



## AGENDA

July 12, 2023 - 1:00 p.m.

333 Chestnut Street  
Clearwater, FL 33756  
The Palm Room

### THE PLANNING COUNCIL AND METROPOLITAN PLANNING ORGANIZATION FOR PINELLAS COUNTY

---

1. **CALL TO ORDER** (1:00)
2. **INVOCATION AND PLEDGE**
3. **CITIZENS TO BE HEARD**  
Citizen comments to the board are invited on items or concerns not already scheduled for public hearing on today's agenda. Please limit comments to three minutes.
4. **RECOGNITIONS AND ANNOUNCEMENTS** (1:10)
  - A. Introduction of New Staff
    1. Principal Planner (Valerie Brookens)
    2. Program Planner (Emma Wennick)
5. **CONSENT AGENDA** (1:15)
  - A. Approval of Minutes of the May 10, 2023 Meeting
  - B. Approval of Committee Appointments
  - C. Acceptance of Quarter Two Financial Statement and Approval of Budget Amendment(s)
  - D. Adoption of Resolution Authorizing Execution of Commission for the Transportation Disadvantaged (CTD) Grant Agreement
  - E. Approval of Funding Agreement for Complete Streets Project with the City of Pinellas Park
  - F. Approval of Release of Procurements for Auditing Services; Crash Data, Traffic Counts, and Level of Service Database Program; and Accounting Services
  - G. Approval of PSTA Transit Planning Funding Agreement
6. **PUBLIC HEARING ITEMS** – To begin at 1:00 p.m. or as soon as the agenda permits
  - METROPOLITAN PLANNING ORGANIZATION** (1:20)
    - A. Proposed Amendment(s) to the FY 2022/23-FY2026/27 Transportation Improvement Program (Jensen Hackett)
    - B. Adoption of the FY 2023/2024-FY2027/28 Transportation Improvement Program (TIP) (Ariane Martins)
    - C. Annual Adoption of Transportation Priority Lists (Chelsea Favero)
      1. Multimodal Priority List
      2. Transportation Alternatives (TA) Program Priority List
  - PINELLAS PLANNING COUNCIL** (1:45)
    - D. Countywide Plan Map Amendments (Rodney Chatman)
      1. Case CW 23-05 – City of Pinellas Park
      2. Case CW 23-06 – City of Tarpon Springs

3. [Case CW 23-07 – Pinellas County](#)

E. [Proposed Amendments to the Countywide Plan](#) (Jared Austin and Linda Fisher)

7. **PRESENTATION AND/OR ACTION ITEMS** (2:30)

- A. [PSTA Activities Report](#)
- B. [Regional Activities Report](#)
- C. [PPC and MPO Annual Audits 2021-22 \(FY22\) – Action](#) (Cherry Bekaert)
- D. [Approval of Annual PPC Budget and Millage Rate FY 24 – Action](#) (Rodney Chatman)
- E. [Housing Action Plan – Action](#) (Linda Fisher)
- F. [Advantage Alt 19 Project Update](#) (Christina Mendoza)
- G. [Advantage Pinellas 2050 Long Range Transportation Plan](#) (Chelsea Favero)
- H. [Forward Pinellas Apportionment Plan – Action](#) (Chelsea Favero)

8. **DIRECTOR’S REPORT** (4:10)

- A. [SPOTlight Update](#)
- B. TMA Leadership Group Meeting Update from June 23, 2023
- C. Reminder No August Meeting
- D. Future Meeting Topics:
  - 1. Cycle Track projects – Bayway South Tierra Verde
  - 2. Preview of September TMA Leadership Group meeting
  - 3. Drew Street updated analysis findings and next steps

9. **INFORMATIONAL ITEMS** (4:20)

- A. [CPA Actions and Forward Pinellas Administrative Review Items](#)
- B. [Fatalities Map](#)
- C. [Pinellas Trail Data](#)
- D. [Draft PAC Action Sheet](#)
- E. [Committee Vacancies](#)
- F. [Quarterly Report on Executive Director Approvals](#)
- G. [Correspondence of Interest](#)

10. **UPCOMING EVENTS**

July 19 <sup>th</sup>	<a href="#">MPOAC Policy and Technical Committee Meeting</a> – St. Pete Beach
July 27 <sup>th</sup>	<a href="#">MPOAC Meeting</a> - Orlando
Sept 5-8 <sup>th</sup>	<a href="#">American Planning Association, Florida Chapter Conference</a>
Sept 22 <sup>nd</sup>	<a href="#">TMA Leadership Group Meeting</a>
Nov 2 <sup>nd</sup> -3 <sup>rd</sup>	<a href="#">Gulf Coast Safe Streets Summit</a>

11. **ADJOURNMENT**

*Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status. Persons who require special accommodations under the Americans with Disabilities Act or persons who require translation services (free of charge) should contact the Office of Human Rights, 400 South Fort Harrison Avenue, Suite 300, Clearwater, Florida 33756; [(727) 464-4062 (V/TDD)] at least seven days prior to the meeting.*

*Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.*

**July 12, 2023**



## **5. Consent Agenda**

---

### **SUMMARY**

It is approved board procedure to place routine items under the Consent Agenda for approval with no discussion.

The Consent Agenda has been expanded to include those routine report items identified below. If an item requires discussion, that item may be removed from the Consent Agenda at the request of any member of the board, discussed, and acted upon separately.

- A. Approval of Minutes of the May 10, 2023 Meeting
- B. Approval of Committee Appointments
- C. Acceptance of Quarter Two Financial Statement and Approval of Budget Amendment(s)
- D. Adoption of Resolution Authorizing Execution of Commission for the Transportation Disadvantaged (CTD) Grant Agreement
- E. Approval of Funding Agreement for Complete Streets Project with the City of Pinellas Park
- F. Approval of Release of Procurements for Auditing Services; Crash Data, Traffic Counts, and Level of Service Database Program; and Accounting Services
- G. Approval of PSTA Transit Planning Funding Agreement

**July 12, 2023**

**5A. Approval of Minutes of the May 10, 2023 Meeting**

---



**SUMMARY**

The minutes from the May 10, 2023 meeting are attached for the board's review and approval.

**ATTACHMENT(S):** Minutes of the May 10, 2023 Forward Pinellas meeting

**ACTION:** Board to review and approve the May 10, 2023 meeting minutes.



# Board Meeting Minutes MAY 10, 2023

## THE PLANNING COUNCIL AND METROPOLITAN PLANNING ORGANIZATION FOR PINELLAS COUNTY

---

The Forward Pinellas Board held this public meeting in person on May 10, 2023 at the Pinellas County Communications Building in the Palm Room. The meeting was called to order at 1:03 p.m. by Commissioner Janet Long, Forward Pinellas Chair.

### The following members were present:

Janet C. Long, Chair, Pinellas County Commissioner  
Michael Smith, Vice-Chair, City of Largo Commissioner  
David Allbritton, Treasurer, City of Clearwater Councilmember  
Julie Ward Bujalski, Secretary, City of Dunedin Mayor  
Gina Driscoll, City of St. Petersburg Councilmember (late arrival 1:18 p.m.)  
*Representing Pinellas Suncoast Transit Authority (PSTA)*  
Dave Eggers, Pinellas County Commissioner  
Richie Floyd, City of St. Petersburg Councilmember (late arrival 1:06 p.m.)  
Mayor David Will, Town of Redington Beach Mayor  
*Representing Beach Communities*  
John Muhammad, City of St. Petersburg Councilmember  
Patti Reed, City of Pinellas Park Vice Mayor  
Brian Scott, Pinellas County Commissioner

### Absent

Jarrold Buchman, City of Oldsmar Councilmember  
*Representing Oldsmar, Safety Harbor and Tarpon Springs*  
Chris Burke, City of Seminole Councilor  
*Representing Inland Communities*

### Also Present

Whit Blanton, Executive Director, Forward Pinellas  
Maria White, Assistant County Attorney  
Forward Pinellas Staff  
Other Interested Individuals

### **The board authorized staff to advertise for a public hearing to consider the proposed Countywide Plan Amendments.**

Linda Fisher and Kaitlyn Neiman presented proposed Countywide Plan amendments to address and clarify additional planning topics that have been discussed with local governments. The amendments would be adopted concurrently with the Target Employment and Industrial Land Study (TEILS) Update amendments. Proposed amendments concern: The Multimodal Accessibility (MAX) Index; transfers of density/intensity; and multi-jurisdictional activity centers (ACs), multimodal corridors (MMCs), and planned redevelopment districts (PRDs).

- Mayor Julie Bujalski asked how these fit in with development given the state has reduced concurrency. Whit Blanton noted this gives more tools for local government to look at options that are more feasible to deliver on the ground than major transportation projects (e.g., widening/more lanes, expanding intersections). This focuses on a network of multimodal strategies within context to the county overall and the area surrounding the proposal.
- Commissioner Eggers inquired if transfer of density must be amongst like properties. Linda Fisher explained the properties can be the same or different, but if transferring density, it must go to a category that allows residential. Approval of developments are administered at the local government level.

