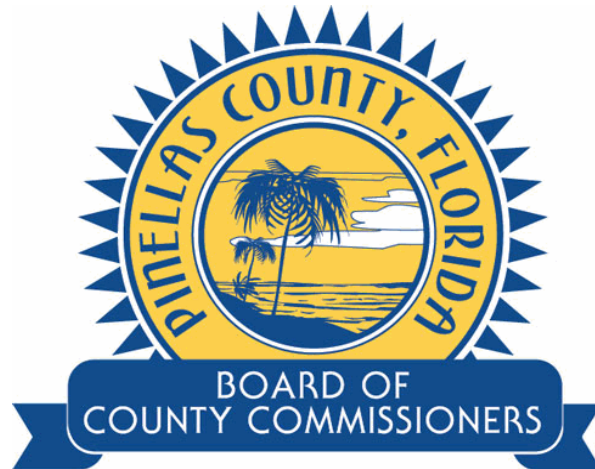


## **Pinellas County Board of County Commissioners**

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



### **Hybrid In-Person and Virtual Regular Meeting Agenda**

Tuesday, December 17, 2024  
2:00 P.M.

Public Hearings at 6:00 P.M.

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

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

**ROLL CALL****INVOCATION by Chaplain Milton Smith, Palm Harbor Fire Rescue.****PLEDGE OF ALLEGIANCE**

## CITIZENS TO BE HEARD

1. [24-2002A](#) Citizens To Be Heard - Public Comment.

**CONSENT AGENDA - Items 2 through 19**

## CLERK OF THE CIRCUIT COURT AND COMPTROLLER

2. [24-2091A](#) Minutes of the regular meeting held October 29, 2024.
3. [24-2092A](#) Vouchers and bills paid from October 27 through November 16, 2024.

## Reports received for filing:

4. [24-2093A](#) State of Florida Constitutional Officer Financial Report for 2023-2024 - Pinellas County Sheriff's Office, pursuant to Section 218.36, Florida Statutes.
5. [24-2094A](#) State of Florida Constitutional Officer Financial Report for 2023-2024 - Pinellas County Tax Collector, Post TD.
6. [24-2095A](#) Division of Inspector General, Clerk of the Circuit Court and Comptroller, Report No. 2024-20 dated November 6, 2024 - Audit of Accounts Receivable Write-Offs for Fiscal Year 2023 and Inspection of the Accounts Receivable Write-Off Approval Memo for Fiscal Year 2022.
7. [24-2096A](#) Dock Fee Report for the month of October 2024.
8. [24-2097A](#) Quarterly Report of Routine Dock & Dredge/Fill applications received from July 1 through September 30, 2024.
9. [24-2098A](#) Quarterly Donation Listing of \$1,000 or Greater for the quarter ending September 30, 2024, Resolution 21-117/Donation Policy.

## Miscellaneous items received for filing:

10. [24-2099A](#) City of Clearwater Ordinance Nos. 9776-24, 9779-24, 9782-24, and 9785-24, adopted October 3, 2024, annexing certain properties.

## COUNTY ADMINISTRATOR DEPARTMENTS

Administrative Services

11. [24-2108A](#) Declare surplus and authorize the sale of County-owned equipment and vehicles.

**Recommendation:** Declare surplus and authorize the sale of equipment and vehicles via auction on the attached lists. Approve distribution of the proceeds from the sale of vehicles and equipment sold to the funds from which the assets were purchased, typically the Fleet Vehicle Replacement or a specific enterprise fund.

- This action declares the listed items as surplus and authorizes their sale via auction to the highest bidder.
- The usefulness of the identified equipment and vehicles has been exhausted.
- Unlike other surplus items, surplus vehicles and rolling stock are not available for donation because the proceeds are owed to the Fleet Vehicle Replacement Fund or specific enterprise fund for vehicle replacement.
- Breakdown of assets for disposal as follows:
  - a.) 22 - Utility Carts
  - b.) 9 - Sedans / SUV's
  - c.) 22 - Light and Medium-Duty Trucks, Vans
  - d.) 3 - Heavy Trucks
  - e.) 2 - Heavy and Light Equipment
  - f.) 6 - Trailers
  - g.) 4 - Trailer Mounted Generators

Construction and Property Management

12. [24-1665A](#) Declare surplus and authorize the sale or donation of miscellaneous County-owned equipment.

**Recommendation:** Declare miscellaneous County-owned items and equipment as surplus. This declaration of surplus will enable the County to donate or auction the items listed in the attached files.

- This action declares the listed items as surplus and authorizes their donation to partner agencies or sale to the highest bidder.
- The usefulness of the identified surplus items (miscellaneous equipment) has been exhausted.
- All surplus items are listed and sent to various agencies and non-profits such as Social Action Funding designees, Pinellas County School Board, Board Dependent Districts, and other agencies such as the Florida Dream Center, Vincent House, PACE Center for Girls, and others to determine if this equipment can be utilized before sending for sale at auction.
- The total fiscal impact is unknown at this time due to the final sale being done via an auction. Following the public auction, Real Property will have a total for the unanticipated revenue. The revenue generated from the public auction is not budgeted for in Fiscal Year 2025 and will be distributed to the fund that owned each sold asset.

County Administrator

13. [24-2105A](#) Receipt and file report of non-procurement items delegated to the County Administrator for the period ending November 27th, 2024.

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

Management and Budget

14. [24-2029A](#) Grant funding agreement with the State of Florida Division of Emergency Management regarding a Federal Emergency Management Agency public assistance grant for disaster relief funding associated with Hurricane Debby.

**Recommendation:** Approval of the federally funded sub-award and grant agreement with the State of Florida, Division of Emergency Management (FDEM) for reimbursement through the Federal Emergency Management Agency (FEMA) for public safety costs related to the response to and damage from Hurricane Debby.

