



Hillsborough County Florida

COUNTY ADMINISTRATOR

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BOARD OF COUNTY COMMISSIONERS

Donna Cameron Cepeda

Harry Cohen

Ken Hagan

Pat Kemp

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Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Peggy Caskey

MEMORANDUM

DATE: June 24, 2024

TO: Board of County Commissioners

FROM: Bonnie M. Wise, County Administrator *Bonnie M. Wise*

SUBJECT: Recap of the June 20, 2024 BOCC Regular Meeting

This Recap lists all Public Comments and items that are approved and do not need any further action. Items that require further action are included on the Issues for Future BOCC Consideration list.

A. CONSENT SECTION

Items A-1 through A-61 were approved as recommended by staff except for Item A-2, which was deferred to the July 17, 2024 BOCC Regular Meeting.

PUBLIC COMMENT

Twelve individuals spoke during the Public Comment portion of the meeting, as follows:

- William Henry, Robert Krueger, Miles Fischer, and Connor Coughlin spoke in regard to Item B-4, select and authorize negotiations with the best-qualified and highest-ranked firm, Alliant Partners Development, LLC, for the redevelopment of the site surrounding the Museum of Science & Industry located along E. Fowler Avenue south of the University of South Florida for the Facilities Management & Real Estate Department.
- Josie Fickey and Julie Magill spoke regarding Item A-40, authorize the use of an available cooperative contract administered by the Florida Sheriff's Association and Florida Association of Counties for the one-time purchase of four rotary mowers and two telescoping boom mowers, and the Sheriff's Office.
- David Coleman spoke in regard to affordable housing/homelessness, transportation, the urban service line expansion, freedom of speech, the Public Service Commission, and the County budget.
- Deborah Holiday, Renee Maddison, Penny Martin, and Brady Harris spoke regarding CPA 23-15 & CPA 24-06 related to an energy industrial park.
- Denise Herndon spoke in regard to issues with the Sheriff's Office.

B. REGULAR SECTION

- B-1 The Board deferred until the July 17, 2024 BOCC Regular meeting the item to receive and take action by adoption of a resolution in the form presented on a directive of the School Board of Hillsborough County (the "School Board") regarding calling an election on November 5, 2024, for a referendum of the School Board for the School Board to levy additional ad valorem taxes for operating expenses, in accordance with and as mandated by state law. Such action will have no financial impact on the County since the School Board will be responsible for the costs associated with the election.

Myers/Kemp – 6-0

- B-2 (a) The Board approved an Information and Innovation Office Cybersecurity Project in the amount of \$1,440,094 to be funded by the American Rescue Plan Act (ARPA) - Coronavirus State and Local Fiscal Recovery Funds ("ARP Funds"). The project will enhance the security of the County's information systems and environment and enhance compliance with the Florida Local Government Cybersecurity Act of 2022 requiring that each local government adopt cybersecurity standards safeguarding data, information technology, and information technology resources. (b) The Board approved the related FY 24 budget amendment resolution to realign \$1,247,428 and appropriate \$192,666 within the American Rescue Plan Funds to fund the Cybersecurity Project. These funds were made available due to the determination that the previously approved ARPA project for the Center for Applied Robotics at the UF/IFAS Gulf Coast Research and Education Center would not move forward within the use and timeline requirements of ARPA. In addition, funds of \$192,666 were made available after the Fire Rescue Station Alerting System project completion. The use of ARP funds for capital expenditures for these types of projects is included as an option in Section 6.1, Revenue Replacement-Funded Government Services, Secure the County through Enhanced Cyber Defenses, of the Hillsborough County American Rescue Plan Investment Plan, approved by the Board on September 1, 2021. The new Cybersecurity Project will also meet the timeline requirements to have funds obligated by December 31, 2024. The requested FY 24 budget amendment realigns \$1,247,428 within the American Rescue Plan Funds, increases, and appropriates beginning fund balance of \$71,567, and appropriates \$121,099 from reserves.