**The board adopted a set of Performance Measures and Targets.**

Chelsea Favero presented the MPO's selected performance measures and targets. The Federal Highway Administration (FHWA) requires MPOs to adopt performance targets for defined pavement condition, bridge condition and system performance measures, and to demonstrate progress towards meeting those targets annually through the Transportation Improvement Program (TIP). Forward Pinellas staff is recommending supporting the statewide targets for all measures, except for pavement condition on non-interstate NHS roadways. Staff is recommending that the pavement condition target be the same for both interstate and non-interstate roadways, a threshold higher than the state has set.

**The board unanimously approved proposed amendments to the FY 2022/23-2026/27 Transportation Improvement Program (TIP).**

Jensen Hackett from the Florida Department of Transportation presented two proposed amendments to the Transportation Improvement Program (TIP). One proposed amendment concerns the SR 694/Gandy Boulevard EB Exit Ramp and Frontage Road at 94th Ave. N., and the other solar powered zero-emission bus and facility charging infrastructure.

**The board unanimously approved the proposed modification to the FY 2022/23-2026/27 Transportation Improvement Program (TIP).**

Every two years, funds remaining from the previous Unified Planning Work Program (UPWP), need to be incorporated into the current UPWP. The UPWP has been amended to show the updated amounts and the TIP must be modified to match.

**The board recommended approval of one amendment to the Countywide Plan Map.**

Case CW 23-04 – A request from Pinellas County to amend a 0.116-acre property located at Ridgemoor Dr. from Recreation/Open Space to Public/Semi-Public. It is the intent of the applicant to construct a telecommunications tower on a portion of a neighborhood park serving the Ridgemoor community.

- Commissioner Eggers inquired if the tower would include camouflage. Evan Johnson, Planning Division Manager for Pinellas County, responded that it is a singular monopole, so it is considered camouflage under the code.

**Forward Pinellas staff and board discussed the Pinellas Planning Council FY24 Preliminary Budget.**

Rodney Chatman outlined the status of the Pinellas Planning Council FY24 Preliminary Budget. Budgeted funds are used to carry out the primary responsibilities of the PPC, which include the administration of the Countywide Plan, providing technical assistance to our local government partners, and conducting special studies and research. A preliminary budget outline, including one scenario with a seven percent increase in property tax revenues and one that uses property tax revenues based on the “roll back rate” were provided for discussion.

- Commissioner Scott and Commissioner Eggers inquired about the multimodal impact fees. Whit Blanton clarified this type of fund comes from development activity, are charged based on anticipated trip generation of development, and can only be used for capital. The proposed study would evaluate the current impact fee and determine whether an alternative mobility fee approach would be better.
- Rodney Chatman further clarified that impact fees collected for a zone must be spent within that same zone.
- **This item will be brought back to the board in July as an action item to approve the FY24 millage rate and budget, prior to consideration by the Pinellas County Board of County Commissioners.**

**Forward Pinellas staff brought back draft alternatives of the Forward Pinellas Apportionment Plan for the board’s consideration and discussion.**

At the request of the board, Chelsea Favero brought back the draft Apportionment Plan, which included four alternatives based on discussion from April’s board meeting. Reviewing the apportionment plan is a state and federal requirement and is necessary to identify the voting membership and rotational seat terms for all Forward Pinellas members. The four alternatives address a variety of comments made by local governments and board members, including requests for additional seats for municipalities, requests for more proportionate representation from all members, while adhering to legal requirements that the Board of County Commissioners retain a minimum of 20% of the seats and a seat be retained for PSTA.

- Chair Janet Long inquired about the weight given to the Board of County Commissioner (BCC) seats. Chelsea Favero noted that sometimes BCC representatives are county wide and sometimes are district based, so on a year-to-year basis it could vary and is not predictable. There is flexibility in the apportionment plan to allow for a BCC seat to be designated as a countywide seat.
- Councilmember Gina Driscoll asked if having four BCC seats, which would be a quorum for BCC meetings, is a legal issue considering what is voted on in the Forward Pinellas Board then goes next to the BCC. Chelsea noted that the legal council did not see it as a concern, but are investigating further.



- Chair Long, Councilmember Driscoll, Commissioner Scott, and Councilmember Muhammad expressed their dissatisfaction for Alternative #3 regarding a city having less than a full vote, (e.g., 0.5 of a vote).
- This item will be brought back to the board in July as an action item to approve the draft Apportionment Plan.

### **Forward Pinellas and the Forward Pinellas Board welcomed Mayor David Will to the board.**

Mayor David Will will be representing the beach communities.

### **The board presented a Staff Service Award to Jared Austin.**

Forward Pinellas staff member, Jared Austin, was presented with a Staff Service Award for his five years of service.

### **SPOTlight Updates**

- Executive Director Whit Blanton provided updates on
  - There will be a Waterborne Committee meeting on May 26<sup>th</sup>. Forward Pinellas has been meeting individually with local government staff in Clearwater, Dunedin, and Pinellas County.
  - FDOT is moving into construction for the SR 580 to Curlew Road project on the US 19 corridor, as well as adding a second southbound turn lane at the junction of US 19 and Gandy Blvd.
  - The resurfacing project for 34<sup>th</sup> street in the Skyway Marina District, a part of a Complete Streets Construction Award, is about to begin.

### **Consent Agenda**

- Laura Canary, of Placemaking Collective, requested that Toole Design Group and Inspire Placemaking Collective be reconsidered for inclusion on Forward Pinellas's Planning Support Services Consultants Selection list, considering their work on the Urban Design Services Program. Whit Blanton and Rodney Chatman of Forward Pinellas provided clarification on the selection process and how score cut-offs between applicants were determined.

### **Other Items**

- PSTA Report
  - A plan to provide free fares to disabled veterans will be brought forward at the May meeting for action.

- Enhancements are being considered for the SunRunner, including a new station closer to the St. Pete Pier, that can be implemented with cost savings from the SunRunner's construction.
- Regional Activities Report
  - Chair Janet Long received the Herman W. Goldner Award for Regional Leadership at the Tampa Bay Regional Resiliency Leadership Summit.
- Legislative Committee Update:
  - Senate Bill 250 passed. It puts broad preemption within 100 miles of where Hurricane Ian and Hurricane Nicole made landfall and prohibits local governments from adopting more restrictive or burdensome amendments to comprehensive plan or land development regulations before October 21, 2024 and is retroactive to September 29, 2022.
  - House Bill 657 which concerns enforcement of school zone speed limits passed. It will enable school systems to opt in to allow cameras in speed zones.
  - Senate Bill 766 passed and concerns enforcement of school bus passing infractions. Schools are allowed to install cameras in school buses to detect unlawful passing.
  - House Bill 425 includes language regarding consolidation of Pasco, Pinellas, and Hillsborough MPOs. It requires submission of a feasibility study report for the regional MPO to the Governor, President of the Senate, and Speaker of the House.
  - House Bill 1397 concerning Hillsborough Area Regional Transit Authority (HART) passed. It directs FDOT to explore if dissolution of HART will create operational efficiencies and further a regional approach to transit.
  - House Bill 155 which dissolves Tampa Bay Area Regional Transit Authority (TBARTA) passed.
- Pinellas Bayway South Cycle Track
  - The track is more than a mile stretch along Bayway South that closes the gap of a bi-directional bike trail on north and south end in Tierra Verde that connects to the Pinellas Trail loop. The project was in response to earlier concerns from residents about the trail affecting their landscaping and the Tierra Verde Civic Association initially supported the project in 2018 and 2019.
  - Since construction, FDOT and Forward Pinellas have received a series of concerns and complaints from Tierra Verde residents regarding the safety of the track.
  - FDOT is responsive to concerns and a longer discussion of this will occur at the July Forward Pinellas Board Meeting where FDOT will present their analysis and considerations for moving forward and Tierra Verde residents will be in attendance.
- Public Comments:
  - David Geddis Jr. provided a public comment expressing his concern over the relative location of Disney owned lands and water supply.
  - Vice Mayor Craig Lunt of Tarpon Springs read an email memo from Mayor Costa Vatikiotis requesting consideration of a seat devoted to Tarpon Springs be incorporated into Forward Pinellas Apportionment Plan.
- There will be no Board Meeting in June.

