service requests in FY23, an increase of approximately 5% from FY22.
- Funding in the amount of \$265,000.00 is included in and consistent with the Medical Examiner's FY24 Adopted Budget.
- No match is required.

23. [23-1374A](#) Interlocal Agreement with the Florida Department of Health in Pinellas County for the Pinellas County Health Program and the Health Care for the Homeless program.

Recommendation: Approval of the Interlocal Agreement with the Florida Department of Health in Pinellas County (DOH) for the Pinellas County Health Program (PCHP) and the Health Care for the Homeless (HCH) program (aka the Blue Card program).

- This agreement enables DOH to provide Healthcare services for eligible and enrolled PCHP/HCH clients' six locations throughout the County as well as the Mobile Medical Unit, the Street Medicine Van, and the Bayside Clinic.
- General Funding in an amount not to exceed \$9,361,554.37 per Fiscal Year (FY) has been identified for FY24.
- Additionally Grant Funds total approximately \$2.1M through March 2024. Grant funds are comprised of three grant awards: recurring HRSA grant of \$1,289,232.00 annually for the current year (ending February 28, 2024) and the next year (starting March 1, 2024); the American Rescue Plan award \$812,815.00 (ending March 30, 2024); and COVID-19 vaccination award (ending December 31, 2023) total \$86,494.00.
- This is a new three-year agreement with a two-year renewal option which is replacing a previous five-year agreement with DOH for these services.
- No match required.

Parks and Conservation Resources

24. [23-1594A](#) 2023-2024 Land and Water Conservation Fund grant agreement with the Florida Department of Environmental Protection for Raymond H. Neri Community Park Phase 1 development.

Recommendation: Approval of the 2023-2024 Land and Water Conservation Fund Grant Agreement with the Florida Department of Environmental Protection (FDEP) for Raymond H. Neri Community Park Phase I development.

- Grant award in the amount of \$1.5M in FDEP funds with a County match of \$1.5M totaling \$3M to offset the overall \$7.1M estimated Phase I Project Costs.
- Matching funds are available in the 6-year Capital Improvement Project Cultural and Recreation (PCR) Program.
- Because the grant funding source is federal, we are administratively moving the \$1.5M match from another PCR Capital Program in Penny IV (which will be brought to the BCC for ratification).
- Phase I improvements include an adult fitness playground, two children's playgrounds (2-5 years and 5-12 years), picnic facilities, widening a multi-use trail, building a new multipurpose sports field, a new dog park and restroom, and installing new fencing, lighting, and native landscaping.
- Agreement will begin upon execution and will expire on September 30, 2026.

Public Works

25. [23-1405A](#) Subrecipient grant agreement with the Gulf Consortium to provide RESTORE funding for Florida State Expenditure Plan, Project 16-3, for the acquisition of properties in floodplain areas within the County.

- Recommendation:** Approval of the subrecipient grant agreement with the Gulf Consortium to provide RESTORE Act Spill Component funding for the Florida State Expenditure Plan (FSEP), Project 16-3, for acquisition of properties in floodplain areas within the County.
- County is a subrecipient of federal grant funds made available to the Gulf Consortium, from the Gulf Coast Ecosystem Restoration Council, for FSEP Project 16-3.
 - This project provides for the acquisition of properties in floodplain areas within the County to be maintained for conservation and floodplain storage to support coastal resiliency and environmental sustainability.
 - The amount available to the County for property acquisition is \$3,321,056.00 for Fiscal Years (FY) 2024-2026. There is no required funding match.
 - Funding for this is budgeted in Capital Improvement Program Project 005120A - RESTORE Land Acquisition for Floodplain Restoration and Resiliency in the Adopted FY24-FY29 Capital Improvement Program plan, funded by the federal pass-through grant with the Gulf Consortium.

Gulf Consortium Subrecipient Grant Agreement No. 230048163.01; funding in the amount of \$3,321,056.00 with no matching requirement; Agreement term expires January 31, 2026; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

Safety and Emergency Services

26. [23-1249A](#) Agreement with the City of Clearwater to provide funding to assist with the construction of a new Fire Station at the same location as the prior station.

Recommendation: Approval of the funding agreement between Pinellas County and the City of Clearwater (City) toward the construction of a new fire station.