- Execution of this grant funding agreement with the FDEM is necessary for the State to fund eligible disaster relief costs.
- As of October 1st, 2024, the County has expended \$2,623.10 in overtime payroll costs, \$160,316.99 in supplies, contracts, and equipment, and \$70,580.00 for a Pinellas County Sheriff's Office Chevrolet Tahoe, which was destroyed by floodwaters, totaling \$233,520.09 These expenditures originated from the contingency reserves, and all reimbursement will be returned to the same reserves.
- The County will continue to utilize FEMA funding for reimbursement of emergency response.
- All funds expended during this emergency response apply to Fiscal Year 2024.

Authorize the Chairman to sign the agreement.

15. [24-2033A](#) Grant funding agreement with the State of Florida Division of Emergency Management regarding a Federal Emergency Management Agency public assistance grant for disaster relief funding associated with Hurricane Helene.

**Recommendation:**

Approval of the federally funded sub-award and grant agreement with the State of Florida, Division of Emergency Management (FDEM) for reimbursement through the Federal Emergency Management Agency (FEMA) for public safety costs related to the response to and damage from Hurricane Helene.

- Execution of this grant funding agreement with the FDEM is necessary for the State to fund eligible disaster relief costs.
- As of November 1st, 2024, the County has expended an estimated \$1,780,665.00 in overtime payroll costs, \$14,462,250.00 in supplies, contracts, and equipment, \$2,201,134.00 for debris clearance activity (Helene only) and \$7,545,600.00 for Pinellas County Sheriff's Office expenses, totaling \$25,989,649.00. These expenditures originated from the contingency reserves, and all reimbursements will be returned to the same reserves. Current analysis indicates that approximately 95.5% of these expenditures are eligible for reimbursement from FEMA at a 100% federal cost-share.
- In addition to funds already expended, current damage assessments indicate approximately \$19,915,600.00 in damages to County-owned facilities and equipment. The repair and replacement costs for these items are eligible for FEMA reimbursement at an 87.5% federal and state cost-share, with the County being responsible for the remaining 12.5%.
- The County will continue to utilize FEMA funding for reimbursement of emergency response.
- Most of the funds related to this agreement were expended in Fiscal Year (FY) 2024, but a portion were and will be expended in FY25.

Authorize the Chairman to sign the agreement.

16. [24-2035A](#) Grant funding agreement with the State of Florida Division of Emergency Management regarding a Federal Emergency Management Agency public assistance grant for disaster relief funding associated with Hurricane Milton.

**Recommendation:**

Approval of the federally funded sub-award and grant agreement with the State of Florida, Division of Emergency Management (FDEM) for reimbursement through the Federal Emergency Management Agency (FEMA) for public safety costs related to the response to and damage from Hurricane Milton.

- Execution of this grant funding agreement with the FDEM is necessary for the State to fund eligible disaster relief costs.
- As of November 1st, 2024, the County has expended an estimated \$3,175,482.00 in overtime payroll costs, \$15,937,500.00 in supplies, contracts, and equipment, approximately \$700,000.00 in waived permitting fees, and \$9,054,720.00 for Pinellas County Sheriff's Office expenses, totaling \$28,867,702.00. These expenditures originated from the contingency reserves, and all reimbursements will be returned to the same reserves. Current analysis indicates that approximately 97.5% of these expenditures are eligible for reimbursement from FEMA at a 100% federal cost share.
- In addition to funds already expended, current damage assessments indicate approximately \$32,633,934.00 in damages to County-owned facilities and equipment. The repair and replacement costs for these items are eligible for FEMA reimbursement at an 87.5% federal and state cost-share, with the County being responsible for the remaining 12.5%.
- There is also an estimated \$35,240,675.00 in debris clearance activity, which has and will be expended by the County related to this disaster and will be reimbursed by FEMA at a 100% federal cost share.
- The County will continue to utilize FEMA funding for reimbursement of emergency response.
- Funds related to this agreement were expended in Fiscal Year 2025.

Authorize the Chairman to sign the agreement.

Utilities

17. [24-2025A](#) Award of bid to Rycon Construction, Inc. in the amount of \$4,564,000.00 for hardening projects at the Utilities General Maintenance Department Operations Center and the Public Education Center, and Dewatering Building at South Cross Bayou Advanced Water Reclamation Facility.

**Recommendation:** Approval of the award of bid to Rycon Construction, Inc. for hardening projects at the Utilities General Maintenance Department Operations Center and the Public Education Center and Dewatering Building at the South Cross Bayou Advanced Water Reclamation Facility (AWRF).

- Improvements to all the buildings include new roofing, exterior windows, doors and frames, and exterior louvers for increased/improved wind resistance.
- Work at the Dewatering Building at South Cross AWRF also includes replacing and elevating the polymer transfer and feed pump system and replacement the electrical system and motor control centers. Heating, ventilation, and air conditioning improvements and upgrades to the centrifuge discharge conveyor.
- These improvements will help to ensure the continuity of Pinellas County Utilities operations during named storm events and meet regulatory requirements.
- The bid award is \$4,564,000.00 across all projects and facilities. All work must be completed by June 30, 2026.
- Funding is budgeted in the Fiscal Year 2025-2030 Capital Improvements Plan by Florida Resilient Grant Program funds in the Water Renewal and Replacement Fund and the Sewer Renewal and Replacement Fund in the amount of \$4,564,000.00.

Contract No. 24-0562-ITB-C in the amount of \$4,564,000.00 with all work to be completed within 450 consecutive calendar days; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.



18. [23-1954A](#) Ranking of firms and agreement with GCU, LLC d/b/a Gulf Coast Underground, LLC for Find and Fix Gravity Sewer Rehabilitation - Professional Design-Build Services.

**Recommendation:** Approval of the ranking of firms and agreement with GCU, LLC d/b/a Gulf Coast Underground, LLC for Find and Fix Gravity Sewer Rehabilitation - Professional Design-Build Services.