**Action Sheet  
May 10, 2023**

At its May meeting, the Forward Pinellas Board took the following official actions:

- **Consent Agenda** (vote: 10-0)  
Approved to include the following:
  - A. Approval of Minutes of the April 12, 2023 Meeting
  - B. Approval of Committee Appointments
  - C. Approval of Forward Pinellas/FDOT Joint Certification Statement and Summary
  - D. Approval of Amendment to the Unified Planning Work Program (UPWP)
  - E. Approval of Update to the Continuity of Operations Plan (COOP)
  - F. Approval of Request for Proposals (RFP) #23-0365 Forward Pinellas Planning Support Services Consultants Selection
  - G. Approval of Cancellation of the August Forward Pinellas Board Meeting
  - H. Approval of Scope and Fee for Public Outreach Web Technology Tool
  
- **Proposed Amendments and Modification to the FY 2022/23-2026/27 Transportation Improvement Program**  
Following a presentation by Jensen Hackett, FDOT, and a public hearing, the board, in its role as the metropolitan planning organization, approved two amendments and a modification to the TIP. (roll call vote: 11-0)
  
- **Countywide Plan Map Amendment(s)**  
Following a presentation by Rodney Chatman, Forward Pinellas staff, and a public hearing, one case was approved:
  - 1. CW 23-04 – Pinellas County (vote: 11-0)
  
- **Proposed Countywide Plan Amendments**  
Following presentations by Kaitlyn Nieman and Linda Fisher, Forward Pinellas staff, the board, in its role as the Pinellas Planning Council, authorized staff to advertise for a public hearing to be held at the July meeting. (vote: 10-1; Commissioner Eggers dissenting)
  
- **Performance Measures and Targets**  
Following a presentation by Chelsea Favero, Forward Pinellas staff, the board, in its role as the metropolitan planning organization, adopted the performance measures and targets. (vote: 9-2; Commissioners Eggers and Scott dissenting)

---

Chair

July 12, 2023

## 5B. Approval of Committee Appointments



### SUMMARY

- **CAC**

**Ms. Jensyn Schmidt** has submitted an application for an open Mid-County seat. Ms. Schmidt was born and raised in Pinellas County and is very passionate about road and environment safety. She wants to get more involved in building good infrastructure to meet our growing needs. **Mr. Gerald Collins** has submitted an application for an At large seat on the CAC. Mr. Collins is a graduate of USF and would like to get more involved in transportation safety in Pinellas County.

- **LCB**

**Michelle Tavares**, LCB representative to the Florida Department of Elder Affairs, has been promoted and has submitted a request to appoint **Melanie Gress** as representative to the Florida Department of Elder Affairs seat and she will be her alternate. Melanie is an Older Americans Act (OAA) Program Manager with the Area Agency on Aging of Pasco-Pinellas (AAAPP) and has been working with and advocating for families in Pinellas County since 2020. She has an avid interest in working with community partners, social services and supporting her community.

### ATTACHMENT(S):

- CAC Membership Listing
- Member Application for Jensyn Schmidt
- Member Application for Gerald Collins
- LCB Membership Listing

**ACTION:** Board, in its role as the metropolitan planning organization, to approve the appointment of Jensyn Schmidt and Gerald Collins to the CAC and Melanie Gress to the LCB.

**STAFF RECOMMENDATION:** Staff recommends the board approve the appointments as outlined above.

# **CITIZENS ADVISORY COMMITTEE MEMBERSHIP LIST**

## **St. Petersburg Area**

1. Willard Wynn (03/08/23)
2. Chris Griffin (03/09/22)
3. Haley Busch (04/12/23)
4. Josette Green (04/12/23)

## **Clearwater Area**

5. Luis Serna (06/14/17)
6. Bill Jonson (06/13/18)

## **Dunedin Area**

7. Vacant
8. Bob Henion (02/12/20)

## **Pinellas Park and Mid-County Area**

9. Jensyn Schmidt (07/12/23)
10. Vacant

## **Largo Area**

11. Paul Wallace (03/14/18)
12. Loretta Statsick (05/13/20)

## **Beaches Area**

13. Tristan Brockwell (05/11/22)
14. Lara Wojahn (03/08/23)

## **Gulfport, Kenneth city, Seminole, Belleair, So. Pasadena, Belleair Bluffs Area**

15. Caron Schwartz (02/14/18) (Gulfport)

## **Tarpon Springs, Oldsmar, Safety Harbor Area**

16. Tammy Vrana (Chair) (05/13/15)
17. Joan Walko (02/08/23)

## **At Large**

18. Michael Kramer (05/10/23) (St. Petersburg)
19. Jeremy Heckler (02/08/23) (Gulfport)
20. Jerry Collins (07/12/23) (Clearwater)
21. Bledar Prifti (03/08/23) (Clearwater)
22. Brian Kelly (04/13/22) (Seminole)
23. Starr Amey (03/08/23) (Palm Harbor)
24. Kai Rush (04/12/23) (Largo)
25. Marita Lynch (05/11/22) (Clearwater)
26. Mark Birenbaum (10/12/22) (Clearwater)

## **TRAC**

27. Duncan Kovar (Vice-Chair) (07/12/17) (Safety Harbor)



# MPO /CITIZEN ADVISORY COMMITTEE MEMBER APPLICATION

Name: Schmidt Jensyn L  
 Last First Middle

Home Address: 5700 47<sup>th</sup> Avenue North Kenneth City, Florida 33709  
 Street (Apt.) City, State Zip

Work Address: Same, WFH  
 Street (Apt.) City, State Zip

727-295-9169 jensynschmidt@gmail.com  
 Home Telephone Work Telephone Mobile Telephone E-mail Address

Do you prefer to be contacted/receive documents at your home or work address? **Home X** Work

Date of Birth: 05/31/1991

Education	Name and Location	Degree	Major/Subjects of Study
High School	St Petersburg High School	Diploma	Computer Design
College or University	University of Central Florida	Bachelor's	Communication & Business
Specialized Training, License or Certificate	Product Marketing Certified, Project Management skills		
Other Education			

If you are appointed, do you know of any reason whatsoever why you will not be able to attend regularly scheduled meetings or otherwise fulfill your CAC Member duties?

Yes   
**No**

If "Yes", please explain: \_

**The following information will be used to satisfy Equal Opportunity reporting and research requirements.**

Male  Female   
White  Hispanic  African American  American Indian/Alaskan Native  Asian/Pacific Islander

**Please explain why you are interested in serving on the CAC.** (Attach a sheet to the application if you need more space.)

Born and raised in Florida, I moved to Pinellas County in 1994. I have a passion for keeping Florida safe, free, and looking out for both residents and the environment. We must safeguard our beaches and natural areas while also ensuring we are building good infrastructure to meet our growing needs. I love Pinellas County and have no plans of going anywhere, so I want to ensure I get involved to keep my home unique & long-lasting.

Applications may be submitted electronically, by e-mail, FAX or mail. E-mail address: [mpo@pinellascounty.org](mailto:mpo@pinellascounty.org)  
Fax: (727)464-8212. Mailing Address: Pinellas County PPC/MPO, 310 Court St., Clearwater, FL 33756.



**ADVISORY COMMITTEE MEMBER APPLICATION**

Name: Collins Gerald W.

Last First Middle

Home Address: 2325 Ham Blvd. Clearwater, Fl. 33764  
 Street (Apt.) City, State Zip

Work Address: Retired  
 Street (Apt.) City, State Zip  
727-488-6903 Jrycollins@aol.com

Home Telephone Work Telephone Mobile Telephone E-mail Address

Do you prefer to be contacted/receive documents at your home or work address? Home  Work

Date of Birth: 1/27/1947

Advisory committee you're interested in serving on: Transportation

Why are you interested in serving on this committee? (you may add an attachment if you need additional space)

I have been the point person for the Morningside/Meadows HOA covering the Belcher/60 Project for the past 3 years. I have also been involved in the Nersary Road Project.

Education	Name and Location	Degree	Major/Subjects of Study
High School			
College or University	University of South Florida	Certificate	Human Resources
Specialized Training, License or Certificate	Society for Human Resource Management	Certificate	Professional in Human Resources
Other Education			

If you are appointed, do you know of any reason whatsoever why you will not be able to attend regularly scheduled meetings or otherwise fulfill the duties of the membership to which you have been appointed?

Yes No If "Yes", please explain:  
 No

The following information will only be used to satisfy Equal Opportunity reporting and research requirements.

Gender: Male  Female

Race: White  Hispanic  African American  American Indian/Alaskan Native

Asian/Pacific Islander  Other

\* Applications may be submitted by electronic mail, FAX or mail. E-mail address: info@forwardpinellas.org

Fax: (727) 464-8212 - Mailing Address: Forward Pinellas, 310 Court St., Clearwater, FL 33756.