- The \$1,166,523.08 request is consistent and included in the Fiscal Year (FY) 2023 Adopted Budget and included in the FY23 estimate within the Fire Districts fund.
- The department will cut a check to the City of Clearwater for \$1,166,523.08 and mark the check as an old year expense for the Clerk to process and record the expenditure in FY23.
- The City provides fire and emergency medical services under contract with the County for the City's area of unincorporated Pinellas County.
- The City shall be responsible for all aspects of land acquisition, design, construction, operation, and future maintenance of its Fire Station facility. The County is solely providing funding support for the project. The new fire station facility will be located at 546 Mandalay Avenue, Clearwater, Florida 33767, the same location as the prior station.
- The County shall provide \$1,166,523.08 to pay for the project in accordance with this agreement. County funds may be used by the City for the following to include, but not limited to, land acquisition, engineering, site preparation, design, construction, and associated costs directly related to the Project.
- Funding is derived from the millage rate levied on the City of Clearwater Fire District property owners. County funds are budgeted for disbursement and is consistent with the F23 budget.
- The cost to the County shall not exceed the proportionate share of the project cap of \$10,350,692.83 without an amendment to this agreement subject to the approval by the Board of County Commissioners.

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

Utilities

27. [23-1704A](#) Change Order No. 1 with PCL Construction for the Dunn Water Reclamation Facility Filtration and Disinfection Improvement Design-Build project.

Recommendation: Approval of Change Order No. 1 with PCL Construction for the Dunn Water Reclamation Facility Filtration and Disinfection Improvement Design-Build project.

- This contract was awarded by the Board of County Commissioners (Board) to PCL Construction on August 6, 2019, in the amount of \$1,270,796.00 for Phase 1 Design Services. The Phase 2 Construction agreement was awarded by the Board on September 9, 2021, in the amount of \$11,921,504.00 (Amendment No. 1) for a total contract amount of \$13,192,300.00.
- The work included replacing the existing shallow bed sand filters with new Aqua-Diamond cloth media filters and constructing a new sodium hypochlorite disinfection facility.
- This Change Order increases the contract by \$1,919,672.00 for a revised total contract amount of \$15,111,972.00.
- This change order includes additional geotechnical and geophysical testing performed at the site to determine the best method of site remediation after a soil depression formed during deep foundation drilling operations for the disinfection facility.
- Other work included pumping approximately 1,200 cubic yards of concrete to remediate the site and replacing the failed 12-inch gravity drain line with a small duplex pump station and associated force main to maintain required storage in the reclaimed water reject pond at the facility.
- This soil depression was due to an unforeseeable cause/act of nature beyond the control of Design Builder.
- Time for completion will be increased by 42 days to 1,164 calendar days, with substantial completion on January 14, 2024.
- Funding is available under Project 003122B Dunn Filtration and Disinfection Improvements, included in the Capital Improvement Plan, funded by the Sewer Renewal and Replacement Fund.

Contract No. 178-0407-NC; Change Order No. 1 increase in the amount of \$1,919,672.00 for a revised total contract amount of \$15,111,972.00; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

CareerSource Pinellas

28. [23-1676A](#) Interlocal Agreement between Hillsborough County Board of County Commissioners and Pinellas County Board of County Commissioners to establish the Hillsborough/Pinellas Workforce Development Consortium.

- Recommendation:** Approval of an Interlocal Agreement between Hillsborough County Board of County Commissioners and Pinellas County Board of County Commissioners to establish the Hillsborough/Pinellas Workforce Development Consortium.
- The Reimagining Education and Career Help Act that became law in June 2021 initiated a study that was completed in February of 2023, which ultimately determined that CareerSource Pinellas and CareerSource Hillsborough must be consolidated into one entity.
 - The recommendation was affirmed by the Governor with an effective date of July 1, 2024.
 - This agreement delineates the roles and responsibilities of each County in the administration and operations of the publicly funded workforce development programs within the required multi-jurisdictional Regional Workforce Development Area (Hillsborough/Pinellas Workforce Development Consortium) for the period of December 1, 2023, to June 30, 2025.
 - Under this Interlocal Agreement, the Pinellas County Board of County Commissioners delegates their responsibilities as the Chief Local Elected Official for the Region 14 Local Workforce Development Area to the new consortium.
 - Each county board will appoint two members to the consortium.
 - There is no financial impact to the County associated with this agreement.