Kemp/Myers – 6-0

- B-3 The Board approved the FY 24 budget amendment resolution to realign \$8,341,850 of American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Fund (ARPA) funds among several Board-approved ARPA projects, as follows: (a) realign \$7,129,545 to the Stormwater Drainage & Water Quality Improvements Progress Village Regional Project from the County Pandemic Response Salary Reimbursement Project (\$5,000,000 of unused funds), the Gallagher Sea Critter and Bonacker Drive Stormwater Drainage & Water Quality Improvements Projects (\$953,196 of unused Gallagher Sea Critter funds due to this project being cancelled and \$41,897 of Bonacker Drive funds remaining after project completion), and the Tampa General Hospital COVID-19 Unit Project (\$1,134,452 of unused funds for this project); (b) realign \$509,832 to the County Jail Step-Down Facility Renovation Project from the Nonprofit Safety Net Program (\$197,500 remaining after project completion), the Aging Services Senior Fitness Zones County Department Initiatives Project (\$119,666 of unused funds for this project) and the County Department Initiatives Project (\$192,666 of unused funds previously allocated to the development of the

Center for Applied Robotics at the UF/IFAS Gulf Coast Research and Education Center, which was cancelled); and (c) realign \$702,473 to the Sidewalk Improvements Project (Negative Economic Impacts category) from the Tampa General Hospital Infectious Disease Unit Project (\$365,548 of unused funds for this project), the Food Service Contracts Project (\$253,899 remaining after project completion), the Youngstown Apartment Acquisition and Rehabilitation Project (\$23,120 remaining after project completion), and the County Department Initiatives Project (\$59,906 of unused funds previously allocated to the development of the Center for Applied Robotics at the UF/IFAS Gulf Coast Research and Education Center, which was cancelled). These realignments facilitate compliance with ARPA's requirements that Funds must be obligated by December 31, 2024 and spent by December 31, 2026. This budget amendment realigns \$8,341,850 of the original \$285,912,528 of American Rescue Plan Funds among several Board-approved ARPA projects.

Kemp/Cohen – 6-0

- B-4 The Board selected and authorized negotiations with the best-qualified and highest-ranked firm, Alliant Partners Development, LLC (Alliant), for the redevelopment of the site surrounding the Museum of Science & Industry (MOSI) located along E. Fowler Avenue south of the University of South Florida (RFP-24-24580) for the Facilities Management & Real Estate Department. The development plan involves two (2) phases. The first phase will involve negotiating and entering an interim development agreement for the purpose of preparing a master development plan, working with the City of Tampa to seek appropriate changes in land use and zoning, and establishing development entitlements for the MOSI property that are consistent with the adopted master development plan. The second phase will involve negotiating and entering a final development agreement that defines the core development approach, finalizes financial terms between the master developer and any future development partners, and will detail the County's role in the development process. In this case the opportunity for proposers to receive five (5) bonus points for committing to subcontract a minimum of 10% of the ultimate fees to the Certified Disadvantaged Minority/Disadvantaged Women Business Enterprise (DM/DWBE) firms was available; and only one (1) of the proposers requested such points, which is the recommended proposer. As such, the recommended proposer has committed to achieving a DM/DWBE participation goal of 10%. No funding is required for the selection and authorization to negotiate.

Hagan/Kemp – 6-0

- B-5 In accordance with Section 163.380(3)(a), Florida Statutes, the Board authorized staff to advertise and solicit alternative proposals for a period of 30 days for the land exchange (conducted in accordance with Section 125.37, Florida Statutes) of five County parcels, totaling 8.33 acres MOL, generally located at 2008 E. 8th Avenue, Tampa (the Hillsborough County Sheriff's Office Operations Center in Ybor) and residing in the City of Tampa Community Redevelopment Area Ybor I. Ybor City Holdings, LLC provided the County with a land exchange offer for a replacement HCSO Operations Center which allows for future HCSO growth needs and redevelopment of the existing Ybor parcels. Staff will evaluate any proposals received in response to the advertisement to determine if they are equal to, or better than, the proposal received from Ybor City Holdings, LLC (as further detailed in the Background). Staff will present to the Board of County Commissioners (BOCC) at a future meeting for their consideration the proposal that staff believes is in the County's overall best interest. The financial impact associated with this item consists of required advertising per statute, the cost of which can be accommodated with Facilities Management and Real

Estate Services operating budget. Any required future funding will be identified when staff presents a formal recommendation to the BOCC on the property exchange proposal.

Cohen/Kemp – 6-0

The Board directed the County Economic Development staff to work with the other County staff, City of Tampa (City) staff, the Tampa Bay Economic Development Corporation (EDC), and the Ybor Chamber of Commerce (Ybor Chamber) to evaluate the potential for locating a neighborhood market or similar grocery facility in Ybor City (Ybor); staff's analysis should include the demographic data needed by grocers to consider siting neighborhood markets and grocery stores; this service area data for households includes: population and number of households, gross and disposable income, and age, occupation, and dependent characteristics; equally important is the County, City, EDC, and Ybor Chamber staff to identify how a neighborhood market or grocery store can help revitalize a neighborhood; this means evaluating potential incentives and conditions under which grocers would consider establishing a facility in Ybor; staff to bring back a report within 90 days.

