

Pinellas County

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



Minutes - Final

Tuesday, January 20, 2026

9:30 A.M.

Hybrid In-Person and Virtual Regular Meeting

Board of County Commissioners

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

ROLL CALL - 9:31 A.M.

Present: 6 - Vice-Chair Chris Latvala, Commissioner René Flowers, Commissioner Brian Scott, Commissioner Vince Nowicki, Commissioner Kathleen Peters, and Commissioner Chris Scherer

Absent: 1 - Chair Dave Eggers

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

INVOCATION by Commissioner Peters**PLEDGE OF ALLEGIANCE led by Commissioner Scott**

Acting Chair Latvala led a moment of silence for the late, former County Administrator Fred E. Marquis.

PRESENTATIONS AND AWARDS

1. Dr. Martin Luther King, Jr. Day Proclamation:
- Pastor Clem Bell, Shiloh Bible Church

Acting Chair Latvala invited Pastor Bell and Commissioner Flowers to join him at the podium. Commissioner Flowers read a proclamation recognizing the legacy of Dr. Martin Luther King, Jr.; whereupon, Pastor Bell provided brief comments.

Deviating from the agenda and upon acting Chair Latvala's call for a motion to address Agenda Item No. 40 at this time, Commissioner Scott made a motion. The motion was seconded by Commissioner Flowers and carried unanimously.

40. Resolution supporting renaming of the Bayside Bridge to "Dillinger McCabe Bayside Bridge" in honor of extraordinary service and contributions of Robert "Bob" Dillinger and Bernard "Bernie" McCabe to the County and State.

Resolution No. 26-1 adopted, supporting the renaming of the Bayside Bridge to the Dillinger McCabe Bayside Bridge.

Acting Chair Latvala provided information regarding the numerous contributions and accomplishments of Messrs. Dillinger and McCabe; whereupon, he read the resolution supporting the renaming of the Bayside Bridge to the Dillinger McCabe Bayside Bridge.

Pinellas County Tax Collector Adam Ross expressed appreciation to the Board for bringing the resolution forward and highlighted the positive working relationship between Messrs. Dillinger and McCabe; whereupon, Commissioner Flowers and acting Chair Latvala also recognized Messrs. Dillinger and McCabe's contributions to the community.

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

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

Absent: 1 - Chair Eggers

CITIZENS TO BE HEARD

2. Citizens To Be Heard - Public Comment.

Martin Leventon, Belleair Beach (submitted documents)
Ken Warrington, Largo
Alex Harris, St. Petersburg
Frank Bankard, Belleair Beach (submitted documents)
Ronald C. Walker, Largo
David Ballard Geddis, Jr., Palm Harbor

PUBLIC HEARINGS

All public hearing items have been properly advertised. Affidavits of Publication have been received and are on file in the Board Records Department.

BOARD OF COUNTY COMMISSIONERS

3. Case No. LDR-25-01 (Second Public Hearing)
An ordinance of Pinellas County, Florida, providing for the amendment of the Pinellas County Land Development Code, Chapter 138, Article II and Chapter 154, Articles I and V amending the platting requirements to come into compliance with Chapter 177 Florida Statutes.

Ordinance No. 26-1 adopted, approving Case No. LDR-25-01 and amending Chapters 138 and 154 of the Pinellas County Land Development Code, as outlined in the Staff Report. The Local Planning Agency recommended approval of the amendment. No correspondence has been received. No citizens appeared to be heard.

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

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

Absent: 1 - Chair Eggers

4. Case No. LDR-25-02 (Second Public Hearing)
An ordinance of Pinellas County, Florida providing for the amendment of the Pinellas County Land Development Code, Chapter 138 - Zoning and Chapter 166 - Environmental and Natural Resource Protection to more effectively regulate the county's tree permitting process, and revise tree replant and landscaping requirements for residential and commercial properties. (Companion to items No. 5 and 6)

Ordinance No. 26-2 adopted, approving Case No. LDR-25-02 and amending Chapters 138 and 166 of the Pinellas County Land Development Code, as outlined in the Staff Report. The Local Planning Agency recommended approval of the amendment. One voicemail and 45 emails in opposition have been received.

Ms. Revie indicated that Agenda Item Nos. 4, 5, and 6 are companion items; whereupon, following the acting Chair's call for public comment, Catherine Harrelson and Tara Hubbard, St. Petersburg, appeared and expressed their concerns.

Commissioner Scherer made a motion to pull Agenda Item No. 5 for discussion; whereupon, Mr. Burton indicated that, during discussion regarding this item at the Board's last work session, there was support for a concept introduced by Commissioner Scherer, which was different from staff's proposal; that Commissioner Scherer has since met with Building and Development Review Services Director Kevin McAndrew to discuss potential options and alternatives; and that it may be helpful for Mr. McAndrew to provide details regarding staff's perspective and a potential modification to staff's proposal.

5. Ordinance of Pinellas County, Florida creating Chapter 58, Article XIX, entitled "Tree Protection," providing for tree protection, permitting, mitigation, and enforcement procedures. (Companion to items No. 4 and 6)

Ordinance No. 26-3 adopted, as amended, creating Chapter 58, Article XIX, entitled "Tree Protection", and establishing provisions as outlined in the Staff Report. One voicemail and 45 emails in opposition have been received by the Clerk. No citizens appeared to be heard.