COUNTY ATTORNEY

29. [23-1460A](#) County Attorney Reports.

COUNTY ADMINISTRATOR

30. [23-1461A](#) County Administrator Reports.

COUNTY COMMISSION

31. [23-1691A](#) Appointments to the Pinellas County Construction Licensing Board
(Board of County Commissioners as a whole).

Recommendation: Appoint one Plumbing Contractor to fill a vacancy on the Pinellas County Construction Licensing Board for a term of four years and appoint one Building Official to fill a current vacancy that will end on September 30, 2026.

- Applicants can be viewed on the Ballot/Worksheet.
- Ballot will be provided by the Clerk.

32. [23-1712A](#) Appointment/Reappointments to the Palm Harbor Community Services Agency, Inc. (Individual appointments/reappointments by Commissioners Long, Scott, Justice, and Eggers).

Recommendation: Approval of the appointment and reappointments to the Palm Harbor Community Services Agency, Inc. for a term of two years beginning on December 1, 2023, and expiring November 30, 2025.

- John Holbach by Commissioner Janet Long
- Sandra Faulkner by Commissioner Brian Scott
- Jenny Goad by Commissioner Charlie Justice
- Ron Schultz by Commissioner Dave Eggers
- No ballot is necessary.

33. [23-1714A](#) Reappointments to the Parks and Conservation Resources Advisory Board (Individual reappointments by Commissioners Long, Scott, Justice, Latvala, Peters, and Flowers).

Recommendation: Approve six reappointments to the Parks and Conservation Resources Advisory Board for a term of two years beginning on November 15, 2023, and ending on November 14, 2025 by individual County Commissioners.

- Bryan Beckman - Commissioner Long
- Heather Vernillo - Commissioner Scott
- Alan Shapiro - Commissioner Justice
- Julie Vayne - Commissioner Latvala
- Steven Ochsner - Commissioner Peters
- Daniel Savercool - Commissioner Flowers
- No ballots are necessary. A motion and voice vote will suffice.

34. [23-1719A](#) Reappointment to the Pinellas Opportunity Council (Board of County Commissioners as a whole).

Recommendation: Approve the reappointment of Steve Cleveland for a term of five years to the Pinellas Opportunity Council.

- Mr. Cleveland currently serves as the Chair of the Pinellas Opportunity Council.
- No ballot is necessary. A motion and voice vote will suffice.

35. [23-1665A](#) Selection of the 2024 Chair and Vice-Chair.

36. [23-1462A](#) County Commission New Business:
Pertinent and timely Committee/Board updates, policy considerations, administrative/procedural considerations, and other new business.

6:00 PM

PUBLIC HEARINGS

AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

Countywide Planning Authority

37. [23-1623A](#) Case No. CW 23-10 - Pinellas County
Countywide Plan Map amendment from Residential Low Medium, Residential Medium, Office, Public/Semi-Public, Retail and Services, Employment, and Target Employment Center to Multimodal Corridor and Target Employment Center, regarding 171.6 acres more or less, generally bounded by 68th Avenue North to the north, 45th Street North to the west, 44th Avenue North to the south, and 24th Street North to the east. (Unincorporated Lealman)

Recommendation: Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 23-10, a proposal by Pinellas County to amend the Countywide Plan Map from Residential Low Medium, Residential Medium, Office, Public/Semi-Public, Retail and Services, Employment, and Target Employment Center to Multimodal Corridor and Target Employment Center, regarding 171.6 acres more or less, generally bounded by 68th Avenue North, to the north, 45th Street North to the west, 44th Avenue North to the south, and 24th Street North to the east. (Unincorporated Lealman)

- The Lealman Community Redevelopment Area Plan was adopted by the Board of County Commissioners in 2016 and amended in 2019. The Plan includes various recommendations to improve the Community Redevelopment Area including the creation of a form-based code.
- This recommendation is being implemented through the adoption of a form-based code to regulate new development in the Lealman community.
- This amendment entails adding three new Mixed-Use Corridor designations: Mixed-Use-Corridor-Supporting-Neighborhood Park, Mixed-Use-Corridor-Supporting-Local Trade, and Mixed-Use-Corridor-Primary Commerce.

