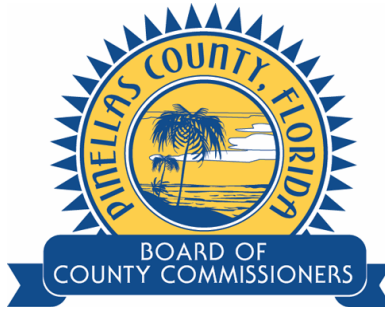


Pinellas County



Minutes - Final

Thursday, March 5, 2020

9:30 A.M.

Work Session/Agenda Briefing

BCC Assembly Room

Board of County Commissioners - Work Session

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

ROLL CALL - 9:32 A.M.

Members Present: Pat Gerard, Chair; Dave Eggers, Vice-Chair; Charlie Justice, Janet C. Long, Kathleen Peters, Karen Williams Seel, and Kenneth T. Welch (left early)

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

1. Grand Canal/Shell Key

Public Works Director Kelli Hammer Levy related that a dual inlet management study was completed in 2018 concerning Pass-a-Grille Inlet, Bunces Pass, and erosion at the north end of Mullet Key, resulting in a recommendation to look at the Shell Key area in more detail; and that beginning in December 2018, staff has worked with APTIM Coastal Planning and Engineering, Inc. to complete the project; whereupon, she introduced APTIM staff members in attendance.

APTIM Principal Engineer Thomas Pierro referred to a PowerPoint presentation titled *Shell Key North Pass and Grand Canal Feasibility Study*, and provided information regarding the following topics:

- Project area and study objectives
- Coastal setting and processes
- Regulatory overview and agency input regarding future projects
- Preliminary research and findings of sand accumulation
- Feasibility level engineering alternatives
- Numerical modeling summary and results
- Evaluation of three combined alternative options and cost considerations
- Next steps following completion of the study

Mr. Pierro indicated that engaging residents in public meetings to gain feedback and insight was critical during process development and while conducting the study; that the community's biggest concern is that, in conjunction with the growing layers of sand and the relatively low water flow, there is potential for Grand Canal to close over time; and that any mitigating plan should be in the public's interest, considerate of privately owned lands; consistent with the Shell Key Preserve Management Plan, and designed to minimize environmental impacts.

Mr. Pierro related that upon completion of the study, there will be further discussion on the implementation of a physical monitoring program for tracking sediment migration, advanced maintenance options, and other concerns. In response to comments and queries by the members and with input by Ms. Levy and Mr. Burton, Mr. Pierro addressed concerns regarding the following topics and other matters:

- Impact of beach renourishment on sand accumulation
- Repercussions of sediment migration
- Statistical confidence level and variables
- Permitting, dredging, and maintenance of the Grand Canal
- Estimated number of property owners involved in non-ad valorem assessments
- Seagrass preservation
- Quiet title action lawsuits
- Ongoing discussion with the Army Corps of Engineers and the community
- Funding options

Upon call by the Chair for public comment, the following individuals expressed their opinions:

Sharon Calvert, Tierra Verde
Robert Tullman, St. Petersburg
Nicole Weis, Tierra Verde
Tammy Lee Parker, Tierra Verde

In response to Ms. Parker's comments, Commissioner Peters advised her to inquire with the condominium association regarding if a quiet title has been obtained and avoid any issues with sand ownership.

2. Affordable Housing and Economic Development Penny IV Application

Planning Division Manager Bruce Bussey referred to a PowerPoint presentation titled *Penny IV Affordable Housing and Economic Development*, provided background information, and discussed the proposed administrative and implementation process, scoring and evaluation criteria, and the next steps regarding the Penny IV Affordable Housing Program. He noted that Penny IV allocates 8.3 percent for the program, which is split evenly between affordable housing and economic development; and that the County will continue to work in partnership with the Housing Finance Authority (HFA) to utilize the funds efficiently.