**LOCAL COORDINATING BOARD  
FOR THE TRANSPORTATION DISADVANTAGED**

**Chairman**

Councilmember Patti Reed (06/08/22)

**Agency for Health Care Administration – Area 5 Medicaid Office**

Emily Hughart (01/08/2020) Ian Martin (Alternate- 10/09/2016)

**Citizens**

Gloria Lepic-Corrigan – Citizen TD Rider  
Loretta Statsick – Citizen Rep

**FL Dept. of Elder Affairs**

Melanie “Mela” Gress (07/12/2023) Jason Martino (Alternate - appointed 04/13/2022)

**Persons with Disabilities**

Jody Armstrong (Reappointed 04/13/2022) Jody Armstrong (Alternate –)

**Pinellas County Dept. of Veterans Services**

Vacant

**Pinellas Suncoast Transit Authority (Non-Voting)**

Ross Silvers (Alternate: Vacant)

**Transportation Provider for Profit**

Brian Scott (Vice Chair - 03/10/2010) (reappointed 11/17/2020)

**Community Action Agency**

Vacant

**Over 60**

Duncan Kovar (01/13/2021)

**Public Education**

Joseph Camera (10/14/20) (Alternate: Autumn Westermann (10/14/20)

**Department of Children and Families**

Ivonne Carmona (Reconfirmed March 2021) Kitty Kelleher (Alternate: 02/8/2017)

**Children at Risk**

Yaridis Garcia (08/10/22)

**Division of Blind Services**

Amanda Honingford (Reappointed 04/13/2022) Mark Harshbarger (alternate: Reappointed 04/13/2022)

**Career Source Pinellas (Regional Work Force Development)**

Shawna Peer (10/14/2021) Jennifer Brackney (Alternate - 05/12/2017)

**Local Medical Community**

Vacant

**Regional Agency for Persons with Disabilities**

Michael Taylor (Reappointed 04/13/2022) (Alternates: Debra Noel and Brett Gottschalk Reappointed 04/13/2022)

**Technical Support – Florida Department of Transportation (FDOT)**

Tracy Noyes (Alternate: Dave Newell (03/11/2020)



**July 12, 2023**

**5C. Acceptance of Quarter Two Financial Report and Approval of Budget Amendment(s)**



---

**SUMMARY**

The second quarter of FY23 ended March 31, 2023. The unaudited financial report through the end of that period is attached for the board's review. Additionally, and in compliance with our Internal Control Structure Policy Manual, a Budget Amendment Form is attached for the board's review and approval.

**ATTACHMENT(S):**

- Unaudited Financial Report through Quarter Two FY23
- Budget Amendment Form

**ACTION:** Board to receive and accept the financial report and approve the budget amendment(s).

Pinellas Planning Council  
 Financial Report (unaudited)  
 January through March 2023  
 (Q2)



REVENUES	Mar-23	FY23 YTD	FY23 BUDGET	VARIANCE	% Of Anticipated REVENUES Received
Interest	462	2,356	290	(2,066)	812%
Other Income	4,645	59,891			
Tax Revenue	33,982	2,085,669	2,211,780	126,111	94%
Local Assistance Contract Services	-	3,354	19,000	15,646	18%
MPO Charges for Services (Revenue)	-	319,162	1,443,260	1,124,098	22%
<b>TOTALS</b>	<b>39,089</b>	<b>2,470,432</b>	<b>3,674,330</b>	<b>1,203,898</b>	<b>67%</b>
EXPENDITURES	Mar-23	FY23 YTD	FY23 BUDGET	VARIANCE	% OF BUDGETED Expenses Allocated
Salaries & Wages	107,106	776,894	1,593,590	816,696	49%
FICA & Benefits	50,112	359,722	735,190	375,468	49%
<i>Personal Services</i>	<b>157,218</b>	<b>1,137,416</b>	<b>2,328,780</b>	<b>1,192,164</b>	<b>49%</b>
Contractual Support Services	24,583	282,305	287,000	4,695	98%
Rent	7,544	52,150	89,880	37,730	58%
Equip. & Furn.	-	14,312	10,520	(3,792)	136%
Telephone <i>(Comm Svcs)</i>	300	1,500	4,220	2,720	36%
Mail (Postage)	182	785	3,160	2,375	25%
Advertising Notice <i>(Otr Chgs Legal Adv)</i>	224	5,782	30,000	24,218	19%
Printing/Reproduction	294	1,323	5,470	4,147	24%
Office Supplies	264	1,985	33,150	31,165	6%
PAO/Tax Coll Commissions	3,432	49,505	43,360	(6,145)	114%
Intergovernmental Services	-	-	372,050	372,050	0%
Risk Management	1,184	7,105	14,210	7,105	50%
Travel	865	889	10,520	9,631	8%
Communications, Advocacy, & Educ	1,045	4,072	20,000	15,928	20%
Audit	-	-	26,880	26,880	0%
Council Activities	-	1,360	9,470	8,110	14%
Contingency <i>(Otr Current Chgs &amp; Obligations)</i>	210	1,443	600,000	598,557	0%
<b>TOTALS</b>	<b>197,346</b>	<b>1,561,932</b>	<b>3,888,670</b>	<b>2,326,738</b>	<b>40%</b>



**Budget Amendment Form**

Fiscal Year 2023

Budget Amendment Requested by: Margie Green

Date: 6/1/2023

Effective Date: 6/1/2023

**Reason for Amendment:** 1. Contractual Support Services actual expense is greater than budgeted amount for FY23. 2. Tax Collector commission actual expense is greater than budgeted amount. 3. Add additional Income for Local Government contributions received for Gulf Blvd Safety Study & UDS Pilot. These changes were unanticipated at the time that the budget was developed.

4. Annual budgeted amount for new computers was added to Office Supplies expense. Should be in Equipment & Furnishings expense as per previous budgets

Account	Old Budget	New Budget	Diff (+/-)	Desc
2.01 · CONTRACTUAL SUPPORT SERVICES	287,000	588,000	+ 301,000	Adjust to actual incurred expenses YTD plus projected estimate expenses thru FYE
2.04 · EQUIPMENT AND FURNISHINGS	10,520	24,630	+ 14,110	Annual computer budget remove from Office Supp Exp & add to Equip & Furn
2.09 · OFFICE SUPPLIES & MATERIALS	33,150	19,040	(14,110)	Annual computer budget remove from Office Supp Exp & add to Equip & Furn
2.1001 · TCO Commission	32,340	45,000	+ 12,660	Adjust to projected actual expense
2.16 · CONTINGENCY	600,000	287,100	(313,660)	
Other Income		148,500	+ 148,500	Local govt contractual support contributions received

Proposed Budget Amendment Expense Total: **\$ 313,660**

Proposed Budget Amendment Income Total: **\$ 148,500**

Proposed Budget Amendment Net Total: **-\$165,160**

Authorized Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**July 12, 2023**

**5D. Adoption of Resolution Authorizing Execution of the Florida Commission for the Transportation Disadvantaged (CTD) Grant Agreement**

---



**SUMMARY**

Forward Pinellas, in its role as the Pinellas County Metropolitan Planning Organization, is the Planning Agency for the Transportation Disadvantaged Program, pursuant to Chapter 247, F.S. and Rule 41-2, F.A.C. As such, Forward Pinellas anticipates receiving \$42,158 from the Commission for the Transportation Disadvantaged (CTD) for planning work associated with the Transportation Disadvantaged (TD) Program. Planning duties include the development, administration and implementation of the Transportation Disadvantaged Service Plan, the evaluation of the Pinellas Suncoast Transit Authority in its role as the Community Transportation Coordinator for the TD Program, staff support, and technical services provided to the Local Coordinating Board. The attached resolution authorizes the Executive Director to execute the required documents associated with this grant, including entering into an agreement with the CTD for planning funds.

**ATTACHMENT(S):** Forward Pinellas Resolution 23-01

**ACTION:** Board, in its role as the metropolitan planning organization, to adopt Resolution 23-01 authorizing execution of the Florida CTD grant agreement.

**STAFF RECOMMENDATION:** Staff recommends that the board adopt Resolution 23-01.

**Resolution #23-1**

**A RESOLUTION OF FORWARD PINELLAS, IN ITS ROLE AS THE PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION, AUTHORIZING EXECUTION OF THE FLORIDA COMMISSION FOR THE TRANSPORTATION DISADVANTAGED PLANNING GRANT AGREEMENT FOR THE RECEIPT OF 2023/2024 TRANSPORTATION DISADVANTAGED TRUST FUNDS FROM THE COMMISSION FOR THE TRANSPORTATION DISADVANTAGED; AUTHORIZING THE FORWARD PINELLAS EXECUTIVE DIRECTOR TO SIGN ALL FUTURE DOCUMENTS NECESSARY TO RECEIVE TRANSPORTATION DISADVANTAGED TRUST FUNDS FOR FISCAL YEAR 2023/2024; PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Forward Pinellas, in its role as the Pinellas County Metropolitan Planning Organization (MPO), is eligible to receive a Transportation Disadvantaged Planning Grant and to undertake a transportation disadvantaged service project as authorized by Section 427.0159, Florida Statutes, and Rule 41-2, Florida Administrative Code.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. The Forward Pinellas Executive Director is hereby authorized to execute the Florida Commission for the Transportation Disadvantaged Planning Grant Agreement, attached hereto as Exhibit A, for the receipt of 2023/2024 Transportation Disadvantaged Trust Funds from the Florida Commission for the Transportation Disadvantaged (“Grant Agreement”); and
2. The Forward Pinellas Executive Director is hereby authorized to file any additional applications and sign any and all agreements, amendments, contracts, reimbursement invoices, and any other documents that may be required in connection with the Grant Agreement or the receipt of the Transportation Disadvantaged Trust Funds for the fiscal year 2023/2024.
3. This Resolution shall take effect upon its adoption.