Referring to a PowerPoint presentation, Building and Development Review Services Director Kevin McAndrew provided details regarding the proposed changes to the Pinellas County Land Development Code (LDC), indicating that the purpose of the changes is to simplify the LDC, introduce flexibilities with regard to tree plantings, and refine landscape requirements for single-family homes and commercial properties. He also related that the most important amendment being proposed pertains to a significant recalibration of tree mitigation and removal; whereupon, Mr. McAndrew provided examples of existing and proposed mitigation and landscaping requirements associated with tree removal.

Mr. McAndrew further discussed proposed Code simplifications pertaining to the County's tree rating system and replanting requirements; whereupon, he noted that staff is also proposing to regulate the number of trees required on larger lots so that there is no circumstance where a property would be required to contain more than 15 trees.

Commissioner Scherer indicated that while he believes the proposed changes will be beneficial for commercial properties, he has concerns related to requirements for residential properties. He discussed his concerns regarding homeowners being required to obtain permission from the government to remove a tree from their property; whereupon, Commissioner Scherer acknowledged the apprehension expressed by several Commissioners with regard to the removal of larger shade trees and related that he worked with staff to develop a compromise, which he provided to the members prior to today's meeting.

Thereupon, Commissioner Scherer made a motion to amend Section 58-813 of the proposed ordinance to add that, for a residential property with an existing single-family detached residence that is actually utilized for single-family purposes, protected trees will be those with a diameter of 24 inches or greater at breast height.

In response to a query by Commissioner Scott, Mr. McAndrew provided brief comments regarding an extensive analysis conducted by staff with regard to similar ordinances adopted by local municipalities and other counties in the region. Responding to comments and a query by Commissioner Peters, Mr. McAndrew clarified that the proposed changes pertain to the regulation of trees on private property; and that the County's Urban Forestry and Landscape Services and Public Works Departments will continue to manage trees within public rights-of-way under a separate ordinance; whereupon, Commissioner Peters seconded Commissioner Scherer's motion.

Responding to queries by Commissioner Flowers, Mr. McAndrew briefly discussed types of trees that have diameters greater than 24 inches and confirmed that banyan trees are considered an invasive species. He also provided details regarding staff's current ability to collect data related to tree removals and noted that 85% of permitted tree removals are associated with a form of improvement; whereupon, Mr. McAndrew suggested that, if the proposed changes are approved, staff be granted the ability to continue tracking tree removals. He related that doing so would enable staff to return to the Board within six to twelve months with an update regarding potential impacts of the proposed changes.

In response to queries by Commissioner Scott, Mr. McAndrew confirmed that the ordinance would not apply to short-term rentals since they are not actively utilized for residential purposes; whereupon, responding to queries by Commissioner Nowicki, Mr. McAndrew, with input from Mr. Burton, indicated that staff is confident that the Code updates will be beneficial.

In response to a query by acting Chair Latvala regarding whether the members are voting on Agenda Item Nos. 4, 5, and 6 together, Attorney White recommended that the Board vote on Agenda Item No. 6 separately. She also requested clarification related to whether Commissioner Scherer's motion pertained to support of only the amendment. Following clarifying comments by Commissioner Scherer, Attorney White recommended that the Board vote on the amendment to Agenda Item No. 5 prior to voting on Agenda Items No. 4 and 5.

Commissioner Peters indicated that she would like to offer a friendly amendment to Commissioner Scherer's motion, which would make the amendment only apply to homesteaded properties. Commissioner Scherer indicated that he would support the friendly amendment; whereupon, he expressed concern regarding the potential for litigation.

Brief discussion ensued wherein Attorney White indicated that the friendly amendment suggested by Commissioner Peters would provide for significantly easier and clearer enforcement; whereupon, Mr. McAndrew confirmed his support for the friendly amendment.

Commissioner Scherer amended his motion to add that the proposed amendment would pertain only to homesteaded properties. In response to a query by Commissioner Flowers, Attorney White suggested that the Board allow the County Attorney’s Office to work with staff regarding the appropriate language for the ordinance amendment; whereupon, Commissioner Peters seconded Commissioner Scherer’s amended motion.

A motion was made by Commissioner Scherer, seconded by Commissioner Peters, that Section 58-813 of the proposed ordinance be amended to add that, for a homesteaded property with an existing single-family detached residence that is actually utilized for single-family purposes, protected trees will be those with a diameter of 24 inches or greater at breast height,. The motion carried by the following vote:

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

Absent: 1 - Chair Eggers

Attorney White indicated that it would be appropriate for the Board to vote on both Agenda Items No. 4 and 5, as amended; and that she would recommend that the Board take a separate vote on Agenda Item No. 6.

A motion was made by Commissioner Flowers, seconded by Commissioner Peters, that Agenda Item Nos. 4 and 5 be approved, as amended. The motion carried by the following vote:

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

Absent: 1 - Chair Eggers

6. Resolution establishing a schedule of fees for the Tree Bank Fund contribution in lieu of planting trees, as provided in Chapter 58, Article XIX and Chapter 138, Article X. (Regular agenda item that is companion to items No. 4 and 5)

Resolution No. 26-2 adopted, establishing rates for Tree Bank contributions in lieu of replanting trees, as outlined in the Staff Report. No correspondence has been received. No citizens appeared to be heard.