BOARD OF COUNTY COMMISSIONERS

38. [23-1667A](#) Case No. CP-23-01 (Pinellas County/Housing and Community Development Department) (second public hearing)
A request to amend the Pinellas County Comprehensive Plan Future Land Use Map Category Descriptions Rules, Part 1-FLUM Category Descriptions to add the Mixed Use Corridor-Supporting-Neighborhood Park, Mixed Use Corridor-Supporting-Local Trade, and Mixed Use Corridor-Primary-Commerce, Future Land Use Mixed Designations to facilitate implementation of the Lealman Form Based Code; and amending the unincorporated Pinellas County Future Land Use Mixed Legend. (Companion to Item No. 39)

Recommendation: The second of two public hearings for Case Number CP-23-01 (ordinance). Based upon evidence and findings contained in the staff report and attachments, this case is recommended for approval by the Board of County Commissioners (Board) after conducting a second (adoption) hearing.

This proposed ordinance will enact the following changes:

- Establish three new Mixed-Use Corridor (MUC) land use designations under the MUC classification.
- Add the three new MUC land use designations to the unincorporated Pinellas County Future Land Use Mixed (FLUM) Legend.
- Facilitate adoption of the associated FLUM amendment application (FLU-23-04) and the companion Lealman -Form Base Code (L-FBC) and Zoning Atlas amendment applications (LDR-23-01 and ZON-23-05) within the Lealman Community Redevelopment Area.
- The proposed L-FBC (LDR-23-01) is a result of significant study and analysis along with community input and consultation with the Lealman Citizen Advisory Committee (CAC).
- State and regional review agencies have neither objected nor found adverse impacts to resources from the proposed amendment.
- Forward Pinellas reviewed the proposed amendment and found it consistent with the Countywide Rules.
- The Lealman CAC recommends approval.

The three companion applications (FLU-23-04, LDR-23-01 and ZON-23-05) require approval of this application in order to be adopted and effectuated. The latter two applications (LDR-23-01 and ZON-23-05) will be heard by the Board subsequent to the former two (CP-23-01 and FLU-23-04).

39. [23-1669A](#) Case No. FLU-23-04 (Pinellas County/Housing and Community Development Department) (second public hearing)
A request for a land use change on approximately 168.63 acres from Commercial General, Employment, Residential Urban, Residential Medium, Residential/Office Limited, Residential/Office General, Institutional, and Transportation/Utility, to Mixed Use Corridor-Supporting-Neighborhood Park (approximately 36.5 acres); from Commercial General, Residential Low, Residential Urban, Residential Low Medium, Residential Medium, Residential/Office General, to Mixed Use Corridor-Supporting-Local Trade, (approximately 38.71 acres); and from Commercial General, Employment, Residential Low, Residential Urban, Residential Low Medium, Residential Medium, Residential/Office General, to Mixed Use Corridor-Primary-Commerce (approximately 93.42 acres); comprising various parcels within the Lealman Community Redevelopment Area. (Companion to Item No. 38)

Recommendation: Based upon the evidence and findings contained in the staff report and attachments, Case No. FLU-23-04 is recommended for approval.

An ordinance approving the application of the County Housing and Community Development Department for a change in land use on approximately 168.63 acres comprising various parcels within the Lealman Community Redevelopment Area (CRA).

- This case is one of four cases related to adopting the Lealman-Form Based Code (L-FBC) within certain areas of the Lealman CRA.
- The applicant is seeking land use changes utilizing three new land use Mixed-Use Corridor designations proposed to be established per companion Case No. CP-23-01.
- The proposed land use changes are necessary to adopt and implement the L-FBC, companion application Case No. LDR-23-01.
- The proposed land use changes are consistent with the adopted Lealman CRA Plan.
- The proposed L-FBC is a result of significant study and analysis along with community input and consultation with the Lealman Citizen Advisory Committee.
- State and regional review agencies have neither objected nor found adverse impacts to resources from the proposed amendment.
- Three letters of concern and requests for additional information were received. 13 phone calls were returned: primarily, requests for additional information and concerns for nearby residential neighborhoods. No direct opposition was expressed.