This resolution is hereby adopted at the July 12, 2023 meeting of the Forward Pinellas Board as hereinafter set forth:

\_\_\_\_\_ offered the foregoing resolution which was seconded by

**Resolution #23-1**

\_\_\_\_\_ and the vote was:

AYES:

NAYS:

Absent and not voting:

ATTEST:

\_\_\_\_\_  
Whit Blanton, Executive Director  
Forward Pinellas

\_\_\_\_\_  
Janet Long, Chair  
Forward Pinellas

SAMAS Approp	108846	Fund	TDTF	FM/Job No(s)	43202911401
SAMAS Obj	751000	Function	615	CSFA No.	55.002
Org. Code	55120000952	Contract No	G2J12	Vendor No.	59-2931456

**FLORIDA COMMISSION FOR THE TRANSPORTATION DISADVANTAGED  
PLANNING GRANT AGREEMENT**

THIS AGREEMENT, made and entered into by and between the STATE OF FLORIDA COMMISSION FOR THE TRANSPORTATION DISADVANTAGED, created pursuant to Chapter 427, Florida Statutes, hereinafter called the Commission, and Pinellas County Metropolitan Planning Organization, 310 Court Street, Clearwater, Florida 33756, hereinafter called the Grantee.

W I T N E S S E T H:

WHEREAS, the Grantee has the authority to enter into this Agreement and to undertake the Project hereinafter described, and the Commission has been granted the authority to carry out responsibilities of the Commission which includes the function of the Designated Official Planning Agency and other responsibilities identified in Chapter 427, Florida Statutes, or rules thereof;

NOW, THEREFORE, in consideration of the mutual covenants, promises and representations herein, the parties agree as follows:

**1.00 Purpose of Agreement:** The purpose of this Agreement is to provide financial assistance to accomplish the duties and responsibilities of the Official Planning Agency as set forth in Chapter 427, Florida Statutes, Rule 41-2, Florida Administrative Code, Commission policies, and the Fiscal Year 2023-24 Program Manual and Instructions for the Planning Grant, and as further described in this Agreement and in Exhibit(s) A, B, C, D attached hereto and by this reference made a part hereof, hereinafter called the Project; and, for the Commission to provide financial assistance to the Grantee and state the terms and conditions upon which such assistance will be provided and the understandings as to the manner in which the Project will be undertaken and completed.

**2.00 Accomplishment of the Project:** The Grantee shall commence, and complete the Project as described in Exhibit "A" with all practical dispatch, in a sound, economical, and efficient manner, and in accordance with the provisions herein, and all applicable laws.

**2.10 Pursuant to Federal, State, and Local Law:** In the event that any election, referendum, approval, permit, notice, or other proceeding or authorization is requisite under applicable law to enable the Grantee to enter into this Agreement or to undertake the Project hereunder, or to observe, assume or carry out any of the provisions of the Agreement, the Grantee will initiate and consummate, as provided by law, all actions necessary with respect to any such matters so requisite.

**2.20 Funds of the Grantee:** The Grantee will provide the initial funds necessary for the completion of the project.

**2.30 Funds of the Commission:** The Commission will compensate the Grantee upon receipt and approval of said deliverables, not to exceed the estimated project cost as further defined herein.

**2.40 Submission of Proceedings, Contracts and Other Documents and Products:** The Grantee shall submit to the Commission such data, reports, records, contracts, certifications and other financial and operational documents or products relating to the Project as the Commission may require as provided by law, rule or under this agreement. Failure by the Grantee to provide such documents, or provide documents or products required by previous agreements between the Commission and the Grantee, may, at the Commission's discretion, result in refusal to reimburse project funds or other permissible sanctions against the Grantee, including termination.

**2.50 Incorporation by Reference:** The Grantee and Commission agree that by entering into this Agreement, the parties explicitly incorporate by reference into this Agreement the applicable law and provisions of Chapter 427, Florida Statutes, Rule 41-2, Florida Administrative Code, and the Fiscal Year 2023-24 Program Manual and Instructions for the Planning Grant.

**3.00 Total Project Cost:** The total estimated cost of the Project is \$ 42,158.00. This amount is based upon the budget summarized in Exhibit "B" and by this reference made a part hereof. The Grantee agrees to bear all expenses in excess of the total estimated cost of the Project and any deficits involved, including any deficits revealed by an audit performed in accordance with Section 6.00 hereof after completion of the project.

**4.00 Commission Participation:** The Commission agrees to maximum participation in the Project in the amount of \$ 42,158.00 as detailed in Exhibit "B".

**4.10 Eligible Costs:** Planning Grant Funds, derived exclusively from the Transportation Disadvantaged Trust Fund, may only be used by the Commission and the Grantee to undertake planning activities.

**4.20 Eligible Project Expenditures:** Project expenditures eligible for State participation will be allowed only from the date of this Agreement. It is understood that State participation in eligible project costs is subject to:

- a) The understanding that disbursement of funds will be made in accordance with the Commission's cash forecast;
- b) Availability of funds as stated in Section 13.00 of this Agreement;
- c) Commission approval of the project scope and budget (Exhibits A & B) at the time appropriation authority becomes available; and
- d) Submission of all certifications, invoices, detailed supporting documents or other obligating documents and all other terms of this agreement.

**4.30 Front End Funding and Retainage:** Front end funding and retainage are not applicable.



## **5.00 Project Budget and Disbursement Schedule:**

**5.10 The Project Budget:** The Grantee shall maintain the Commission approved Project Budget, as set forth in Exhibit B, carry out the Project, and shall incur obligations against and make disbursements of Project funds only in conformity with the latest approved budget for the Project. This is a lump sum – percent complete grant to accomplish the tasks identified in the law, rule, and the grant. It is not subject to adjustment due to the actual cost experience of the recipient in the performance of the grant agreement. The amount paid is based on the weighted value of the tasks and deliverables listed in Exhibits A and B that have been accomplished for the invoiced period. Prior to payment, the tasks performed and deliverables are subject to review and acceptance by the Commission. The criteria for acceptance of completed tasks and deliverables are based on the most recent regulations, guidelines or directives related to the particular task and deliverable.

**5.20 Schedule of Disbursements:** The Grantee shall be paid on a quarterly basis based on the satisfactory performance of each task detailed in Exhibit A.

## **6.00 Accounting Records and Audits:**

**6.10 Establishment and Maintenance of Accounting Records:** The Grantee shall establish for the Project, in conformity with the latest current uniform requirements established by the Commission to facilitate the administration of the financing program, either separate accounts to be maintained within its existing accounting system, or establish independent accounts. Such financing accounts are referred to herein collectively as the "Project Account". The Project Account, and detailed documentation supporting the Project Account, must be made available upon request, without cost, to the Commission any time during the period of the Agreement and for five years after final payment is made or if any audit has been initiated and audit findings have not been resolved at the end of five years, the records shall be retained until resolution of the audit findings.

**6.20 Funds Received or Made Available for The Project:** The Grantee shall appropriately record in the Project Account, and deposit in a bank or trust company which is a member of the Federal Deposit Insurance Corporation, all payments received by it from the Commission pursuant to this Agreement and all other funds provided for, accruing to, or otherwise received on account of the Project, which Commission payments and other funds are herein collectively referred to as "Project Funds". The Grantee shall require depositories of Project Funds to secure continuously and fully all Project Funds in excess of the amounts insured under Federal plans, or under State plans which have been approved for the deposit of Project funds by the Commission, by the deposit or setting aside of collateral of the types and in the manner as prescribed by State law for the security of public funds, or as approved by the Commission.

**6.30 Costs Incurred for the Project:** The Grantee shall charge to the Project Account all eligible costs of the Project. Costs in excess of the latest approved budget, costs which are not within the statutory criteria for the Transportation Disadvantaged Trust Fund, or attributable to actions which have not met the other requirements of this Agreement, shall not be considered eligible costs.

**6.40 Documentation of Project Deliverables:** The Grantee shall provide sufficient detailed documentation for each deliverable to allow an audit trail to ensure that the tasks accomplished or deliverables completed in acceptable form to the Commission were those which were promised. The documentation must be sufficiently detailed to comply with the laws and policies of the Department of Financial Services.

**6.50 Checks, Orders, and Vouchers:** Any check or order drawn by the Grantee with respect to any item which is or will be chargeable against the Project Account will be drawn only in accordance with a properly signed voucher then on file in the office of the Grantee stating in proper detail the purpose for which such check or order is drawn. All checks, payrolls, invoices, contracts, vouchers, orders, or other accounting documents pertaining in whole or in part to the Project shall be clearly identified, readily accessible, within the Grantees existing accounting system, and, to the extent feasible, kept separate and apart from all other such documents.