- This contract is for Find and Fix Gravity Sewer Rehabilitation - Professional Design-Build Services.
- Two firms submitted proposals and were evaluated with a recommendation to award to the top ranked firm GCU, LLC d/b/a Gulf Coast Underground, LLC, in the amount of \$4,954,893.00 in accordance with the Consultant Competitive Negotiation Act, per Florida Statute 287.055.
- Phase I of this agreement will be effective for two hundred seventy days upon issuance of a Notice to Proceed from the County. Phase I will consist of the planning, investigation, and assessment to be used in the development of a technical memorandum, design, and development of the Guaranteed Maximum Price (GMP) for construction.
- The Phase II GMP amendment will return to the Board of County Commissioners for approval of construction phase services.
- Five certified Small Business Enterprise (SBE) sub-consultants are included in the award to GCU, LLC d/b/a Gulf Coast Underground, LLC for total SBE fees in the amount of \$629,000.00, or approximately 12% commitment of the total award.
- Funding is available under Find-and-Fix Pipe Lining and Private Sewer Lateral Improvements Project 005225A, included in the Capital Improvement Plan, funded by the Sewer Renewal and Replacement Fund and Future Financing in the amount of \$28,174,000.00. Total available funding is the amount of the full project allocation as represented in the approved budget. Available funding in excess of the recommended not-to-exceed amount is available for other project costs. In the event that future fiscal year funding is not available for this project, the County maintains the authority to terminate this agreement.

Contract No. 24-0085-RFP-DB in the total not to exceed amount of \$4,954,893.00, effective for two hundred and seventy days from the Notice to Proceed for Phase I services; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

Countywide Planning Authority

19. [24-2041A](#) Countywide Plan Map - 2024 Annual Update.

**Recommendation:** Sitting as the Countywide Planning Authority, adopt a resolution accepting the amended Countywide Plan Map.

- This action is taken annually to incorporate all the amendments made to the Countywide Plan Map throughout the year.
- An official record copy of the Countywide Plan Map for Fiscal Year 2024 is created.
- Forward Pinellas and the Planners Advisory Committee each unanimously voted to recommend acceptance and filing of the Countywide Plan Map.

Authorize its filing with the Clerk as the official record copy.

**REGULAR AGENDA**

## ITEMS FOR DISCUSSION FROM THE CONSENT AGENDA

## COUNTY ADMINISTRATOR DEPARTMENTS

Airport

20. [24-2049A](#) Resolution superseding and replacing Resolution 02-151 regarding the Aircraft Noise Abatement Task Force for the St. Pete-Clearwater International Airport.

**Recommendation:** Adopt a resolution replacing the Airport Noise Abatement Task Force (NATF) and replacing it with an Airport Noise Abatement Working Group (Working Group) at the St. Pete-Clearwater International Airport (PIE).

- Replace the NATF with a Working Group.
- Continue to maintain an open forum of communication with surrounding communities affected by aircraft noise.
- Continue to inform the public on existing noise management policies and measures established to reduce aircraft noise and encourage air carrier compliance with existing Noise Abatement Procedures (NAP), as well as promote the Voluntary Quiet Window.
- Although some aircraft noise is inevitable, PIE management has put NAPs in place to reduce noise effects on Pinellas County residents.
- This resolution, by itself, has no fiscal impact. Funding for the noise abatement related costs is included in the Fiscal Year 2025 Adopted Budget in the Airport Revenue and Operating Fund.

County Administrator

21. [24-1923A](#) Municipal Services Taxing Unit funding for the Tierra Verde Community Association Tennis and Pickleball Court Resurfacing Improvements.

**Recommendation:** Approval of the Municipal Services Taxing Unit (MSTU) funding request, in the amount of \$20,000.00 for the Tierra Verde Community Association (TVCA) Tennis and Pickleball Court Resurfacing Improvements.

- The MSTU funding is being requested to resurface the existing pickleball courts due to high usage and cracks in the existing surface.
- The total cost of the project is \$23,200.00.
- The funding request is \$20,000.00. The costs in excess of the grant funding will be paid out of the TVCA Capital Improvement fund.
- The request for funding in the amount of \$20,000.00 is a one-time expenditure of budgeted MSTU Special Projects funds. Funding is included in the General Government MSTU cost center within the General Fund and is consistent with the Fiscal Year 2025 approved budget.

22. [24-1926A](#) The Greater Palm Harbor Chamber of Commerce Fiscal Year 2025 Municipal Services Taxing Unit special projects funding request for replacing exterior door, wooden deck, and ADA ramp and for air conditioning upgrades.

**Recommendation:**

Approval of the Municipal Services Taxing Unit (MSTU) special projects funding request made by the Palm Harbor Chamber of Commerce in the amount of \$20,000.00 for exterior door, wooden deck, ADA ramp replacement, air conditioning upgrades, and landscaping.

- The Greater Palm Harbor Chamber of Commerce building was built in 1984. Currently, the wooden ADA ramp does not meet functional standards and poses a safety hazard. The existing rear door and frame has rotted wood and is difficult to open and close, creating potential safety and security issues. No record can be found to indicate when the deck and ADA ramp were last renovated.
- The total cost of the project is \$20,342.00. The expenditures in excess of the grant funding will be paid by the Chamber's capital reserve funds.
- The Palm Harbor Chamber of Commerce is the official "visitor welcome center" in downtown Palm Harbor and a business hub in the community. With over 350 members, the Greater Palm Harbor Chamber hosts between 10-12 networking events per month. The current air conditioner does not keep up with the demands of the building. Upgrading the air conditioning will welcome visitors and create a work environment that is enjoyable.
- The Chamber is a strong stakeholder in the revitalization efforts in downtown Palm Harbor. Improved access to the building will allow business owners and members to collaborate, network, and participate in more educational opportunities, thereby contributing to the financial stability of the Palm Harbor business community.
- The \$20,000.00 request for funding is a one-time expenditure of budgeted MSTU Special Projects funds. Funding is included in the General Government MSTU cost center within the General Fund and is consistent with the Fiscal Year 2025 approved budget.

Housing & Community Development

23. [24-1892A](#) Resolution approving the Affordable Housing Advisory Committee Report related to the State Housing Initiatives Partnership Program Affordable Housing Incentives.

**Recommendation:**

Adopt a resolution approving the Affordable Housing Advisory Committee (AHAC) Report related to the State Housing Initiatives Partnership (SHIP) Program Affordable Housing Incentives and authorizing submittal to the Florida Housing Finance Corporation.