40. [23-1671A](#) Case No. LDR-23-01 (Pinellas County/Housing and Community Development Department) (first public hearing)
A request to amend the Pinellas County Land Development Code Section 138-2153 to adopt the Lealman Form Based Code and adding Article XI - the Lealman Form Based Code to Chapter 138 of the Land Development Code. (Companion to Item No. 41)

Recommendation: The first of two public hearings for Case Number LDR-23-01 (ordinance). Based upon evidence and findings contained in the staff report and attachments, this case is recommended for approval by the Board of County Commissioners (Board). Staff requests the Board conduct a first reading of the ordinance and public hearing. (A second adoption public hearing is anticipated on December 12, 2023.)

This proposed ordinance will enact the following changes:

- Establish new form-based zoning regulations within the Lealman Community Redevelopment Area (CRA).
- Establish three new form-based code districts along key corridors within the Lealman CRA.
- Facilitate adoption of the associated Comprehensive Plan text amendment application (CP-23-01), Future Land Use Map (FLU) amendment application (FLU-23-04) and the companion Zoning Atlas amendment application (ZON-23-05).
- The proposed Lealman- Form Based Code (-FBC) (LDR-23-01) is a result of significant study and analysis along with community input and consultation with the Lealman Citizen Advisory Committee (CAC).
- The Lealman CAC and the Local Planning Agency recommend approval.

A companion Zoning Atlas amendment (Case No. ZON-23-05), Future Land Use Element amendment to the Pinellas County Comprehensive Plan, aka "Plan Pinellas" (Case No. CP-23-01), and Pinellas County Future Land Use Map amendment (Case No. FLU-23-04) are also proposed, all being necessary for the successful completion of this request. The current zoning districts in the subject area as shown on the attached Zoning District map will be entirely replaced by the L-FBC Zoning District.

41. [23-1689A](#) Case No. ZON-23-05 (Pinellas County/Housing and Community Development Department) (first public hearing)
A request to change the zoning classification of approximately 168.63 acres comprising various parcels within the Lealman Community Redevelopment Area from C-1, Neighborhood Commercial, C-2, General Commercial and Services, E-1, Employment-1, E-2, Employment-2, I, Heavy Industry, GO, General Office, LO, Limited Office, GI, General Institutional, R-3, Single Family Residential and R-4, One, Two, and Three Family Residential to L-FBC, Lealman Form Based Code District. (Companion to Item No. 40)

Recommendation: The first of two public hearings for Case Number ZON-23-05 (resolution). Based upon evidence and findings contained in the staff report and attachments, this case is recommended for approval by the Board of County Commissioners (Board). Staff requests the Board conduct the first of two public hearings. (A second adoption public hearing is anticipated on December 12, 2023.)

This proposed resolution will enact the following changes:

- Establish a new Lealman Form Based Code (L-FBC) Zoning District along key corridors within the Lealman County Redevelopment Area on the Zoning Atlas from the newly adopted Lealman Form Based Code (L-FBC) (LDR-23-01).
- Further implement the newly adopted L-FBC (LDR-23-01).
- Facilitate adoption of the associated Comprehensive Plan text amendment application (CP-23-01), Future Land Use Map (FLU) amendment application (FLU-23-04), and the companion Land Development Regulations amendment application (LDR-23-05).
- The proposed Zoning Atlas amendment (ZON-23-5) and associated Land Development Regulations amendment (LDR-23-01) are a result of significant study and analysis along with community input and consultation with the Lealman Citizen Advisory Committee (CAC).
- The Lealman CAC and the Local Planning Agency recommend approval.

A companion Land Development Regulations amendment (Case No. LDR-23-01), Future Land Use Element amendment to the Pinellas County Comprehensive Plan, aka Plan Pinellas (Case No. CP-23-01), and Pinellas County Future Land Use Map amendment (Case No. FLU-23-04) are also proposed, all being necessary for the successful completion of this request. The current zoning districts in the subject area as shown on the attached Zoning District map will be replaced by the new L-FBC District.