Myers/Kemp – 6-0

C. COUNTY ADMINISTRATOR BRIEFINGS

None.

D. PUBLIC HEARINGS

- D-1 (a) The Board held a public hearing (no individuals spoke) to receive public comment on the adjustment of rates for potable water and wastewater service in the former Windemere franchise service areas. (b) The Board adopted the resolution establishing the fees and charges which the County may charge customers for the potable water and wastewater services in the former Windemere franchise service areas; the manner in which those fees and charges may be charged and automatically adjusted; and the dates that such fees and charges shall become effective. The phased implementation of monthly user fees for potable water and wastewater customers in the former Windemere franchise service areas will not negatively impact the Utility System's ability to make deposits as required by the Utility System's bond covenants or to meet its bond coverage requirements.

Kemp/Cohen – 6-0

E. SCHEDULED APPEARANCES

- E-1 The Board received a special appearance by Rob Higgins, Executive Director, Tampa Bay Sports Commission, to present their semi-annual activity report for 2024. *No action taken.*
- E-2 The Board received a special appearance by Santiago Corrada, President and CEO, Visit Tampa Bay, to present their semi-annual activity report. *No action taken.*

F. COMMISSIONERS SECTION

- F-1 The Board selected Commissioner Myers as Vice Chair.

Hagan/Cohen – 5-1 (Wostal voted no.)

- F-2 Commissioner Hagan led a discussion on the item to direct staff to draft, for Board consideration, a resolution electing to not exempt property under FS Section 196.1978(3)(d)1.a, commonly known as the "Live Local Act Property Tax Exemption". Staff is to take all appropriate steps to enable the BOCC to take action at the July 17th Commission meeting.

The Board directed staff to draft a resolution declaring that the County will be opting out of the 80% to 120% range of area median income (AMI) for the property tax subsidy as provided in the State statutes and that staff give public notice so the County is in the position to be able to vote on the resolution during the July 17, 2024 Board meeting.

Hagan/Kemp – 6-0

The Board directed County staff to place (on the next Land Use agenda) consideration of review of Orange County's Live Local Act standard operating procedures and how the Board might implement that in the County. *Commissioner Kemp requested appropriate County staff to review/analyze the impact of the requested action. Commissioner Myers requested that off-the-agenda items/materials be provided to the County Administrator and the County Attorney prior to Commissioner briefings.*

Wostal/Cohen – 6-0

G. STAFF REPORTS

None.

H. FUTURE DISCUSSION ITEMS (Reflected on the Issues for Future BOCC Consideration)

Commissioner Cameron Cepeda requested that staff bring back to the Board an updated County master plan for the Veterans Memorial Park that includes the recently purchased adjacent 4.7-acre property to the north. The update should include a long-term program for housing for homeless veterans and affordable housing for veterans with estimate capital funding requirements for Board consideration, coordination with the Park's property partner Southwest Florida Water Management District, and coordination with FDOT for future entry modifications. The report should identify partnerships that align for programming and that provide for potential funding sources.

SECTION I – SHORT-TERM ITEMS FOR FUTURE BOCC CONSIDERATION AS OF JUNE 22, 2024
(To Be Addressed Within 60 Days / Four BOCC Regular Meeting Dates)