**6.60 Audits:**

1. The administration of resources awarded through the Commission to the Grantee by this Agreement may be subject to audits and/or monitoring by the Commission and the Department of Transportation (Department). The following requirements do not limit the authority of the Commission or the Department to conduct or arrange for the conduct of additional audits or evaluations of state financial assistance or limit the authority of any state agency inspector general, the Auditor General, or any other state official. The Grantee shall comply with all audit and audit reporting requirements as specified below.

- a. In addition to reviews of audits conducted in accordance with Section 215.97, Florida Statutes, monitoring procedures to monitor the Grantee's use of state financial assistance may include but not be limited to on-site visits by Commission and/or Department staff and/or other procedures including, reviewing any required performance and financial reports, following up, ensuring corrective action, and issuing management decisions on weaknesses found through audits when those findings pertain to state financial assistance awarded through the Commission by this Agreement. By entering into this Agreement, the Grantee agrees to comply and cooperate fully with any monitoring procedures/processes deemed appropriate by the Commission and/or the Department. The Grantee further agrees to comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the Commission, the Department, the Chief Financial Officer (CFO) of the Department of Financial Services the State Auditor General and, the State Inspector General.
- b. The Grantee a nonstate entity as defined by Section 215.97, Florida Statutes, as a recipient of state financial assistance awarded by the Commission through this Agreement is subject to the following requirements:
  - i. In the event the Grantee meets the audit threshold requirements established by Section 215.97, Florida Statutes, the Grantee must have a State single or project-specific audit conducted for such fiscal year in accordance with Section 215.97, Florida Statutes; applicable rules of the Department of Financial Services; and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the

Auditor General. Exhibit D to this Agreement indicates state financial assistance awarded through the Commission by this Agreement needed by the Grantee to further comply with the requirements of Section 215.97, Florida Statutes. In determining the state financial assistance expended in a fiscal year, the Grantee shall consider all sources of state financial assistance, including state financial assistance received from the Commission by this Agreement, other state agencies and other nonstate entities. State financial assistance does not include Federal direct or pass-through awards and resources received by a nonstate entity for Federal program matching requirements.

- ii. In connection with the audit requirements, the Grantee shall ensure that the audit complies with the requirements of Section 215.97, Florida Statutes. This includes submission of a financial reporting package as defined by Section 215.97, Florida Statutes, and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General.
- iii. In the event the Grantee does not meet the audit threshold requirements established by Section 215.97, Florida Statutes, the Grantee is exempt for such fiscal year from the state single audit requirements of Section 215.97, Florida Statutes. However, the Grantee must provide a single audit exemption statement to the Department at [FDOTSingleAudit@dot.state.fl.us](mailto:FDOTSingleAudit@dot.state.fl.us) no later than nine months after the end of the Grantee's audit period for each applicable audit year. In the event the Grantee does not meet the audit threshold requirements established by Section 215.97, Florida Statutes, in a fiscal year and elects to have an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, the cost of the audit must be paid from the Grantee's resources (i.e., the cost of such an audit must be paid from the Grantee's resources obtained from other than State entities).
- iv. In accordance with Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, copies of financial reporting packages required by this Agreement shall be submitted to both:

Florida Department of Transportation  
Office of Comptroller, MS 24  
605 Suwannee Street  
Tallahassee, FL 32399-0405  
Email: [FDOTSingleAudit@dot.state.fl.us](mailto:FDOTSingleAudit@dot.state.fl.us)

State of Florida Auditor General  
Local Government Audits/342  
111 West Madison Street, Room 401  
Tallahassee, FL 32399-1450  
Email: [flaudgen\\_localgovt@aud.state.fl.us](mailto:flaudgen_localgovt@aud.state.fl.us)

- v. Any copies of financial reporting packages, reports or other information required to be submitted to the Department shall be submitted timely in accordance with Section 215.97, Florida Statutes, and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, as applicable.

- vi. The Grantee, when submitting financial reporting packages to the Department for audits done in accordance with Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, should indicate the date the reporting package was delivered to the Grantee in correspondence accompanying the reporting package.
  - vii. Upon receipt, and within six months, the Department will review the Grantee's financial reporting package, including corrective action plans and management letters, to the extent necessary to determine whether timely and appropriate corrective action on all deficiencies has been taken pertaining to the state financial assistance provided through the Commission by this Agreement. If the Grantee fails to have an audit conducted consistent with Section 215.97, Florida Statutes, the Commission and/or the Department may take appropriate corrective action to enforce compliance.
  - viii. As a condition of receiving state financial assistance, the Grantee shall permit the Commission, the Department, or its designee, the State's Chief Financial Officer (CFO) or the Auditor General access to the Grantee's records including financial statements, the independent auditor's working papers and project records as necessary. Records related to unresolved audit findings, appeals or litigation shall be retained until the action is complete or the dispute is resolved.
- c. The Grantee shall retain sufficient records demonstrating its compliance with the terms of this Agreement for a period of five years from the date the audit report is issued and shall allow the Commission, the Department, or its designee, the State's CFO, or the Auditor General access to such records upon request. The Grantee shall ensure that the audit working papers are made available to the Commission, the Department, or its designee, the State's CFO or the Auditor General upon request for a period of five years from the date the audit report is issued unless extended in writing by the Commission and/or the Department.

**6.70 Inspection:** The Grantee shall permit, and shall require its contractors to permit, the Commission's authorized representatives to inspect all work, materials, deliverables, records; and to audit the books, records and accounts pertaining to the financing and development of the Project at all reasonable times including upon completion of the Project, and without notice.

**7.00 Compensation and Payments:** In order to obtain any Commission funds, the Grantee shall:

**7.10 File with the Commission for the Transportation Disadvantaged,** [FLCTDinvoice@dot.state.fl.us](mailto:FLCTDinvoice@dot.state.fl.us), its invoice on form or forms prescribed by the Commission, and such other data and deliverables pertaining to the Project as listed in Exhibit "A" hereof, as the Commission may require, to justify and support the invoices as specified in the Commission's Grant Agreement/Contract Invoicing Procedures.

**7.11** Grantee certifies, under penalty of perjury, that the Agency will comply with the provisions of the Agreement and that all invoices and support documentation will be true and correct.

**7.12 Financial Consequence:** Payment shall not be made to the Grantee unless tasks have been completed and back up documentation as requested is provided to the Commission. The project must be completed no later than June 30, 2024.

**7.20 The Commission's Obligations:** Subject to other provisions hereof, the Commission will honor such invoices in amounts and at times deemed by the Commission to be proper and in accordance with this agreement to ensure the completion of the Project and payment of the eligible costs. However, notwithstanding any other provision of this Agreement, the Commission may give written notice to the Grantee that it will refuse to make a payment to the Grantee on the Project if:

**7.21 Misrepresentation:** The Grantee has made misrepresentation of a material nature in its application, or any supplement thereto or amendment thereof, with respect to any document of data or certification furnished therewith or pursuant hereto;

**7.22 Litigation:** There is pending litigation with respect to the performance by the Grantee of any of its duties or obligations which may jeopardize or adversely affect the Project, the Agreement, or payments to the Project;

**7.23 Required Submittals/Certifications:** The Grantee has failed or refused to provide to the Commission detailed documentation of requisitions or certifications of actions taken;

**7.24 Conflict of Interests:** There has been any violation of the conflict of interest provisions, prohibited interests, or lobbying restrictions, contained herein;

**7.25 Default:** The Grantee has been determined by the Commission to be in default under any of the provisions of this Agreement and has been unable to resolve compliance issues once notified by the Commission; or

**7.26 Supplanting of Funds:** The Grantee has used Transportation Disadvantaged Trust Funds to replace or supplant available and appropriate funds for the same purposes, in violation of Chapter 427, Florida Statutes.

**7.30 Invoices for Deliverables:** Invoices for deliverables pursuant to this Agreement shall be submitted in detail sufficient for a proper preaudit and postaudit thereof. Failure to submit to the Commission detailed supporting documentation with the invoice or request for project funds will be cause for the Commission to refuse to pay the amount claimed by the Grantee until the Commission is satisfied that the criteria set out in Chapters 287 and 427, Florida Statutes, Rules 3A-24, 41-2, and 60A-1, Florida Administrative Code, and the Fiscal Year 2023-24 Program Manual and Instructions for the Planning Grant is met. The Commission shall pay the Grantee for the satisfactory performance of each task as outlined in Exhibit "A" on a quarterly basis.

**7.40 Commission Claims:** If, after project completion, any claim is made by the Commission resulting from an audit or for work or services performed pursuant to this agreement, the Commission may offset such amount from payments due for work or services done under any

grant agreement which it has with the Grantee owing such amount if, upon demand, payment of the amount is not made within sixty (60) days to the Commission. Offsetting any amount pursuant to this section shall not be considered a breach of contract by the Commission.