42. [23-1632A](#)

Case No. ZON-22-08 (Cypress Run of FL, LLC)

A request for a change of zoning on approximately 5.46 acres located on the east side of East Lake Drive across from the intersection of North Highland Avenue in East Lake Tarpon from R-A, Residential Agriculture to RPD, Residential Planned Development (5.46 acres) and from RPD, Residential Planned Development to R-A, Residential Agriculture (0.05 acre) with a Development Master Plan modification on an RPD zoned property to allow for the addition of 5.41 net acres to the Development Master Plan, three residential units, and two multi-use (maintenance/recreation/self-storage) buildings. (Quasi-Judicial)

Recommendation:

Based upon the evidence and findings contained in the staff report and attachments, Case No. ZON-22-08 is recommended for approval:

A resolution approving the application of Cypress Run of FL, LLC for a change in zoning from Residential Agriculture (R-A) to Residential Planned Development (RPD), (5.46 acres) and from RPD, to R-A, (0.05 acre) with an associated Development Master Plan (DMP) modification.

- A zoning change on 5.46 acres and a modification of the Cypress Run DMP is requested.
- The proposed future use is three residential units and two multi-use buildings.
- A related Land Use amendment was approved earlier in 2023.
- The Local Planning Agency recommended approval of the current request (vote 4-0). No one spoke at the hearing and one letter of concern was received.

43. [23-1634A](#) Case No. ZON-23-08 (Jessica Alvarez)
A request for a change in zoning from RPD, Residential Planned Development to R-2, Single Family Residential on approximately 1.88 acres located on the southeast corner of West Lake Road and Backus Road in Palm Harbor. (Quasi-Judicial)

Recommendation: Based upon the evidence and findings contained in the staff report and attachments, Case No. ZON-23-08 is recommended for approval.

A resolution approving the application of Jessica Alvarez for a zoning change from Residential Planned Development (RPD), to Single Family Residential (R-2).

- The applicant is seeking a zoning change on a 1.88-acre vacant parcel.
- A single family detached home is proposed.
- The subject property is surrounded by a variety of residential housing types.
- The Local Planning Agency recommended approval of the request (vote 4-0). No one appeared in opposition and one letter of concern has been received.

44. [23-1673A](#) Resolution supplementing the Fiscal Year 2023 Operating Budget for unanticipated revenue for General and STAR Center Funds. Realign appropriation from various reserves for unanticipated expenditures in the General, Palm Harbor Community Service District, East Lake Library Service District, East Lake Recreation Service District, and Street Lighting District Funds.

Recommendation: Conduct a public hearing and adopt the attached resolution recognizing and appropriating unanticipated revenue and realignment of funds in the Fiscal Year (FY) 2023 budget as follows:

- The following budget amendments relate only to the prior-year budget FY23 to close out the fiscal year.
- Recognize \$900,000.00 in revenue replacement in the General Fund and appropriate \$900,000.00 to Reserves. This recognizes the revenue associated with a prior-budget amendment (23-0285A).
- Recognize \$400,000.00 in unanticipated revenue in the STAR Center Fund and appropriate \$400,000.00 to Reserves for future Employment Sites Program expenses. This recognizes the revenue associated with a prior-budget amendment (23-0814A).
- Recognize \$70,000.00 in unanticipated revenue in the Street Lighting District Fund and appropriate \$70,000.00 to utility expenses.
- Realign \$2,458,800.00 from the General Fund Reserves and appropriate \$17,200.00 for retirement benefits, \$70,000.00 for transfer to Street Lighting District for utilities costs, and the remaining \$2,371,600.00 for Hurricane Ian Reimbursement to the Pinellas County Public School Board.
- Realign \$980.00 from the Palm Harbor Community Services District Fund Reserves and appropriate to interest expenses.
- Realign \$420.00 from the East Lake Library Services District Fund Reserves and appropriate to interest expenses.
- Realign \$420.00 from the East Lake Recreation Services District Fund Reserves and appropriate to interest expenses.

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@pinellas.gov 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 <https://comment.pinellas.gov> 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 <https://pinellas.gov/participating-in-a-BCC-meeting> 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 <https://comment.pinellas.gov> 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.