ID	Assigned Action	Assigned Date	Delivery Date
20480	The Board directed County staff to place (on the next Land Use agenda) consideration of review of Orange County's Live Local Act standard operating procedures and how the Board might implement that in the County. WOSTAL / Horwedel, Gregory on June 22, 2024 / Gormly, Adam on June 22, 2024	06/20/2024	07/09/2024 (Land Use)
20471	Commissioner Owen requested staff work with him to advise how the Board can amend the Board's approved Transportation Improvement Program priority list to add the changes adopted by the Board on March 6, 2024 and identified in staff's March 28, 2024 letter to the Transportation Planning Organization (TPO); and directed staff to provide Commissioner Owen with any contracts that the TPO presently has for staffing services. OWEN / Horwedel, Gregory on May 3, 2024 / Patrick, John on May 3, 2024	05/01/2024	07/17/2024
20472	Commissioner Wostal directed the County Attorney's Office to review the eligibility to amend Ordinance 13-17 to determine an expansion of Chapter 2, Article VIII, to mirror the State of Florida's Constitution restricting a public officer from lobbying Hillsborough County for a period of six years after vacation of a public office. WOSTAL / Beck, Christine on May 17, 2024	05/15/2024	07/17/2024
20473	Commissioner Wostal directed the County Attorney's Office to review the eligibility of restricting awards of Hillsborough County government funds to organizations owned or operated by public officers presiding over any office in Hillsborough County and individuals of an arm's length relationship to said presiding public officers. This should include any applicable federal and State law prohibitions that may or may not exist. WOSTAL / Beck, Christine on May 17, 2024	05/15/2024	07/17/2024
20474	Referring to the HART Charter language regarding seats/designees being decided by population, Commissioner Wostal directed the County Attorney's Office to verify the claim that Hillsborough County has been shorted one appointee and work with HART on the direction of designating one additional County appointee to the HART Board. WOSTAL / Beck, Christine on June 11, 2024	06/05/2024	07/17/2024
20479	The Board directed staff to draft a resolution declaring that the County will be opting out of the 80% to 120% range area median income (AMI) for the property tax subsidy as provided in the State Statutes and that staff give public notice so the County is in the position to be able to vote on the Resolution during the July 17, 2024 Board meeting. HAGAN / Beck, Christine on June 22, 2024 / Gormly, Adam on June 22, 2024	06/20/2024	07/17/2024
20453	Commissioner Kemp requested staff bring back a comprehensive report on how the Board can deal with the Northwest Region water and wastewater issue, to include the status of the County's related interlocal agreements, how the Board might move forward, and what that would involve. KEMP / Cassidy, George on January 19, 2024 / Rhea, Lisa on January 19, 2024	01/17/2024	08/21/2024

ID	Assigned Action	Assigned Date	Delivery Date
20460	The Board directed County Administration and Development Services to conduct interviews and hold focus groups with a broad representation of the development sector to determine what issues, if any, may hamper timely permitting, plan review, inspections, and issuance of Certificates of Occupancy; identify changes in policies or procedures to ensure efficient review of plans, issuance of permits, and responsive inspection timeframes in the County's development review and permitting process; review the RFP and RFQ practices for ways to simplify and streamline those processes; and recommend specific action steps in a plan to address these items and be presented to the Board within 90 days. HAGAN / Horwedel, Gregory on February 26, 2024 / Gormly, Adam on February 26, 2024	02/21/2024	08/21/2024
20470	Commissioner Myers requested a report be brought back to an August 2024 Board meeting on the State issue of homelessness in public spaces, House Bill 1365 - Unauthorized Public Camping and Public Sleeping. MYERS / Wagner, Brandon on April 5, 2024 / Crosby-Rucker, Felicia on April 5, 2024	04/03/2024	08/21/2024
20475	Commissioner Owen requested the County Attorney's Office to explore the feasibility, through a request for quote (RFQ) process, of filing a claim in the national credit card transaction fee litigation to recover vendor fees the County has been charged over the past several years. OWEN / Beck, Christine on June 11, 2024	06/05/2024	08/21/2024
20478	The Board directed the County Economic Development staff to work with the other County staff, City of Tampa (City) staff, the Tampa Bay Economic Development Corporation (EDC), and the Ybor Chamber of Commerce (Ybor Chamber) to evaluate the potential for locating a neighborhood market or similar grocery facility in Ybor City (Ybor); staff's analysis should include the demographic data needed by grocers to consider siting neighborhood markets and grocery stores; this service area data for households includes: population and number of households, gross and disposable income, and age, occupation, and dependent characteristics; equally important is the County, City, EDC, and Ybor Chamber staff to identify how a neighborhood market or grocery store can help revitalize a neighborhood; this means evaluating potential incentives and conditions under which grocers would consider establishing a facility in Ybor; staff to bring back a report within 90 days. MYERS / Barton, Ronald on June 22, 2024 / Petrovic, Jakska on June 22, 2024	06/20/2024	09/18/2024

**SECTION II – INTERMEDIATE-TERM ITEMS FOR FUTURE BOCC CONSIDERATION AS OF JUNE 22, 2024
(To Be Addressed Within 120 Days / Eight BOCC Regular Meeting Dates)**