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

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

Absent: 1 - Chair Eggers

7. Case No. DES-25-01

A request for designation of the historic resources located on the land parcel associated with 1334 Riverside Avenue in Anclote, unincorporated Pinellas County, as a Landmark on a Landmark Site.

Resolution No. 26-3 adopted, approving Case No. DES-25-01. The Historic Preservation Board recommended approval of the proposed designation, and staff concurred. One email and one letter in support have been received.

Upon acting Chair Latvala's call for the applicant, Daniel Vinson, Tarpon Springs, appeared and provided brief comments regarding the preservation and historical significance of the historic resources located on the subject property; whereupon, Commissioner Scott indicated that the Historic Preservation Board unanimously approved the item.

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

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

Absent: 1 - Chair Eggers

8. Case No. LDR-25-03 (First Public Hearing)

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

First public hearing held. No correspondence has been received. No citizens appeared to be heard.

9. Case No. FLU-25-11 (Galencare, Inc.)

A request for a Future Land Use Map amendment from Residential Low to Employment on approximately 3.49 acres located at 5200 62nd Avenue North in Lealman.

Ordinance No. 26-4 adopted, approving Case No. FLU-25-11. The Local Planning Agency recommended approval of the request, and staff concurred. No correspondence has been received.

Ms. Revie indicated that Agenda Item Nos. 9 and 10 are companion items; whereupon, following acting Chair Latvala's call for the applicant, Kevin Reali, Tampa, appeared and described the location of the subject property and indicated that while its zoning classification and future land use category are aligned for a single-family detached residence, development has not taken place; and that, due to the subject property's proximity to a hospital and a cemetery, single-family detached uses were deemed inappropriate and alternative options have been considered.

Thereupon, Mr. Reali referenced the Countywide Map and noted that parcels surrounding the subject property have similar uses; and that an end user for the subject property has not yet been identified.

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

Aye: 5 - Vice-Chair Latvala, Commissioner Flowers, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

Absent: 2 - Chair Eggers, and Commissioner Scott

Thereupon, Attorney White advised that the members should take a separate motion and vote for companion Agenda Item No. 10.

10. Case No. ZON-25-09 (Galencare, Inc.)

A request for a zoning change from R-A, Residential Agriculture to E-1, Employment-1 on approximately 3.49 acres located at 5200 62nd Avenue North in Lealman. (Quasi-Judicial)

Resolution No. 26-4 adopted, approving Case No. ZON-25-09. The Local Planning Agency recommended approval of the request, and staff concurred. No correspondence has been received.

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

Aye: 5 - Vice-Chair Latvala, Commissioner Flowers, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

Absent: 2 - Chair Eggers, and Commissioner Scott

11. Case No. FLU-25-09 (Green Energy for North America, LLC)

A request for a Future Land Use Map amendment from Residential Urban to Residential Medium on approximately 18.43 acres located at 13400 Pine Street in unincorporated Largo.

Resolution No. 26-5 adopted, denying Case No. FLU-25-09 without prejudice. The Local Planning Agency (LPA) recommended denial of the request, and staff concurred. Two emails and seven voicemails in opposition and one letter of concern have been received.

Referring to a PowerPoint presentation containing photographs and maps, Planning Section Manager Scott Swearngen pointed out the location of the subject property and indicated that while it is currently vacant, the property was previously used as a construction and debris landfill and burrow pit; and that the applicant has expressed a desire to redevelop the property for multi-family housing; whereupon, he provided information regarding the surrounding land use and zoning classifications, the subject property's current zoning category, and the current and proposed land use categories.

Mr. Swearngen indicated that the proposed land use category of Residential Medium would allow up to 276 dwelling units on the subject property, which is double the number of dwelling units allowed to be constructed under the subject property's current land use category of Residential Urban. He also noted that, due to the subject property's zoning classification of Residential Planned Development (RPD), an accompanying Development Master Plan (DMP) is required and would need to be approved by the Board of County Commissioners (BCC) at a public hearing; whereupon, Mr. Swearngen related that a current DMP for the subject property does not exist; and that since a DMP was not submitted as a companion zoning item to this case, it would need to be presented to the BCC at a future date.

Mr. Swearngen provided historical information regarding the subject property, including that a Future Land Use Map (FLUM) amendment changed the land use from Residential Low to Residential Urban in 2004; that the FLUM amendment included a development agreement, which allowed 207 multi-family dwelling units due to an affordable housing density bonus; and that since the units were never built, the development agreement expired. He also noted that, in 2015, the Board of Adjustment and Appeals approved a Type 2 Use and an accompanying concept plan for the subject property, which would allow for the construction of 207 affordable housing units; and that since the units were never built, the Type 2 Use also expired.

Mr. Swearngen indicated that the applicant has expressed the intent to build affordable housing units; and that, under the proposed Residential Medium land use category, the applicant could construct up to 414 dwelling units through an affordable housing density bonus; whereupon, he discussed potential traffic impacts, flood risk, and environmental remediation which may be required due to the property's previous use as a landfill.

