

Pinellas County

*315 Court Street
Clearwater, Florida 33756*



Minutes - Final

Thursday, September 19, 2019

9:30 A.M.

**Work Session/Agenda Briefing
Clerk's Conference Room, 4th Floor**

Board of County Commissioners - Work Session

*Karen Williams Seel, Chair
Pat Gerard, Vice-Chair
Dave Eggers
Charlie Justice
Janet C. Long
Kathleen Peters
Kenneth T. Welch*

ROLL CALL - 9:33 A.M.

Present: Karen Williams Seel, Chair; Pat Gerard, Vice-Chair; Dave Eggers; and Charlie Justice

Absent: Janet C. Long, Kathleen Peters, and Kenneth T. Welch

Others Present: Barry A. Burton, County Administrator; Jewel White, County Attorney; and Jenny Masinovsky, Board Reporter, Deputy Clerk

1. House Bill 7103 - Private Provider for Inspections and Turn Around Review Time

Director of Development Review Services and Code Enforcement Blake Lyon related that the bill went into effect on July 1, and referring to a PowerPoint presentation titled *House Bill 7103*, provided information regarding the new requirements and potential challenges pertaining to the major components of the bill, listed below, and discussion followed:

- Inclusionary housing ordinance offset requirements
- Requirements and timelines for processing development orders/permit applications
- Impact fees
- Alternative plan review and inspections: private provider regulations and building permit timelines

Mr. Lyon expressed concern that based on the new private provider regulations, the County is considerably limited in auditing the providers, and there may be a lack of needed checks and balances. He noted that while residents may choose their services for speed and convenience, staff has observed many jobs that were not done to Building Code standards.

Responding to queries by the members, Messrs. Lyon, Stowers, and Burton explained that unless there is an immediate threat to life safety, the County cannot re-inspect the property inspected by a private provider; that the regulations are applicable to building codes only; that staff plans to create consumer protection materials; and that if someone desires to utilize private providers, they should do so for both plan review and inspections, as a County inspection after a private provider plan review is problematic for staff. Mr. Lyon indicated that House Bill 7103 was unexpected, has a “shotgun” approach, and includes various topics; whereupon, he confirmed that statutory requirements regarding high rise condominium sprinkler systems have been pushed out to 2024, and Chair Seel requested that additional clarity with regard to the new legislation be obtained.

2. Housing Update

Mr. Burton introduced the item, noting the County’s commitment to affordable housing reflected in the Penny IV planning and programs funded over the last several years. Community Development Manager Bruce Bussey introduced Evan Johnson, Business Development Manager, Planning Department, and referring to a PowerPoint presentation

titled *Countywide Housing Strategy/Connecting our Community to Housing*, they discussed the following topics and responded to queries by the members:

- Need for Housing: *Current Market Conditions and Trends*
- Current Programs and Strategies: *Improving Access through Public/Private Partnerships*
- Countywide Housing Strategy: *Multi-Faceted and Market-Focused*

Discussion ensued regarding funding sources for housing programs, including allowable uses of the Land Assembly Fund and Penny IV money; mobile home park replacement options; utilization of public land to support new development; importance of working with partners in fulfilling the affordable housing need; value of mixed-income housing; policy changes; and project monitoring, and Messrs. Burton, Lyon, and Stowers, as well as Attorney White, provided input.

Meeting recessed: 11:37 A.M.

Meeting reconvened: 11:47 A.M.

3. Agenda Briefing

Chair Seel noted correspondence received by the members concerning the new feral cat policy and requested that a report on the matter be provided at the September 24, 2019 Commission meeting, and Mr. Burton indicated that it will be included under the *County Administrator Reports* item.

Chair Seel referred to an email pertaining to University of South Florida St. Petersburg, previously sent to the members, indicating that she plans to discuss it at the meeting; whereupon, in response to her query, Commissioner Gerard remarked that she will propose a resolution in support of the Equal Rights Amendment, and Chair Seel requested that it be provided to the members.

Mr. Burton and Attorney White reviewed the agenda items to be addressed at the September 24 Commission meeting. Discussion ensued regarding the following items, and staff responded to queries by the members and provided input.

Items Nos. 14-15 Annexations

Item No. 17 Agreement for north county satellite site drainage work

Item No. 19 Ranking of firms and agreement pertaining to a Denitrification Filter Rehabilitation project at the South Cross Bayou Water Reclamation Facility

Item No. 23 Class Action settlement concerning liquid aluminum sulfate

Items Nos. 24-27 Various projects and services for the St. Pete-Clearwater International Airport

Item No. 29 Grant award for assisted outpatient treatment services

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| Item No. 34 | Lease Agreement for the Juvenile Assessment Center building |
| Item No. 37 | Advanced Life Support First Responder Agreement |
| Item No. 48 | Youth Advisory Committee appointments |

Thereupon, Mr. Burton provided an update regarding candidates for the position of President and CEO of Visit St. Pete/Clearwater and a replacement for retiring Assistant County Administrator Jacob Stowers.

ADJOURNMENT - 12:22 P.M.