- On October 16, 2024, the AHAC recommended approval of the 2024 Incentive Report.
- A public hearing was held on October 16, 2024, and no comments were received.
- The County's SHIP AHAC, established in 2008, is responsible for reviewing policies, land development regulations, the Comprehensive Plan Policy, and other aspects of the County's policies and procedures that affect the cost of housing.
- The AHAC is also responsible for making recommendations to the Board of County Commissioners to encourage affordable housing.
- This item has no fiscal impact on Pinellas County. SHIP funding is included in the Fiscal Year 2025 Adopted Budget for Housing and Community Development.

Human Services

24. [24-1709A](#) Contract with the State of Florida Department of Health for the operation of the Florida Department of Health in Pinellas County.

**Recommendation:** Approval of the contract with the State of Florida Department of Health for the Fiscal Year (FY) 2025 operation of the Florida Department of Health in Pinellas (DOH Pinellas).

- This contract provides direct ad valorem support to the State of Florida Department of Health pursuant to Chapter 154 Florida Statutes for the operation of DOH Pinellas to promote, protect, maintain, and improve the health and safety of all citizens and visitors through a system of coordinated County Health departments.
- Funding in an amount not to exceed \$8,117,320.00 has been included in the Adopted FY25 Budget. These funds are generated by a dedicated millage rate of 0.0713 mills levied countywide as adopted at the Second Public Hearing on September 19, 2024.
- The County's share includes \$6,135,890.00 for core services and \$1,981,430.00 for the School Nurse program. The School Nurse Program has provided approximately 829,616 services from October 1, 2023, through September 30, 2024.
- Services maintained by the DOH Pinellas include environmental health services, communicable disease control, prevention services, primary care services, and school nurse programs. In FY24, DOH Pinellas provided services to 116,140 clients.
- This contract does not include the Pinellas County Health Program, which is under a separate contract.
- This contract reflects an increase of \$347,000.00, or 4.47%, vs. the FY24 contract, which is attributed to an increase of actual costs for capital projects in FY25 and the Governor's approved increase in salaries and fringe for State employees.

25. [24-2050A](#) Revised application for Federal Assistance SF-424 forms for the Fiscal Year 2024 Substance Abuse and Mental Health Services Administration Grants to expand Substance Use Disorder Treatment Capacity in Adult and Family Treatment Courts.

**Recommendation:** Approval of the revised application for Federal Assistance SF-424 forms for the Fiscal Year (FY) 2024 Substance Abuse and Mental Health Services Administration (SAMHSA) Grants to Expand Substance Use Disorder Treatment Capacity in Adult and Family Treatment Courts.

- The County was awarded two FY24 grants from SAMHSA to expand substance use disorder treatment in adult and family dependency courts, to include wrap around services and neurotrauma treatment in Pinellas Adult Drug Court and Family Dependency Treatment Court.
- The terms and conditions of the grant awards require revisions to be made to the Application for Federal Assistance SF-424 forms that were submitted at the time of application. The requested revisions change the point of contact from the Grant Section Manager to the dedicated Project Director for each grant award.
- SAMHSA requires all new and revised grant form submissions be executed by the Signing Official or the organization identified at the time of application, which is the County Administrator.
- Delegate authority to the County Administrator to execute the revised application.
- Approval of this report has no fiscal impact.



Management and Budget

26. [24-2121A](#) Pinellas County adoption of a Tourist Development Tax Revenue Supplemental Bond Resolution Supplementing Resolution No. 24-42 adopted on July 30, 2024, and approval of the documents to support funding for the design and construction of a new stadium in St. Petersburg to be the new home of the Tampa Bay Rays Major League Baseball franchise.

**Recommendation:** Adopt the Tourist Development Tax Revenue Supplemental Bond Resolution (Supplemental Bond Resolution) and approve the forms of the following documents, and, with guidance of legal counsel or the financial advisor, delegate to the County Administrator or Chair to make minor changes in these agreement documents to effectuate the expressed purposes, all in furtherance of the financing, construction and management of a new stadium in St. Petersburg to be the new home of the Tampa Bay Rays Major League Baseball franchise:

- 1) Form of Purchase Contract
- 2) Form of Preliminary Official Statement
- 3) Form of Disclosure Dissemination Agent Agreement
- 4) Form of Paying Agent and Registrar Agreement
- 5) Form of Escrow Agreement
- 6) Form of Construction Funds Trust Agreement
- 7) Form of Sec Post-Issuance Compliance and Repository Services Pricing Agreement

This item was deferred during the October 29, 2024, Meeting of the Board of County Commissioners to the date certain of November 19, 2024. This item was then deferred during the November 19, 2024, Meeting of the Board of County Commissioners to the date certain of December 17, 2024.

Public Works

27. [24-1973A](#) Amendment No. 1 to the grant funding agreement with the Florida Department of Environmental Protection for the Vulnerability Assessment Phase II.

**Recommendation:** Approval of Amendment No. 1 to the grant agreement with the Florida Department of Environmental Protection for the Vulnerability Assessment (VA) Phase II.

- Original agreement approved by the Board of County Commissioners on October 25, 2022, provided a grant reimbursement amount of \$700,000.00.
- Amendment No. 1 provides an additional grant reimbursement amount of \$1,353,000.00. Total grant funding in the amount of \$2,053,000.00.
- Amendment extends Agreement date from December 31, 2024, to December 30, 2026.
- Agreement is to update existing VA to keep the County in compliance with requirements of Florida Statutes 380.093 and develop an Adaptation Plan for county-owned/controlled assets.
- Amendment provides funding to produce VA's and Adaptation Plans for ten additional municipalities within the County at the request of Florida's Chief Resilience Officer.
- The amendment and increase in funding is consistent with the Fiscal Year (FY) 2025 Adopted Budget. A budget amendment may be needed to recognize the revenues and expenditures associated with the grant increase depending on activity within FY25. No County match is required.

PID 005708A; Amendment No. 1 to Grant Agreement No. 22PLN94; Amendment adds \$1,353,000.00 to Agreement for a total amount of \$2,053,000.00; Agreement term ends on December 30, 2026; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

28. [24-1741A](#) Construction Agreement with CSX Transportation, Inc. for the replacement of the 35th Street North Railroad Crossing.