Thereupon, Mr. Swearngen summarized staff's recommendation and related that staff has compatibility concerns with much of the surrounding community; that past approvals for multi-family uses on the subject property included additional assurances, such as binding concept plans and affordability parameters; that this proposal would allow 69 more units than previous requests, but without accompanying assurances or an affordable housing density bonus; and that both staff and the LPA recommend denial.

In response to queries by Commissioners Scherer and Scott, Mr. Swearngen provided information regarding building height restrictions, staff's concerns pertaining to the densities and land uses of the parcels surrounding the subject property, and potential traffic impacts; whereupon, Mr. Burton discussed the possibility for developers to seek Live Local Act eligibility.

Responding to queries by Commissioners Flowers and Nowicki, Mr. Swearngen provided clarifying details regarding the traffic analysis performed and the value of a Development Master Plan and other assurances in cases where staff is considering whether to recommend an increase in land use intensity.

Upon acting Chair Latvala's call for the applicant, Lauren Rubenstein, Clearwater, appeared and indicated that she is present on behalf of the applicant, Belleair Development Group. Referring to a PowerPoint presentation, she pointed out the location of the subject property and provided background information related to the previously approved 207-unit affordable housing complex which was never constructed on the subject property.

Ms. Rubenstein summarized the request before the Board and noted that the applicant hosted a neighborhood meeting on January 6 to address concerns regarding the proposal's compatibility, expected traffic, and density; whereupon, she indicated that geotechnical work being completed on the property has prevented the applicant from being able to submit a Development Master Plan.

Ms. Rubenstein indicated that the proposed Residential Medium land use category will increase density, as appropriate for multi-family affordable housing projects; whereupon, she described the benefits of the subject property's location and related that the property is not within the Coastal High Hazard Area or Coastal Storm Area; and that it is located in an area in the western portion of Pinellas County, which has limited redevelopment opportunities. Ms. Rubenstein also noted that support for this project was received from the Pinellas County Housing Authority.

Thereupon, Ms. Rubenstein provided additional details regarding the neighborhood meeting held on January 6 and the geotechnical work being completed on the subject property. She also related that while the County Attorney's Office confirmed that the subject property's RPD zoning would qualify for a Live Local Act project, the proposed Residential Medium land use designation would be more appropriate in the context of the surrounding land uses and would provide housing in an area of need.

Thereupon, Carlos Yepes, Pinellas Park, appeared, indicated that he is with Belleair Development Group, and described due diligence activities being completed to address construction debris on the subject property; whereupon, he related that, following two more months of geotechnical work, it will be possible to create a Development Master Plan.

In response to comments and a query by Commissioner Flowers, Mr. Swearngen indicated that the previous two previous attempts to construct affordable housing on the subject property had an accompanying Development Master Plan. He also related that the proposed change in land use would result in double the number of dwelling units which currently exist at Heritage Oaks, an affordable housing complex near the subject property.

Responding to a query by Commissioner Peters, Mr. Swearngen noted that, under the Live Local Act, the applicant would be able to develop more than 414 units, which is the maximum allowable number of units under the proposed Residential Medium land use category; whereupon, Commissioner Peters expressed support for working with the applicant through a Development Master Plan rather than the potential for no involvement by the County if the applicant proceeds with development under the Live Local Act. Commissioner Scherer concurred with Commissioner Peters and expressed concern regarding the possible delay of the construction of needed housing in that area.

Lengthy discussion ensued wherein Messrs. Burton and Swearngen responded to comments and queries from the members and provided information regarding various topics, including staff's reasoning for recommending denial and considerations associated with the applicant's ability to pursue affordable housing development under the Live Local Act.

Thereupon, Attorney White provided details regarding the BCC's level of involvement, depending on if the members approve the FLUM request or if the applicant moves forward through the Live Local Act; whereupon, she noted that the applicant may proceed under the Live Local Act, regardless of the BCC's decision; and that, if the Board denies the land use change and the applicant chooses to pursue development under the Live Local Act, staff would still work with the applicant regarding a site plan, which would include review of considerations such as potential traffic impacts, parking standards, and buffering.

In response to a query by Commissioner Scott, Attorney White indicated that, should the BCC deny the applicant's request, they may return within six months; and that, alternatively, the members may continue the case to a date certain; whereupon, following brief discussion and upon acting Chair Latvala's call for public comment, the following individuals appeared and expressed their concerns:

Joe Gariboldi, Largo
Suzy Orr, Largo
Marva Perry, Largo
Charles Longley, Largo
Clara Murzynski, Largo

In rebuttal, Ms. Rubenstein addressed concerns expressed by the speakers and briefly discussed the neighborhood meeting and site remediation efforts required for the proposed development; whereupon, she related that approval of the land use change would provide the developer with assurances regarding density on the subject property and guidance related to the number of allowable units that can be constructed. In response to a query by Commissioner Scherer, Ms. Rubenstein confirmed that the applicant's contract for the purchase of the subject property contains certain time constraints.