## **8.00 Termination or Suspension of Project:**

**8.10 Termination or Suspension Generally:** If the Grantee abandons or, before completion, finally discontinues the Project; or if, by reason of any of the events or conditions set forth in Section 7.20 hereof, or for any other reason, the commencement, prosecution, or timely completion of the Project by the Grantee is rendered improbable, infeasible, impossible, or illegal, the Commission may, by written notice to the Grantee, suspend any or all of its obligations under this Agreement until such time as the event or condition resulting in such suspension has ceased or been corrected, or the Commission may terminate any or all of its obligations under this Agreement.

**8.20 Action Subsequent to Notice of Termination or Suspension.** Upon receipt of any final termination or suspension notice under this Section, the Grantee shall proceed promptly to carry out the actions required therein which may include any or all of the following: (1) necessary action to terminate or suspend, as the case may be, Project activities and contracts and such other action as may be required or desirable to keep to the minimum the costs upon the basis of which the financing is to be computed; (2) furnish a statement of the project activities and contracts, and other undertakings the cost of which are otherwise includable as Project costs; and (3) remit to the Commission such portion of the financing and any advance payment previously received as is determined by the Commission to be due under the provisions of the Agreement. The termination or suspension shall be carried out in conformity with the latest schedule, plan, and budget as approved by the Commission or upon the basis of terms and conditions imposed by the Commission upon the failure of the Grantee to furnish the schedule, plan, and budget within a reasonable time. The acceptance of a remittance by the Grantee shall not constitute a waiver of any claim which the Commission may otherwise have arising out of this Agreement.

## **8.30 Public Records:**

IF THE GRANTEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE GRANTEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

850/410-5700  
CTDOmbudsman@dot.state.fl.us  
605 Suwannee Street, MS 49  
Tallahassee, Florida 32399

The Grantee shall keep and maintain public records required by the Commission to perform the service of this agreement.

Upon request from the Commission's custodian of public records, provide the Commission with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the agreement term and following completion of the agreement if the Grantee does not transfer the records to the Commission.

Upon completion of the agreement, transfer, at no cost, to the Commission all public records in possession of the Grantee or keep and maintain public records required by the Commission to perform the service. If the Grantee transfers all public records to the Commission upon completion of the contract, the Grantee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Grantee keeps and maintains public records upon completion of the contract, the Grantee shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Commission, upon request from the Commission's custodian of public records, in a format that is compatible with the information technology systems of the Commission.

Failure by the Grantee to comply with Chapter 119, Florida Statutes, shall be grounds for immediate unilateral cancellation of this Agreement by the Commission.

## **9.00 Contracts of the Grantee:**

**9.10 Third Party Agreements:** The Grantee shall not execute any contract or obligate itself in any manner requiring the disbursement of Transportation Disadvantaged Trust Fund moneys, including contracts or amendments thereto, with any third party with respect to the Project without being able to provide a written certification by the Grantee that the contract or obligation was executed in accordance with the competitive procurement requirements of Chapter 287, Florida Statutes, Chapter 427, Florida Statutes, and the rules promulgated by the Department of Management Services. Failure to provide such certification, upon the Commission's request, shall be sufficient cause for nonpayment by the Commission as provided in Section 7.23. The Grantee agrees, that by entering into this Agreement, it explicitly certifies that all its third-party contracts will be executed in compliance with this section.

**9.20 Compliance with Consultants' Competitive Negotiation Act:** It is understood and agreed by the parties hereto that participation by the Commission in a project with the Grantee, where said project involves a consultant contract for any services, is contingent on the Grantee complying in full with the provisions of Section 287.055, Florida Statutes, Consultants' Competitive Negotiation Act. The Grantee shall certify compliance with this law to the Commission for each consultant contract it enters.

**9.30 Competitive Procurement:** Procurement of all services or other commodities shall comply with the provisions of Section 287.057, Florida Statutes.

## **10.00 Restrictions, Prohibitions, Controls, and Labor Provisions:**

**10.10 Equal Employment Opportunity:** In connection with the carrying out of any Project, the Grantee shall not discriminate against any employee or applicant for employment because of race, age, disability, creed, color, sex or national origin. The Grantee will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, age, disability, creed, color, sex, or national origin. Such action shall include, but not be limited to, the following: Employment upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Grantee shall insert the foregoing provision modified only to show the particular contractual relationship in all its contracts in connection with the development of operation of the Project, except contracts for the standard commercial supplies or raw materials, and shall require all such contractors to insert a similar provision in all subcontracts, except subcontracts for standard commercial supplies or raw materials. The Grantee shall post, in conspicuous places available to employees and applicants for employment for Project work, notices setting forth the provisions of the nondiscrimination clause.

**10.20 Title VI - Civil Rights Act of 1964:** The Grantee will comply with all the requirements imposed by Title VI of the Civil Rights Act of 1964 (78 Statute 252), the Regulations of the Federal Department of Transportation, the Regulations of the Federal Department of Justice, and the assurance by the Agency pursuant thereto.

### **10.30 Prohibited Interests:**

**10.31 Contracts or Purchases:** Unless authorized in writing by the Commission, no officer of the Grantee, or employee acting in his or her official capacity as a purchasing agent, shall either directly or indirectly purchase, rent, or lease any realty, goods, or services for the Grantee from any business entity of which the officer or employee or the officer's or employee's business associate or spouse or child is an officer, partner, director, or proprietor or in which such officer or employee or the officer's or employee's spouse or child, or any combination of them, has a material interest.

**10.32 Business Conflicts:** Unless authorized in writing by the Commission, it is unlawful for an officer or employee of the Grantee, or for any company, corporation, or firm in which an officer or employee of the Grantee has a financial interest, to bid on, enter into, or be personally interested in the purchase or the furnishing of any materials, services or supplies to be used in the work of this agreement or in the performance of any other work for which the Grantee is responsible.

**10.33 Solicitations:** No officer or employee of the Grantee shall directly or indirectly solicit or accept funds from any person who has, maintains, or seeks business relations with the Grantee.

**10.34 Former Employees - Contractual Services:** Unless authorized in writing by the Commission, no employee of the Grantee shall, within 1 year after retirement or termination, have or hold any employment or contractual relationship with any business entity about any contract for contractual services which was within his or her responsibility while an employee.



**10.35 Former Employees - Consulting Services:** The sum of money paid to a former employee of the Grantee during the first year after the cessation of his or her responsibilities, by the Grantee, for contractual services provided to the Grantee, shall not exceed the annual salary received on the date of cessation of his or her responsibilities. The provisions of this section may be waived by the Grantee for a particular contract if the Grantee determines, and the Commission approves, that such waiver will result in significant time or cost savings for the Grantee and the project.

The Grantee shall insert in all contracts entered into in connection with this Agreement and shall require its contractors to insert in each of their subcontracts, the following provision:

"No member, officer, or employee of the Grantee during his tenure or for one year thereafter shall have any interest, direct or indirect, in this contract or the proceeds thereof."

The provisions of this section shall not be applicable to any agreement between the Grantee and its fiscal depositories, or to any agreement for utility services the rates for which are fixed or controlled by a Governmental agency.

**10.40 Non-discrimination of Persons With Disabilities:** The Grantee and any of its contractors or their sub-contractors shall not discriminate against anyone on the basis of a disability (physical, mental or emotional impairment). The Grantee agrees that no funds shall be used to rent, lease or barter any real property that is not accessible to persons with disabilities nor shall any meeting be held in any facility unless the facility is accessible to persons with disabilities. The Grantee shall also assure compliance with The Americans with Disabilities Act, as it may be amended from time to time.

**10.50 Lobbying Prohibition:** No Grantee may use any funds received pursuant to this Agreement for the purpose of lobbying the Legislature, the judicial branch, or a state agency. No Grantee may employ any person or organization with funds received pursuant to this Agreement for the purpose of lobbying the Legislature, the judicial branch, or a state agency. The "purpose of lobbying" includes, but is not limited to, salaries, travel expenses and per diem, the cost for publication and distribution of each publication used in lobbying; other printing; media; advertising, including production costs; postage; entertainment; telephone; and association dues. The provisions of this paragraph supplement the provisions of Section 11.062, Florida Statutes, which is incorporated by reference into this Agreement.

**10.60 Public Entity Crimes:** No Grantee shall accept any bid from, award any contract to, or transact any business with any person or affiliate on the convicted vendor list for a period of 36 months from the date that person or affiliate was placed on the convicted vendor list unless that person or affiliate has been removed from the list pursuant to Section 287.133, Florida Statutes. The Grantee may not allow such a person or affiliate to perform work as a contractor, supplier, subcontractor, or consultant under a contract with the Grantee. If the Grantee was transacting business with a person at the time of the commission of a public entity crime which resulted in that person being placed on the convicted vendor list, the Grantee may also not accept any bid from, award any contract to, or transact any business with any other person who is under the

same, or substantially the same, control as the person whose name appears on the convicted vendor list so long as that person's name appears on the convicted vendor list.