**Recommendation:** Approval of the construction agreement with CSX Transportation, Inc. (CSXT) for the 35th Street North Railroad Crossing Project.

- The project is to replace the existing asphalt surface with a new tub (platform-type) crossing surface by CSXT.
- The County will also install approach roadway paving on each side of the new crossing surface.
- The agreement stipulates the County will reimburse CSXT for the new crossing, currently estimated not to exceed \$386,458.00. Actual costs may adjust that amount up or down upon CSTX completion.
- Funding in excess of the estimated not-to-exceed amount is available for other project costs in the Railroad Crossing Program.
- Funding for subproject 35th Street Rail Crossing Improvements (Project 004679A) is budgeted under the Railroad Crossing Program (Project 004189A), funded by the Penny for Pinellas.

CSXT OP No. FL "to be determined," County PID No. 004679A; Total amount of \$386,458.00; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

29. [24-1724A](#) Construction Agreement with CSX Transportation, Inc. for the replacement of the 46th Avenue North Railroad Crossing.

**Recommendation:** Approval of the construction agreement with CSX Transportation, Inc. (CSXT) for the 46th Avenue North Railroad Reconstruction Project.

- This project is to replace the existing asphalt surface with a new tub (platform-type) crossing surface by CSXT.
- The County will also install approach roadway paving on each side of the new crossing surface.
- The agreement stipulates the County will reimburse CSXT for the new crossing, currently estimated not to exceed \$413,297.00. Actual costs may adjust that amount up or down upon CSTX completion.
- Funding in excess of the estimated not-to-exceed amount is available for other project costs in the Railroad Crossing Program.
- Funding for subproject 35th Street Rail Crossing Improvements (Project 004679A) is budgeted under the Railroad Crossing Program (Project 004189A), funded by the Penny for Pinellas.

CSXT OP No. FL "to be determined," County PID No. 004678A in the amount of \$413,297.00; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

30. [24-1960A](#) Resolution to approve the Downtown Palm Harbor Street Light District and authorize advertising for the district's creation and collection method.

**Recommendation:** Approval to grant preliminary approval of the Downtown Palm Harbor Street Lighting District (SLD) by resolution adoption and request the County Administrator to request a public hearing to consider a proposed ordinance creating said District within the unincorporated area of the County and authorize funds for administrative expenses directly incident to creating said District.

- Proposed Downtown Palm Harbor Street Lighting District consists of forty-two parcel units.
- Ninety-five 16-foot-tall LED photogrammetrically engineered streetlights with all new underground conductors and conduits will be installed and connected per national standards.
- Estimated monthly cost for maintenance and energy is approximately \$3,500.00/month and \$42,000.00 annually.
- Total approximate annual assessment for the 42 parcels will be \$1,100.00 annually and approximately \$92.00 monthly.
- Estimated one-time cost for construction: \$400,000.00 to be paid by Municipal Services Taxing Unit Special Project Funding Reserves
- It has previously been determined that the collection and enforcement of street lighting assessments would best be accomplished through the Uniform Method pursuant to Section 197.3632, Florida Statutes. A preliminary resolution stating the Board of County Commissioners' intention to use the Uniform Method is attached.
- Section 197.3632, (3)(a), Florida Statutes requires this resolution be adopted at a public hearing prior to January 1 or, if the property appraiser, tax collector, and local government agree, March 1. The Property Appraiser and Tax Collector have granted such extension, copies of which are included as attachments.
- Upon a favorable vote, the Board of County Commissioners will issue authority to advertise two items, including the creation of the SLD and the intent to use the Uniform Collection Method. A public hearing date will be set.

Safety and Emergency Services

31. [24-1994A](#) Renewal of Certificates of Public Convenience and Necessity for Advanced Life Support Providers.

**Recommendation:** Approval of the renewal of Certificates of Public Convenience and Necessity (COPCN) for the attached list of Advanced Life Support (ALS) providers. COPCNs are issued by Boards of County Commissioners (BCC) in all counties in Florida. The certificate allows Emergency Medical Services (EMS) provider agencies to be licensed by the Florida Department of Health.

- The certificate process ensures there are coordinated and regulated EMS Systems at a county level. Certificates are issued on an annual basis to ensure continuous compliance to the various standards and requirements. There is no fiscal impact for certifications. Staff administration of the process is included in the annual operating budget for the EMS Fund.
- A COPCN is issued to ALS First Responders, ALS Helicopters, Hospital ground ambulances, and Sunstar in accordance with Section 401.25, Florida Statutes. There are 26 agencies that have been issued COPCNs by the BCC:
  - ALS First Responders (18): Cities of Clearwater, Dunedin, Gulfport, Largo, Madeira Beach, Oldsmar, Pinellas Park, Safety Harbor, Seminole, South Pasadena, St. Pete Beach, St. Petersburg, Tarpon Springs, Treasure Island, East Lake Tarpon Special Fire Control District, Lealman Special Fire Control District, Palm Harbor Special Fire Control & Rescue District, and Pinellas Suncoast Fire & Rescue District.
  - ALS Helicopter Ambulances (5): Florida Health Sciences Center, Inc., d/b/a Tampa General Hospital-Aeromed; Rocky Mountain Holdings, L.L.C., d/b/a Bayflite; Med-Trans Corporation, d/b/a LifeLine All Children's Hospital; Med-Trans Corporation, d/b/a Med Trans Florida; Med-Trans Corporation d/b/a AirStar 1.
  - Hospitals - Ground - Neonatal/Pediatric Interfacility (2): Johns Hopkins All Children's Lifeline (Interfacility Ground); BayCare Health System, d/b/a St. Joseph's Children's Hospital, Inc.
  - Sunstar (1): Pinellas County Emergency Medical Services Authority, d/b/a Sunstar.
- The current COPCNs will expire on December 31, 2024. If approved, the new expiration date will be December 31, 2025.