Mr. Bussey indicated that the goal of the program is to increase the number of affordable housing units through various development types; that the five scoring categories used during the evaluation process are geographic location, development scale and type, household income level, and cost readiness; that land acquisition in partnership with the HFA allows for the County to preserve the affordability of housing units in perpetuity; and that with the Board's approval, the receipt of applications will begin in April, and Mr. Burton provided input.

In response to comments and queries by the members, Mr. Bussey and Mr. Burton discussed the following topics:

- Eligible use of funds for capital projects
- Feedback and support to developers
- Compliance with guidelines and continued monitoring
- Mixed-use housing developments
- Economic development as it relates to affordable housing
- Outward marketing County-owned land for affordable housing
- Application deadlines and cycles
- The Housing Summit
- Incentives and disincentives for developers
- Payment of funding to developers

Referring to a letter received from Faith and Action for Strength Together (FAST) addressed to the Commission, Mr. Burton related that staff will seek approval of the internal review process at a future BCC meeting; that there is a potential to modify the process depending on its success rate; that the intent is to use half of the affordable housing Penny IV funds for individuals whose household income is 80 percent or less of the area median income; and that the County will continue to work with FAST and other interested parties to advance affordable housing initiatives.

Upon call by the Chair for public comment, the following citizens expressed their concerns:

Pat Fling, St. Petersburg
Todd Pressman, St. Petersburg

Economic Development Director Mike Meidel referred to the PowerPoint presentation, provided background information, and discussed the proposed administrative and implementation process, evaluation criteria, and next steps regarding the Penny IV program. He indicated that the goal of the program, re-branded as the Employment Sites Program, is to help fund capital projects in support of real estate development or redevelopment that proposes opportunities for target industry employers to bring new money and increased wages into the local economy; and that the eligible projects would include new construction, expansion, conversion or rehabilitation, site readiness, and public infrastructure.

Mr. Meidel related that staff will conduct marketing and outreach to developers and focus investing efforts towards vertical construction; and that return on investment is a big factor when evaluating projects. In response to queries and concerns by the members, he discussed desired project locations and impacts within development areas, compliance and monitoring as it relates to target industries, and the impact of opportunity zones on economic development, and Mr. Burton provided input regarding County assistance in capital projects.

Meeting Recessed: 11:52 A.M.

Meeting Reconvened: 12:32 P.M.

3. CRA Process Review

Strategic Initiatives Manager Evan Johnson referred to a PowerPoint presentation titled *CRA Policy Discussion* and provided background information on CRAs and related policies, driving forces that inform staff recommendations, and proposed changes to the current policy. He elaborated on the main focus areas for recommendations and indicated that five of the current CRAs will sunset or have a midpoint review within the next six years; that interim recommendations have been proposed to communities in the process of updating or creating a CRA; and that staff recommends applying the proposed changes, utilizing outside assistance to begin a review of current criteria, and providing updates to the BCC after changes are implemented.

Responding to comments and queries by the members, Mr. Johnson, with input from Mr. Burton and Attorney White, discussed the following topics:

- Projected County Tax Incremental Funding (TIF) payments
- Mid-point review
- Imbalance of and adjustment to TIF contributions
- TIF contributions for new CRAs and impacts on imbalance over time
- TIF guidance within each designation
- Regular update of plan projects every five years
- Time extensions
- State legislation changes regarding CRAs

In response to queries and concerns by Commissioner Peters, Planning Director Renea Vincent provided information regarding the extension and expansion request regarding Pinellas Park CRA and related that a one-year extension was approved by the BCC and provided to the community; and that staff will continue to utilize the current scoring criteria to determine TIF contribution levels until outside consulting resources are employed to refine the criteria; whereupon, discussion ensued with staff input.

Upon call by the Chair for public comment, the following individuals expressed their opinions:

Carol Stricklin, Community Development Director, City of Largo
Julie Ward-Bujalski, Mayor, City of Dunedin
Doug Lewis, City Manager, Pinellas Park

4. Land Use and Zoning Hearings

Planning Director Renea Vincent referred to a PowerPoint presentation titled *Land Use & Zoning Hearings* and provided information relating to the legal framework and possible agenda structures for all land use and zoning cases that come before the Board for approval, noting that land use cases are legislative decisions and zoning cases are

quasi-judicial decisions; and that currently, the hearing is a single agenda item with one staff report and one opportunity for public comment.