A motion was made by Commissioner Scott, seconded by Commissioner Nowicki, that the item be denied without prejudice. The motion carried by the following vote:

Aye: 4 - Vice-Chair Latvala, Commissioner Flowers, Commissioner Scott, and Commissioner Nowicki

Nay: 2 - Commissioner Peters, and Commissioner Scherer

Absent: 1 - Chair Eggers

12. Petition of Pinellas County Land Assembly Trust-Lealman Housing Finance Authority, to vacate those three-foot public utility easements located within Lots 1 through 5 and Lots 11 through 16, (4000 58th Avenue North) Magnolia Park Subdivision, Plat Book 19, Page 16, Lying in Section 34-30-16, Pinellas County, Florida. (Quasi-Judicial)

Resolution No. 26-6 adopted, granting the petition to vacate the utility easements located on the property at 4000 58th Avenue North, Lealman, Florida. No correspondence has been received. No citizens appeared to be heard.

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

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

Absent: 1 - Chair Eggers

13. Resolution adopting an increased Solid Waste tipping fee for Fiscal Year 2026.

Resolution No. 26-7 adopted, increasing the Solid Waste tipping fee to \$58.86 per ton, effective October 1, 2025. No correspondence has been received. No citizens appeared to be heard.

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

Aye: 5 - Vice-Chair Latvala, Commissioner Flowers, Commissioner Scott, Commissioner Peters, and Commissioner Scherer

Nay: 1 - Commissioner Nowicki

Absent: 1 - Chair Eggers

14. Ordinance amending Section 118-32 of the Pinellas County Code relating to the Tourist Development Plan.

Ordinance No. 26-5 adopted, amending Section 118-32 of the Pinellas County Code relating to the Tourist Development Plan, as outlined in the Staff Report. No correspondence has been received. No citizens appeared to be heard.

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

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

Absent: 1 - Chair Eggers

Meeting Recessed: 12:41 P.M.

Meeting Reconvened: 1:12 P.M.

CONSENT AGENDA - Items 15 through 36

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

Aye: 4- Vice-Chair Latvala, Commissioner Flowers, Commissioner Nowicki, and Commissioner Scott

Absent: 3 - Chair Eggers, Commissioner Peters, and Commissioner Scherer

CLERK OF THE CIRCUIT COURT AND COMPTROLLER

15. Minutes of the regular meeting held November 18, 2025.

The item was approved as part of the Consent Agenda.

16. Vouchers and bills paid from November 16 through December 20, 2025.

Period - November 16 through November 22, 2025

Accounts Payable - \$45,334,956.59

Payroll - \$4,676,783.78

Period - November 23 through November 29, 2025

Accounts Payable - \$64,703,715.42

Payroll - None

Period - November 30 through December 6, 2025

Accounts Payable - \$33,563,459.20

Payroll - \$5,068,728.24

Period - December 7 through December 13, 2025

Accounts Payable - \$31,308,829.53

Payroll - None

Period - December 14 through December 20, 2025

Accounts Payable - \$24,955,611.44

Payroll - \$4,992,350.64

The item was approved as part of the Consent Agenda.

Reports received for filing:

17. Annual Investment Report for the period ended September 30, 2025.

The item was approved as part of the Consent Agenda.

18. Division of Inspector General, Clerk of the Circuit Court and Comptroller, Report No. 2025-25 dated November 25, 2025 - Inspector General's Observation of the Construction and Property Management Facility Operations - Detention 2025 Annual Physical Inventory of Fixed Assets.

The item was approved as part of the Consent Agenda.

19. Division of Inspector General, Clerk of the Circuit Court and Comptroller, Report No. 2025-26 dated December 3, 2025 - Audit of Accounts Receivable Write-Offs for Fiscal Year 2024 and Inspection of the Accounts Receivable Write-Off Approval Memo for Fiscal Year 2023.

The item was approved as part of the Consent Agenda.

Miscellaneous items received for filing:

20. Forward Pinellas Notice of Public Hearing for proposed amendments to the Countywide Plan Map, to be held on January 14, 2026.

The item was approved as part of the Consent Agenda.

21. City of Clearwater Ordinance No. 9842-25 and No. 9845-25 adopted November 6, 2025, annexing certain properties.

The item was approved as part of the Consent Agenda.

22. City of Safety Harbor Ordinance No. 2025-07 adopted December 1, 2025, annexing certain property.

The item was approved as part of the Consent Agenda.

23. City of Safety Harbor Ordinance No. 2025-08 adopted December 1, 2025, annexing certain property.

The item was approved as part of the Consent Agenda.

24. City of Safety Harbor Ordinance No. 2025-11 adopted December 1, 2025, annexing certain property.

The item was approved as part of the Consent Agenda.

25. Florida Public Service Commission Consummating Order regarding Petition for approval of 2026 subsequent year adjustment, by Tampa Electric Company, issued December 16, 2025.
The item was approved as part of the Consent Agenda.

COUNTY ADMINISTRATOR DEPARTMENTS

County Administrator

26. Receipt and file report of non-procurement items delegated to the County Administrator for the period ending December 31, 2025.
The item was approved as part of the Consent Agenda.

Fleet and Asset Management

27. Declare surplus and authorize the sale of County-owned equipment and vehicles.
The item was approved as part of the Consent Agenda.

Management and Budget

28. Award of bid to SecurTec of Florida, LLC d/b/a SecurTec for security guard services at various County locations as needed or required.

Bid No. 25-0530-ITB awarded to SecurTec of Florida, LLC d/b/a SecurTec in the total not-to-exceed amount of \$7,600,027.50 for a term of 60 months on the basis of being the lowest responsive, responsible bidder. Term commences March 1, 2026.