ID	Assigned Action	Assigned Date
20226	The Board directed staff to work with the Department of Revenue and the Clerk's Office and any other body to create the judicial process to refund the money collected from the Transportation Sales Surtax as quickly as practical. HAGAN / Beck, Christine on March 5, 2021	03/03/2021
20294	The Board directed staff to review the County's agricultural fruit and vegetable stand regulations for potential changes and improvements similar to what was done in 2012; staff work with Mr. Lawrance to explore any potential avenues where Bearss Groves can come into compliance, as Mr. Gormly stated; and staff send a letter notifying the Special Magistrate that the Board has taken this action in an attempt to work with the owner to come up with a plan or resolution for the business to come into compliance. HAGAN / Gormly, Adam on February 21, 2022 / Gross, Joe on February 21, 2022	02/16/2022
20419	Commissioner Owen requested staff to communicate with the following individuals and entities for the purpose of obtaining details of the possibility of creating a Human Trafficking Treatment Court in Hillsborough County: Chief Judge Christopher C. Sabella; State Attorney Susan Lopez; Public Defender Julianne Holt; Sheriff Chad Chronister; Retired Colonel Darryl Reyes, Veterans Treatment Court; Dotti Groover-Skipper; Brent Woody, Director of the Justice Restoration Center; and the Created Tampa Organization. Discussions should include, but are not limited to, costs associated with the implementation of the program and resources available to provide mentoring programs like the Veteran's Treatment Court. Crimes should include all masking crimes as a result of Human Trafficking. OWEN / Wagner, Brandon on August 7, 2023	08/02/2023
20458	The Board directed staff of the Planning Commission to work with staff of Development Services and Community and Infrastructure Planning to assess and update, if needed, the Riverview Community Plan and Hillsborough County Land Development Code as it relates to mobility and land use policy along and adjacent to US 301. This task should be undertaken concurrent with the Tampa Hillsborough Expressway Authority if they move forward to study the extension of the Lee Roy Selmon Expressway. OWEN / Patrick, John on February 9, 2024 / Gormly, Adam on February 9, 2024	02/07/2024
20465	The Board moved forward to expand the Urban Service Area for the Balm/Riverview and Wimauma Village Residential/WVR2 (now) and staff will do an additional study (two years) on Expansion Areas for the Interstate 4 (Corridor)/Plant City and Little Manatee South (U.S. Highway 41) areas and bring back to the Board additional information including infrastructure needs and possible funding options. MYERS / Horwedel, Gregory on March 11, 2024 / Gormly, Adam on March 11, 2024	03/06/2024
20466	Commissioner Kemp directed staff to bring back a report on how water and wastewater services within the Urban Service Area are prioritized for expansion and improvement. KEMP / Cassady, George on March 11, 2024 / Rhea, Lisa on March 11, 2024	03/06/2024
20476	Commissioner Cameron Cepeda requested a report be brought back on the circumstances leading up to the May 18, 2024 fight and arrests at the Astro Skate of Brandon parking lot; that staff work with the Sheriff's Office to indicate the cause of the fights and property damage to Astro Skate and nearby businesses; and include the efforts to improve security by Astro Skate and other local businesses to prevent events of this type from recurring. CAMERON CEPEDA / Brickey, Kevin on June 11, 2024 / Parkinson, Robert on June 11, 2024	06/05/2024

ID	Assigned Action	Assigned Date
20477	The Board authorized staff to begin discussions with property owners to assemble parcels for an outdoor baseball/softball/multi-purpose field sports complex in east County, authorized staff to begin discussions with developers and local business owners to refine options for an indoor basketball/volleyball sports facility either on the MOSI site or somewhere in Westshore; and to craft and bring back a potential funding plan for one or both sports facilities. HAGAN / Horwedel, Gregory on June 11, 2024 / Muller, John on June 11, 2024	06/05/2024
20482	Commissioner Cameron Cepeda requested that staff bring back to the Board an updated County master plan for the Veterans Memorial Park that includes the recently purchased adjacent 4.7-acre property to the north. The update should include a long-term program for housing for homeless veterans and affordable housing for veterans with estimate capital funding requirements for Board consideration, coordination with the Park's property partner Southwest Florida Water Management District, and coordination with FDOT for future entry modifications. The report should identify partnerships that align for programming and that provide for potential funding sources. CAMERON CEPEDA / Strom, Frank on June 22, 2024 / Turbiville, John on June 22, 2024	06/20/2024