In response to comments and queries by the Commissioners, Ms. Vincent indicated that there are challenges with separating the land use and zoning for one project, specifically referring to development agreements and public comment. Attorney White noted that the Board should refrain from ex parte communications on quasi-judicial items; that the Board has more latitude in making decisions in legislative hearing items; and that Florida Statute Section 163.3184(12) specifically addresses that in concurrent cases, the zoning changes are contingent upon the Comprehensive Plan or Future Land Use Map amendment being in effect.

Following discussion, Ms. Vincent related that she will address the structure of staff reports to clarify the criteria of both legislative and quasi-judicial decisions separately for the purpose of Board discussion and Attorney White indicated that she will do further research on the matter.

Responding to a query by Commissioner Eggers regarding development agreements and concept plans, Ms. Vincent stated that a site plan can be discussed only if it is a rational piece to determining the main focus of the agreement and Attorney White added that the agreement primarily limits the range of uses for a site that would otherwise be allowed.

5. Agenda Briefing

Mr. Burton and Attorney White provided a review of the agenda items to be addressed at the March 10, 2020 Commission meeting. Discussion ensued and Mr. Burton responded to queries and requests for additional information on the following items:

Item No. 21: Third Amendment to the contract with Miles Partnership, LLLP for requirements of digital marketing services

Item No. 24: Purchase authorization with CUES, Inc., for a television inspection vehicle for the Utilities Department

6. County Commission Board Reports and Miscellaneous Items

The members provided the following updates regarding their assigned boards and committees and commented on various topics. No votes were taken.

Commissioner Justice

- Area Agency on Aging of Pasco-Pinellas, AmSkills, Florida Gulf Consortium, and Historic Preservation Board
- Keep Pinellas Beautiful Leaders Event and Beach Clean-Up

Commissioner Long

- Business Technology Services, Tampa Bay Area Regional Transit Authority, Pinellas Suncoast Transit Authority, and Forward Pinellas
- Appointment to the Florida Advisory Council on Climate and Energy
- Clearwater Marine Aquarium Annual Gala
- Legislative Day in Tallahassee, Florida

Commissioner Eggers

- Forward Pinellas, Tampa Bay Water Board, Transportation Management Area Leadership Group, Community Veterans Engagement Board, and the Transportation Safety Committee
- House of Representatives and Senate discussions regarding the removal of rapid flashing lights used at crosswalks and other locations throughout the county and recommendation to obtain input from Florida Department of Transportation

Commissioner Seel

- Creative Pinellas Duncan McClellan Gallery Opening
- Juvenile Welfare Board and the Tampa Bay Area Regional Transit Authority
- Legislative Day in Tallahassee, Florida

Commissioner Peters

- Council for Exceptional Children, Early Learning Coalition of Pinellas County, and the Youth Advisory Council

Chair Gerard

- Canvassing Board and the Tourist Development Council
- Proposed Penny for Pinellas amendment for the local option sales tax statute
- Use of the Live Manager application at next meeting

Mr. Burton updated the Board on the County's response to COVID-19, noting that the Executive Policy Group has a morning call every Monday to discuss any progressions of the virus; that Emergency Management has moved to level three, enhanced monitoring; and that protocols for increased safety measures, sanitization, and cleaning are utilized in all County facilities to help minimize the risk. He indicated that staff is maintaining communication with community partners and making all information accessible to the public; and that to date, there are three confirmed cases of COVID-19 in Hillsborough and Manatee Counties.

In response to query by Commissioner Eggers, Mr. Burton related that Department of

Health in Pinellas County Director Dr. Ulyee Choe will attend the next meeting to provide updates about COVID-19.

ADJOURNMENT - 2:36 P.M.