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

## AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

Housing Finance Authority

32. [24-2000A](#) Resolution approving the issuance of Multifamily Housing Revenue Bonds by the Housing Finance Authority of Pinellas County to finance a multifamily residential rental housing project Indigo Apartments.

**Recommendation:** Adopt a resolution allowing the Housing Finance Authority (HFA) to issue Multifamily Housing Revenue Bonds in a principal amount not to exceed \$24.0M for the benefit of SAH Indigo Holdings LP, a Florida Limited Liability Partnership, or its affiliate, duly organized and existing under the laws of the State of Florida.

- The conduit financing transaction proceeds will be loaned to SAH Indigo Holdings LP (the borrower/developer) to help finance the acquisition, rehabilitation, and equipping of an existing 208-unit, high-rise multifamily rental housing facility for persons or families of moderate, middle, or lesser income to be known as the Indigo Apartments (Project). The Project, formerly known as Prospect Tower, is located at 801 Chestnut Street in Clearwater, Florida.
- The property currently has 20 units that are covered under an existing HOME agreement and has additionally been awarded a 52-unit Project-Based Voucher contract with the Clearwater Housing Authority. Rents will be restricted at 30.0%, 60.0%, and 80.0% Area Median Income levels for an affordability period of 50 years, enforced by a land use restriction agreement.
- All lendable funds are generated from the sale of tax-exempt housing bonds and the sale of 4.0% low-income housing tax credits from the Florida Housing Finance Corporation. The other sources of funding for the project include the Pinellas County Penny for Pinellas County Land Trust Funds; Low Income Housing Tax Credit equity; Pinellas County Penny for Pinellas funds; Clearwater CRA Department funds; Clearwater Housing Department funds, and permanent loan financing through the FHA 221(d)(4) loan program through Berkadia and owner equity from the developer through a deferred developer fee at closing to provide additional sources of funding.
- This item has no fiscal impact on the County. The HFA is a dependent special district of the County. Conduit financings pledge neither the district nor the County's credit, and neither are responsible for payment of the debt except from funds received from the borrower (in this case the developer).

33. [24-1917A](#) Resolution approving the issuance of Multifamily Housing Revenue Bonds by the Housing Finance Authority of Pinellas County to finance a multifamily residential rental housing project Oakhurst Trace Apartments.

**Recommendation:**

Adopt a resolution allowing the Housing Finance Authority (HFA) to issue Multifamily Housing Revenue Bonds in a principal amount not to exceed \$35.0M for the benefit of SP Pinellas III LLC, a Florida Limited Liability Company, or its affiliate, duly organized and existing under the laws of the State of Florida.

- The conduit financing transaction proceeds will be loaned to SP Pinellas III LLC, (the borrower/developer) to help finance the acquisition, construction, and equipping of a 220-unit multifamily rental housing facility for persons or families of moderate, middle, or lesser income to be known as the Oakhurst Trace Apartments. This project is located at the west side of U.S. Highway 19 North, approximately 500 feet west of the intersection of Mainlands Boulevard West and U.S. Highway 19 North, within the City of Pinellas Park, Florida.
- This transaction was previously approved by the Board of County Commissioners (BCC) through Resolution No. 22-38 on May 24, 2022, and Resolution No. 23-20 on March 28, 2023. Construction costs for the project have been determined to have increased from the original estimates, and the owner has requested an increase in the originally induced amount of bonds from \$28.0M to \$35.5M In order to issue the bonds in the increased principal amount, it was necessary to conduct a public hearing and obtain new approval by the BCC.
- All lendable funds are generated from the sale of tax-exempt housing bonds and the sale of 4.0% low-income housing tax credits from the Florida Housing Finance Corporation. The other sources of funding for the project include the Pinellas County Penny for Pinellas Land Assembly Funds to acquire the land, tax credits from Synovus Bank, construction, and permanent loan financing through the FHA 221(d)(4) loan program through Berkadia and owner equity from the developer through a deferred developer fee at closing to provide additional sources of funding.
- This item has no fiscal impact on Pinellas County. The HFA is a dependent special district of the County. Conduit financings pledge neither the district nor the County's credit, and neither are responsible for payment of the debt except from funds received from the borrower (in this case the developer).



Human Resources

34. [24-2051A](#) Agreement with United Healthcare Insurance Company for Excess Loss Insurance Coverage.

**Recommendation:** Approval of the agreement with United Healthcare Insurance Company for stop-loss insurance coverage to protect the self-funded health plan from catastrophic losses.

- This insurance coverage is engaged in the event an individual has over \$650,000.00 in health care expenses in a year. This new policy will replace the current policy, which was previously terminated for convenience by Cigna Health and Life Insurance and Evernorth Behavioral Health, Inc. (Cigna), expiring December 31, 2024.
- The agreement provides stop-loss insurance coverage to protect the self-funded health plan from catastrophic losses.
- The agreement has a term of twelve months, with a service start date of January 1, 2025, and an estimated total expenditure of \$1,750,000.00.
- The Cigna Health and Life Insurance Contract was previously terminated for convenience, effective December 31, 2024.
- Funds for this contract are included in the Fiscal Year 2025 Adopted Budget in the Health Benefits Fund. The contract has a fiscal non-funding clause if this portion of the budget is not adopted.

Contract No. 25-0153-P for a twelve-month contract value of \$1,750,000.00; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

## COUNTY ATTORNEY

35. [24-1913A](#) Public Official Bonds for Public Officers.

**Recommendation:** Approval of the Public Official Bonds as required by law for the Public Officers elected in November 2024.

36. [24-2003A](#) County Attorney Reports.

## COUNTY ADMINISTRATOR

37. [24-2004A](#) County Administrator Reports.

## COUNTY COMMISSION

38. [24-1763A](#) Appointment to the Emergency Medical Services Advisory Council.

**Recommendation:** Approve one appointment to fill a current term vacancy on the Emergency Medical Services Advisory Council beginning on December 1, 2024, and ending on November 30, 2026.

- Approve one citizen appointment to represent District 3.

39. [24-2112A](#) Appointments to the Feather Sound Community Services District, Inc. (Individual Commissioner Appointments).