Later in the meeting, and upon the acting Chair's call for public comment, Joshua Veltri, West Palm Beach, appeared and expressed his support.

The item was approved as part of the Consent Agenda.

Parks and Conservation Resources

29. Ranking of firms and agreements with six firms for the requirements of the Parks & Conservation Resources Professional Engineering Services 2025-2030.

(Contract No. 25-0734-RFQ-CCNAC) Ranking of firms and agreements approved in the amount of \$2,000,000.00 per vendor for a five-year total not to exceed \$12,000,000.00. Contracts to be used on an as-needed basis with no obligation to spend the full amount of the contracts or to spend in any given year.

The item was approved as part of the Consent Agenda.

Public Works

- 30.** Ranking of firms and agreements with four firms for the requirements of the Coastal Management - Continuing Professional Engineering Services.
- (Contract No. 25-0762-RFQ-CCNAC) Ranking of firms and agreements approved in the amount of \$750,000.00 per firm for a five-year total not to exceed \$3,000,000.00.
- The item was approved as part of the Consent Agenda.**
- 31.** Ranking of firms and agreements with the four highest ranked firms to provide contingency disaster debris collection and removal services on behalf of the Public Works Department and municipal partners.
- (Contract No. 25-0644-RFP) Ranking of firms and agreements approved in the not-to-exceed contract value of \$607,234,353.90 for the duration of the 60-month contract. Agreement to be used on an as-needed basis with no obligation to spend the full amount of the contract or to spend in any given year.
- The item was approved as part of the Consent Agenda.**

Utilities

- 32.** 2026 grant application for the National Fish & Wildlife Foundation Fund Longleaf Landscape Stewardship Fund
- Grant application approved for a request of \$800,000.00 in National Fish and Wildlife Foundation funds, with a match of \$400,000.00 for a total project cost of \$1,200,000.00. Authority delegated to the Pinellas County Utilities Director to submit the grant application.
- The item was approved as part of the Consent Agenda.**
- 33.** Award of bid to Applied Drilling Engineering, Inc. for Chesnut Park managed aquifer recharge well drilling and completion of subsurface testing
- Contract No. 26-0046-ITB-C awarded to Applied Drilling Engineering, Inc. in the total not-to-exceed amount of \$3,265,600.00 for a duration of 540 consecutive calendar days on the basis of being the lowest responsive, responsible bidder.
- The item was approved as part of the Consent Agenda.**
- 34.** Joint Project Agreement with the City of Belleair Bluffs for construction and relocation of County potable water distribution mains, in conjunction with proposed City of Belleair Bluffs roadway and drainage improvements along East Overbrook Street from South of Duncan Drive to North Overbrook Avenue, Duncan Drive from East Overbrook Street to West Overbrook Street, and North Overbrook Avenue from East Overbrook Street to 20th Street Northwest.
- Agreement approved, as outlined in the Staff Report. Estimated cost to the County for project utility work is \$1,500,000.00.
- The item was approved as part of the Consent Agenda.**

- 35. Ranking of firms and agreements with fourteen firms for the requirements of Utilities Professional Engineering Services 2026-2031.

(Contract No. 25-0545-RFQ-CCNAC) Ranking of firms and agreements approved in the amount of \$3,000,000.00 per vendor for a five-year total not-to-exceed contract amount of \$42,000,000.00. Agreement to be used on an as-needed basis with no obligation to spend the full amount of the contract or to spend in any given year.

The item was approved as part of the Consent Agenda.

COUNTY ATTORNEY

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

The item was approved as part of the Consent Agenda.

REGULAR AGENDA

ITEMS FOR DISCUSSION FROM THE CONSENT AGENDA - None

COUNTY ADMINISTRATOR DEPARTMENTS

Airport

- 37. Public Transportation Grant Agreement with the Florida Department of Transportation for design and construction associated with the New Parking Garage at the St. Pete-Clearwater International Airport.

Agreement approved in the amount of \$3,750,337.00, with a County match of \$3,750,337.00, and an expiration date of June 30, 2029.

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

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

Absent: 1 - Chair Eggers

Building and Development Review Services

- 38.** Reappointment of Special Magistrate candidates pursuant to Pinellas County Code, Chapter 2, Article VIII.

Resolution No. 26-8 adopted, reappointing all currently serving enforcing department Special Magistrates for a term of three years and authorizing the County Administrator, or his delegee, to execute contract renewals.

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

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

Absent: 1 - Chair Eggers

Convention and Visitors Bureau

- 39.** Revisions to the Capital Projects Funding Program Guidelines from the Tourist Development Council for Fiscal Year 2026.

Revisions approved, as outlined in the Staff Report.

Mr. Burton provided brief clarifying information regarding an error in a document attached to this item and indicated that the details listed in the Staff Report are correct.

Responding to a query by Commissioner Nowicki, Visit St. Pete-Clearwater President and CEO Brian Lowack indicated that while geographic distribution is being retained as a rating criteria within the revised Capital Projects Funding Program Guidelines, the associated defined point system is being struck; and that no applicant will be penalized due to their location.