**Recommendation:** Approve five appointments to The Feather Sound Community Services District, Inc. for terms of one year, beginning on January 1, 2025.

- Approve reappointments of:
  - Ryan Andrews by Commissioner Peters.
  - Kevin Chambers by Commissioner Latvala.
  - Jessica Hooper by Commissioner Flowers.
- Approve appointment of:
  - Harold Holland by Commissioner Scott.
  - Mary Trombitas by Commissioner Eggers.
  - No ballot needed/voice vote will suffice.

40. [24-2123A](#) Appointments to the Historic Preservation Board (Individual appointments by Commissioners Latvala and Flowers).

**Recommendation:** Approve two reappointments to the Historic Preservation Board for terms of three-years, beginning on January 1, 2025.

- Approve reappointments of:
  - Allison Dolan by Commissioner Latvala.
  - Michael Fridovich by Commissioner Flowers.
  - No ballot needed/voice vote will suffice.

41. [24-1421A](#) Appointments to the Lealman Community Redevelopment Area Advisory Committee (Board of County Commissioners as a whole).

**Recommendation:** Approve two appointments to the Lealman Community Redevelopment Area Advisory Committee for a term of three-years, beginning on January 1, 2025.

- List of applicants can be viewed on the attached ballot/worksheet.
- Ballot/worksheet will be provided by the clerk.

42. [24-1564A](#) Appointments to the Pinellas County Historical Commission (Individual Appointment by Commissioner Latvala and Reappointment by Commissioner Flowers).

**Recommendation:** Approve two appointments to the Pinellas County Historical Commission for terms of four-years, beginning on date of appointment.

- Appoint Benjamin Roy (Individual Appointment by Commissioner Latvala).
- Reappoint Thomas McKone (Individual Appointment by Commissioner Flowers).
- Staff has reviewed applications for both appointments, applications are attached.
- No ballot needed, voice vote will suffice.

43. [24-1881A](#) Appointment to the Suncoast Health Council (Board of County Commissioners as a whole).

**Recommendation:** Approve one appointment to the Suncoast Health Council for a term of two-years beginning on date of appointment.

- Appoint Julie Goodrich to a position in the health-provider category.
- Staff has reviewed the attached application to determine eligibility.
- No ballot needed/voice vote will suffice.

44. [24-1916A](#) Appointment to the Unified Personnel Systems Board (Board of County Commissioners as a whole).

**Recommendation:** Approve one appointment to the Unified Personnel Systems Board for a term of two-years, beginning on January 1, 2025.

- List of applicants can be viewed on the attached ballot/worksheet.
- Ballot/worksheet will be provided by the clerk.

45. [24-2085A](#) Appointment of the Youth Advisory Committee nominee to the Parks and Conservation Resources Advisory Board (Board of County Commissioners as a whole).

**Recommendation:** Approve the Youth Advisory Committee nominee to the Parks and Conservation Resources Advisory Board (PCRAB).

- Appoint Emal Gigolaj to the PCRAB.
- A voice vote will suffice.

46. [24-2012A](#) 2025 State Legislative Program.

**Recommendation:** Approval of the 2025 State Legislative Program.

- The Program lays out the Board's guiding principles and priorities for the 2025 Florida Legislative Session.
- The program is a result of discussions with the Board, county staff, and the County's contracted state government relations firm.
- Priorities include:
  - *SUPPORT* raising the 911 fee to accommodate increased expenses and expansion of technology to continue providing high quality of service to citizens of Pinellas County.
  - *SUPPORT* efforts to financially stabilize future LOFT revenue allocations through rate indexing, mirroring state levied fuel tax indexing per Florida Statutes 206 and 212.
  - *SUPPORT* a state-wide Disaster Recovery Bill to assist with recovery efforts including Hurricane Housing Replacement Program, Revolving Loan Fund, Lost Revenue, FEMA cost share and Emergency Shelter hardening and enhancements.
  - *SUPPORT* full funding of the Florida Department of Environmental Protection Beach Management Funding Assistance Program for traditional beach and inlet projects and supplemental program funding to address damages from Hurricanes Debby, Helene, and Milton.
  - *SUPPORT* County and Partner appropriations, including:
    - East Lake Road Corridor Improvements
    - Seminole Junior Warhawks Field Improvements
    - Hurricane Shelter Hardening

47. [24-2005A](#) County Commission New Business:  
Pertinent and timely Committee/Board updates, policy considerations, administrative/procedural considerations, and other new business.

- a.) Resolution for Joint Meeting to be Held Between the Board of County Commissioners of Pinellas, Hillsborough, and Pasco Counties.

6:00 PM

## PUBLIC HEARINGS

### AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

#### Countywide Planning Authority

48.     [24-2039A](#)     Case No. CW 24-19 - City of St. Petersburg (continued from November 19, 2024)  
Countywide Plan Map amendment from Residential Medium to Multimodal Corridor, regarding 0.58 acre more or less, located at 920 20th Avenue South and 919 21st Avenue South.

**Recommendation:**     Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 24-19, a proposal by the City of St. Petersburg to amend the Countywide Plan Map from Residential Medium to Multimodal Corridor, regarding 0.58 acre more or less, located at 920 20th Avenue South and 919 21st Avenue South.

- The property is currently vacant.
- The proposed amendment would permit the site to redevelop to support multifamily housing with a density greater than the current Residential Medium designation permits.
- The property's location adjacent to Dr. Martin Luther King Jr. Street South (MLK), a supporting corridor, aligns with the purpose of the Multimodal Corridor category.
- The proximity to MLK, a designated supporting corridor, reinforces the suitability of this amendment for promoting higher density residential and mixed-use development consistent with the objectives of the Countywide Plan.
- Forward Pinellas and the Planners Advisory Committee each unanimously recommended approval of the proposal.

49. [24-2040A](#) Case No. CW 24-20 - City of Tarpon Springs (continued from November 19, 2024)  
Countywide Plan Map amendment from Retail & Services, Office and Preservation to Preservation and Recreation/Open Space, regarding 36 acres more or less, located at 42501 U.S. Highway 19 North.