In response to queries by Commissioner Flowers, Mr. Lowack indicated that, within the revised program guidelines, language was removed which directed applicants to request a waiver from the program if they did not meet funding criteria or were requesting over \$10 million in funding; whereupon, Commissioner Flowers related that she cannot support the item due to concerns related to the ways in which this will impact smaller entities that fail to meet the room night requirement.

Responding to additional queries by Commissioner Nowicki, Mr. Lowack, with input from Mr. Burton, provided clarifying details regarding the revised guidelines and related that funding requests from the Tampa Bay Rays, Toronto Blue Jays, and Philadelphia Phillies are brought directly to the Board of County Commissioners; and that large projects associated with these entities will not be impacted by the proposed changes; whereupon, in response to comments and queries by Commissioner Peters, Messrs. Lowack and Burton briefly

discussed the addition of beach park facilities as an eligible use of Capital Projects Funding.

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

Aye: 5 - Vice-Chair Latvala, Commissioner Scott, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

Nay: 1 - Commissioner Flowers

Absent: 1 - Chair Eggers

County Administrator

- 41. Resolution adopting Municipal Services Taxing Unit Special Project Funding Program guidelines.

Resolution No. 26-9 adopted, establishing the Municipal Services Taxing Unit Special Project Funding Program guidelines, as outlined in the Staff Report.

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

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

Absent: 1 - Chair Eggers

- 42. Municipal Services Taxing Unit special project funding for Whispering Souls African American Cemetery, Inc. to support the establishment of irrigation infrastructure and the acquisition of a storage shed.

Funding request approved in the amount of \$6,625.00. Authority delegated to the County Administrator to approve and execute the Whispering Souls African American Cemetery, Inc. Fiscal Year 2026 Municipal Services Taxing Unit Funding Agreement.

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

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

Absent: 1 - Chair Eggers

Housing & Community Development

- 43. Acceptance of the City of Dunedin's Downtown Community Redevelopment Area Mid-Term Review Report into the record.

Report accepted into the record, as outlined in the Staff Report.

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

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

Absent: 1 - Chair Eggers

- 44. Affordable Housing Program project funding recommendation for Sixty90 Apartments.

Recommendation approved for funding in the amount of \$6,710,000.00 for a new construction workforce housing project of 204 multi-family apartment units located at 6090 Central Avenue in St. Petersburg. Total estimated development cost is \$67,217,450.00. County Administrator authorized to negotiate and approve terms, conditions, and final funding amount not to exceed the amount approved by the Board of County Commissioners. Staff will complete additional due diligence activities, as outlined in the Staff Report.

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

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

Absent: 1 - Chair Eggers

Human Services

- 45. Second Amendment with Boley Centers, Inc. for permanent supportive housing operations.

Amendment approved, providing additional one-time funding in the amount of \$907,510.00, increasing the not-to-exceed amount for the agreement to \$1,610,872.45, as outlined in the Staff Report.

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

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

Absent: 1 - Chair Eggers

Parks and Conservation Resources

- 46. Second Amendment to the agreement with Playmore West, Inc. d/b/a Playmore Recreational Products and Services for playground removal and installation.

(Contract No. 22-0308-P) Amendment approved, increasing the agreement amount by \$3,575,000.00 for a new revised total not-to-exceed expenditure of \$8,175,000.00. Agreement is effective through December 31, 2026.

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

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

Absent: 1 - Chair Eggers

Public Works

- 47. Agreement with Big Brothers Big Sisters of Tampa Bay, Inc., Boys & Girls Clubs of Tampa Bay dba Boys & Girls Clubs of Greater Tampa Bay, Special Olympics Florida, Inc., and Metropolitan Systems, Inc. to install and maintain public seating services within the State and County right-of-way.

Agreement approved for the installation and maintenance of public seating services within the State and County right-of-way. All prior agreements between the County, Clubs, and Service Provider, related to the placement of benches, are terminated by this agreement. Agreement term is for ten years upon execution.

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

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

Absent: 1 - Chair Eggers

AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

Emergency Medical Services Authority

48. Amendment to the Advanced Life Support First Responder Agreement with three municipalities.

Sitting as the Pinellas County Emergency Medical Services Authority, the Board approved the amendment to the Advanced Life Support First Responder Agreement with three municipalities, as outlined in the Staff Report. The current agreements will expire on September 30, 2029.

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

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

Absent: 1 - Chair Eggers

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

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

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

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

Absent: 1 - Chair Eggers

50. Resolution to improve the Emergency Medical Services Water Rescue grant program.

Sitting as the Emergency Medical Services (EMS) Authority, the Board approved Resolution No. 26-10 to continue maintaining and improving the EMS Water Rescue grant program.

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

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

Absent: 1 - Chair Eggers

COUNTY ATTORNEY

51. Proposed initiation of litigation in the case of Pinellas County v. Benjamin D Floyd II - action for foreclosure of Special Magistrate lien.

Initiation of litigation approved.

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

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

Absent: 1 - Chair Eggers

52. Proposed initiation of litigation in the case of Pinellas County v. Marie and Wasil Swiridenko - action for foreclosure of Special Magistrate lien.

Initiation of litigation approved.