- Recommendation:** Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 24-20, a proposal by the City of Tarpon Springs to amend the Countywide Plan Map from Retail & Services, Office and Preservation to Preservation and Recreation/Open Space, regarding 36 acres more or less, located at 42501 U.S. Highway 19 North.
- This case involves a total amendment area of approximately 36 acres, with roughly 14.5 acres of upland being converted to Recreation/Open Space and the remainder to Preservation.
  - The development plan for this project was approved in 2022 and included several conditions. One of the conditions relevant to this case required the developer to apply for a future land use map amendment for the upland habitat and adjust the boundaries of the jurisdictional wetland. The other condition required the developer to record a conservation easement over the environmentally sensitive areas of the property. Both of these conditions have been satisfied.
  - The property is located in a Coastal High Hazard Area (CHHA), where the proposed amendment will eliminate the residential density from 24 units per acre under the Retail & Services category and 15 units per acre under the Office category to zero units per acre in both the Preservation and Recreation/Open Space categories.
  - Given the scale of the amendment and its location within the CHHA, this change effectively balances the needs for floodplain management and natural resource preservation in this area of the city.
  - Forward Pinellas and the Planners Advisory Committee each unanimously recommended approval of the proposal.

## BOARD OF COUNTY COMMISSIONERS

50. [24-2042A](#) Case No. LDR-24-05 (First Public Hearing)  
An ordinance of Pinellas County, Florida, providing for the amendment of the Pinellas County Land Development Code, Chapter 138 - Zoning. (Legislative)

**Recommendation:** Conduct a public hearing and take public comment on Case No. LDR-24-05. An ordinance of Pinellas County, Florida, providing for the amendment of the Pinellas County Land Development Code, Chapter 138 - Zoning.

- This is the first of two required public hearings.
- Second hearing (adoption) scheduled for January 28, 2025.
- This ordinance is part of the overall Building and Development Review Services Department system improvements.
- The proposed amendments will provide additional clarification and flexibility, enhance efficiency, address internal consistency issues.
- The Local Planning Agency recommended approval of the ordinance (vote 6-0). No one from the public appeared in support or opposition.
- This ordinance amendment, by itself, does not have a fiscal impact on Pinellas County.

51. [24-2048A](#) Case No. LDR-24-06  
An ordinance of Pinellas County, Florida, providing for the amendment of Chapter 158 -Floodplain Management of the Pinellas County Land Development Code. (Legislative)

**Recommendation:** Approval of Case No. LDR-24-06: An ordinance amending Chapter 158 - Floodplain Management of the Pinellas County Land Development Code.

- Periodic Code updates are necessary and expected to occur to help us identify additional flexibility, remove redundancy and consistency issues, adapt to changing trends, and respond to changes in State legislation.
- Additional flexible criteria have been added to exclude storm repairs from substantial improvements, along with clarification of the process for floodplain appeals.
- The Local Planning Agency is scheduled to hear this item on December 11th, and the final report will be added to the record once it becomes available.

52. [24-2103A](#) Amendment by resolution for the Fiscal Year 2025 Capital Budget for unanticipated receipt of funds in the American Rescue Plan Act Fund and to realign appropriations for Capital Projects in the American Rescue Plan Act Fund.

**Recommendation:** Adopt the attached amendment by resolution for Fiscal Year 2025 to recognize and appropriate unanticipated receipt of funds in the American Rescue Plan Act (ARPA) Fund and realign appropriations for Capital Improvement Program (CIP) projects in the ARPA Fund.

- Resolution will recognize \$486,950.00 in unanticipated revenue in the ARPA Fund.
- Resolution will realign \$323,110.00 from CIP project 46th Avenue North from 49th Street North (CR 611) (002131A), \$251,220.00 from the ARPA Human Services Software System Modernization (006003A), and \$120,600.00 from the ARPA Pinellas County Consolidated CAD and GIS Integration Project (006011A).
- Resolution will appropriate \$274,460.00 to Grand Canal Dredging in Tierra Verde (004607A), \$292,410.00 to Highpoint: Russell Avenue Connection (006030A), \$494,410.00 to Safe Routes to School (006033A), and \$120,600.00 to Transfer to General Fund.
- Additionally, the Resolution recognizes \$120,600.00 in unanticipated revenue for the General Fund from the ARPA Fund transfer, which is revenue replacement, and appropriates \$120,600.00 to Safety and Emergency Services (SES) for Personnel Services expenditures. It also realigns \$120,600.00 from SES General Fund to General Fund Reserves for future contingency needs.



53. [24-2122A](#) Resolution supplementing the Fiscal Year 2025 Budget for unanticipated revenue related to the issuance of debt for the Tampa Bay Rays Major League Baseball Stadium Project in St. Petersburg and realign appropriation from reserves in the Tourist Development Tax Fund for expenditures related to cost of issuance and debt service for the Tourist Development Tax Revenue Bonds.

**Recommendation:** Conduct a public hearing and adopt the attached resolution recognizing and appropriating unanticipated revenue and realigning funds in the Fiscal Year 2025 budget as follows:

- Recognize \$335,000,000.00 in unanticipated revenue in the Tourist Development Tax (TDT) Fund from the issuance of Tourist Development Tax Revenue Bonds, Series 2024, and appropriate for payment of the County's commitment to the project. This, and all budgeted amounts in the amendment, are not to exceed amounts. The County may ultimately spend less in each case.
- Recognize \$35,000,000.00 in unanticipated revenue in the TDT Debt Service Fund from a transfer from the Tourist Development Tax Fund for debt service expenditures and Debt Service Reserves.
- Realign \$35,000,000.00 from the Tourist Development Tax Fund Reserves to Transfer to the TDT Debt Service Fund.
- Realign \$4,700,000.00 from the Tourist Development Tax Fund Reserves to Debt Service Costs.

This item was deferred during the October 29, 2024, meeting of the Board of County Commissioners to the date certain of November 19, 2024. This item was then deferred during the November 19, 2024, meeting of the Board of County Commissioners to the date certain of December 17, 2024. As such, it does not require re-advertisement.

## ADJOURNMENT