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

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

Absent: 1 - Chair Eggers

53. Proposed settlement in the case of Pinellas County v. Moss & Associates, LLC; Circuit Civil Case No. 23-000955-CI.

Settlement approved in accordance with the confidential memorandum dated November 18, 2025.

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

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

Absent: 1 - Chair Eggers

54. County Attorney Reports

Attorney Crowell indicated that there is another proposed settlement which Managing County Attorney Christy Pemberton previously discussed with the members; and that the CAO is seeking action as referenced in the confidential memorandum.

A motion was made by Commissioner Flowers, seconded by Commissioner Scott, that the settlement be approved, in accordance with the confidential memorandum. The motion carried by the following vote:

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

Absent: 1 - Chair Eggers

COUNTY ADMINISTRATOR**55. County Administrator Reports**Tampa Bay Days in Tallahassee on January 28

Mr. Burton indicated that several Commissioners and staff members will be attending Tampa Bay Days in Tallahassee on January 28.

Upcoming Strategic Planning Session

Mr. Burton noted that the Board's upcoming Strategic Planning Session will take place on February 5 in the Magnolia Room.

Employee Forums

Mr. Burton indicated that employee forums will be taking place throughout the next four weeks, which will allow for discussions regarding the Board's priorities and employee concerns.

Start of Budget Season

Mr. Burton reported that a budget kickoff meeting was held with senior staff on January 14; and that topics of discussion included the budget forecast and Board priorities.

Meeting with United States Army Corps of Engineers

Mr. Burton provided information regarding a recent visit from the United States Army Corps of Engineers and noted that staff is hopeful that a permanent solution can soon be implemented; whereupon, Commissioner Scott provided additional details regarding the meeting and next steps, noting that a follow-up meeting is scheduled for February 10.

COUNTY COMMISSION

- 56.** Appointment to the Emergency Medical Services Advisory Council (Board of County Commissioners as a whole).

Sitting as the Emergency Medical Services Authority, the Board approved the appointment of Captain Jason Schmittendorf as the Pinellas County Sheriff representative for a two-year term starting January 2026 and ending December 2027.

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

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

Absent: 1 - Chair Eggers

- 57.** Appointments to the Pinellas Opportunity Council, Inc. (Board of County Commissioners as a whole).

Kyle Martin and Carolyn Michael appointed to continue serving five-year terms which began on April 21, 2025, and July 16, 2024, respectively.

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

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

Absent: 1 - Chair Eggers

- 58.** County Commission New Business:

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

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

Commissioner Scott

- Forward Pinellas
- Tourist Development Council
- Conversation with Representative Linda Chaney regarding a potential trade agreement between the County and the Florida Department of Transportation for maintenance of the Dunedin Causeway
- Delivery of the first recovery check from the People First Hurricane Recovery Programs
- Lealman Fire District push-in ceremony for the new Engine 19
- Press conference by Governor Ron DeSantis regarding government transparency and congressional stock trading

- Speaking engagement with the Leadership Pinellas Class of 2026
- Visit St. Pete-Clearwater's Annual Partner Summit
- Martin Luther King Jr. Day Commemorative Breakfast in Tarpon Springs
- Upcoming Strategic Planning Session

Commissioner Nowicki

- Tour of Sawgrass Lake Park
- NAACP Martin Luther King Jr. Day Breakfast
- Meeting with staff from the Office of Human Rights
- Pinellas County Licensing Board
- Pinellas Suncoast Transit Authority (PSTA)
- Meeting with Communications Director David Connor
- Upcoming Strategic Planning Session

Commissioner Peters

- Appreciation to Parks and Conservation Resources Director Paul Cozzie
- Forward Pinellas

Commissioner Scherer

- Press conference by Governor Ron DeSantis regarding government transparency and congressional stock trading
- Meeting with the Wentworth Homeowners Association
- PSTA
- Early Learning Coalition of Pinellas
- Forward Pinellas
- Meeting with Justice Programs Analyst Yashira Gonzalez and Health and Human Services Director Tim Burns
- Conversation with incoming Palm Harbor Community Services Agency Chair John Holbach
- Tour of Pinellas Safe Harbor
- Celebration for outgoing University of South Florida President Rhea Law
- Upcoming Strategic Planning Session

Commissioner Flowers

- HORUS Academy's scholarship fair at Eckerd College
- Recognition of HCA Florida Northside Hospital for 50 years of service
- Regional Resiliency Coalition Steering Committee Annual Workshop
- Ribbon-cutting ceremony for Skyway Lofts II
- Evara Health's Men's Health Summit
- Speaking engagement at the Largo women's club

- St. Petersburg Martin Luther King Jr. Day Parade
- 40th Anniversary of the National Council of Negro Women - St. Petersburg Metropolitan Section
- Upcoming visit to Tallahassee

Commissioner Latvala

- Upcoming Tourist Development Council meeting
- Tour of the St. Pete-Clearwater International Airport with the Youth Advisory Committee
- NAACP Martin Luther King Jr. Day Breakfast
- Press conference by Governor Ron DeSantis regarding government transparency and congressional stock trading
- Pinellas County Animal Services' canine/Commissioner photo shoot
- Sale of Palm Pavilion restaurant in Clearwater Beach

ADJOURNMENT - 2:03 P.M.

Chair

ATTEST: KEN BURKE, CLERK

By _____
Deputy Clerk