**10.70 Homeland Security:** Grantee shall utilize the U.S. Department of Homeland Security's E-Verify system, in accordance with the terms governing use of the system, to confirm the employment eligibility of:

1. all new persons employed by the grantee during the term of the grant agreement to perform employment duties within Florida; and
2. all new persons, including subcontractors, assigned by the grantee to perform work pursuant to the contract with the Commission.

The Commission shall consider the employment by any vendor of unauthorized aliens a violation of Section 274A(e) of the Immigration and Nationality Act. If the vendor knowingly employs unauthorized aliens, such violation shall be cause for unilateral cancellation of this agreement. Refer to the U.S. Department of Homeland Security's website at [www.dhs.gov](http://www.dhs.gov) to learn more about E-Verify.

## **11.00 Miscellaneous Provisions:**

**11.10 Environmental Pollution:** Not applicable.

**11.20 Commission Not Obligated to Third Parties:** The Commission shall not be obligated or liable hereunder to any party other than the Grantee.

**11.30 When Rights and Remedies Not Waived:** In no event shall the making by the Commission of any payment to the Grantee constitute or be construed as a waiver by the Commission of any breach of covenant or any default which may then exist, on the part of the Grantee, and the making of such payment by the Commission while any such breach or default shall exist shall in no way impair or prejudice any right or remedy available to the Commission for such breach or default.

**11.40 How Contract Affected by Provisions Being Held Invalid:** If any provision of this Agreement is held invalid, the provision shall be severable and the remainder of this Agreement shall not be affected. In such an instance, the remainder would then continue to conform to the terms and requirements of applicable law.

**11.50 Bonus and Commissions:** By execution of the Grant, the Grantee represents that it has not paid and, also, agrees not to pay, any bonus or commission for the purpose of obtaining an approval of its financing hereunder.

**11.60 State or Territorial Law:** Nothing in the Agreement shall require the Grantee to observe or enforce compliance with any provision thereof, perform any other act or do any other thing in contravention of any applicable State law: Provided, that if any of the provisions of the Agreement violate any applicable State law, the Grantee will at once notify the Commission in writing in order that appropriate changes and modifications may be made by the Commission and the Agency to the end that the Grantee may proceed as soon as possible with the Project.

**11.70 Venue:** This agreement shall be governed by and construed in accordance with the law of the State of Florida. In the event of a conflict between any portion of the contract and the Florida law, the laws of Florida shall prevail. The Grantee agrees to waive forum and venue and that the Commission shall determine the forum and venue in which any dispute under this Agreement is decided.

**12.00 Contractual Indemnity:** It is not intended by any of the provision of this Agreement to create in the public or any member thereof, a third-party beneficiary under this Agreement, or to authorize anyone not a party to this Agreement to maintain a suit for personal injuries or property damage pursuant to the terms or provisions of this Agreement. The Grantee guaranties the payment of all just claims for materials, supplies, tools, or labor and other just claims against the Grantee or any subcontractor, in connection with this Agreement. Additionally, to the extent permitted by law and as limited by and pursuant to the provisions of Section 768.28, Florida Statutes, the Grantee agrees to indemnify, and hold harmless the Commission, including the Commission's officers and employees, from liabilities, damages, losses, and costs, including but not limited to, reasonable attorney's fees, to the extent caused by negligence, recklessness, or intentional wrongful misconduct of the Grantee and persons employed or utilized by the Grantee in the performance of this Agreement. This indemnification shall survive the termination of this agreement. Nothing contained in this paragraph is intended to nor shall it constitute a waiver of the State of Florida and the Grantee's sovereign immunity. Additionally, the Grantee agrees to include the following indemnification in all contracts with contractors/subcontractors and consultants/subconsultants who perform work in connection with this agreement.

"To the fullest extent permitted by law, the Grantee's contractor/consultant shall indemnify, and hold harmless the Commission for the Transportation Disadvantaged, including the Commission's officers and employees, from liabilities, damages, losses, and costs, including but not limited to, reasonable attorney's fees, to the extent caused by negligence, recklessness, or intentional wrongful misconduct of the Contractor/consultant and persons employed or utilized by the contractor/consultant in the performance of this Agreement.

This indemnification shall survive the termination of this agreement. Nothing contained in this paragraph is intended to nor shall it constitute a waiver of the State of Florida and the Grantee's sovereign immunity."

**13.00 Appropriation of Funds:** The State of Florida's performance and obligation to pay under this agreement is contingent upon an annual appropriation by the Legislature. If applicable, Grantee's performance of its obligations under this Agreement is subject to an appropriation by the Grantee's Board of County Commissioners for the purposes set forth hereunder. The Commission acknowledges where the Grantee is a political subdivision of the State of Florida it is authorized to act in accordance with the Grantee's purchasing ordinance(s), laws, rules and regulations.

**14.00 Period of Agreement:** The Grantee agrees to begin providing services on July 1, 2023, and to complete the Project on or before June 30, 2024. If the Grantee does not complete the Project within this time period, this agreement will expire. Expiration of this agreement will be considered termination of the Project and the procedure established in Section 8.00 of this agreement shall be initiated. For the purpose of this Section, completion of project is defined as the latest date by which

all required tasks have been completed, as provided in the project description (Exhibit "A"). Unless otherwise extended by the Commission, all reimbursement invoices must be received by the Commission no later than August 15, 2024.

**15.00 Agreement Format:** All words used herein in the singular form shall extend to and include the plural. All words used in the plural form shall extend to and include the singular. All words used in any gender shall extend to and include all genders.

**16.00 Execution of Agreement:** This agreement may be simultaneously executed in a minimum of two counterparts, each of which so executed shall be deemed to be an original, and such counterparts together shall constitute one in the same instrument.

**17.00 Vendors and Subcontractors Rights:** Vendors (in this document identified as Grantee) providing goods and services to the Commission will receive payments in accordance with Section 215.422, Florida Statutes. The parties hereto acknowledge Section 215.422, Florida Statutes, and hereby agree that the time in which the Commission is required to approve and inspect goods and services shall be for a period not to exceed eleven (11) working days upon receipt of a proper invoice. The Florida Department of Transportation has 20 days to deliver a request for payment (voucher) to the Department of Financial Services. The twenty (20) days are measured from the latter of the date the invoice is received or the goods or services are received, inspected, and approved.

If a payment is not available within forty (40) days after receipt of the invoice and receipt, inspection and approval of goods and services, a separate interest penalty at a rate as established pursuant to Section 55.03(1), Florida Statutes will be due and payable, in addition to the invoice amount to the Grantee. Interest penalties of less than one (1) dollar will not be enforced unless the Grantee requests payment. Invoices that have to be returned to a Grantee because of Grantee preparation errors will result in a delay in the payment. The invoice payment requirements do not start until a properly completed invoice is provided to the Commission.

A Vendor Ombudsman has been established within the Department of Management Services. The duties of this individual include acting as an advocate for vendors who may be experiencing problems in obtaining timely payment(s) from the Commission. The Vendor Ombudsman may be contacted at (850) 413-5516.

**18.00 Payment to Subcontractors:** Payment by the Grantee to all subcontractors with approved third-party contracts shall be in compliance with Section 287.0585, Florida Statutes. Each third-party contract from the Grantee to a subcontractor for goods or services to be performed in whole or in part with Transportation Disadvantaged Trust Fund moneys, must contain the following statement:

When a contractor receives from a state agency any payment for contractual services, commodities, supplies, or construction contracts, except those construction contracts subject to the provisions of chapter 339, the contractor shall pay such moneys received to each subcontractor and supplier in proportion to the percentage of work completed by each subcontractor and supplier at the time of receipt of the payment. If the contractor receives less than full payment, then the contractor shall be required to disburse only the funds received on a pro rata basis with the contractor, subcontractors, and suppliers, each receiving a prorated portion based on the amount due on the payment. If the

contractor without reasonable cause fails to make payments required by this section to subcontractors and suppliers within 7 working days after the receipt by the contractor of full or partial payment, the contractor shall pay to the subcontractors and suppliers a penalty in the amount of one-half of 1 percent of the amount due, per day, from the expiration of the period allowed herein for payment. Such penalty shall be in addition to actual payments owed and shall not exceed 15 percent of the outstanding balance due. In addition to other fines or penalties, a person found not in compliance with any provision of this subsection may be ordered by the court to make restitution for attorney's fees and all related costs to the aggrieved party or the Department of Legal Affairs when it provides legal assistance pursuant to this section. The Department of Legal Affairs may provide legal assistance to subcontractors or vendors in proceedings brought against contractors under the provisions of this section.

**19.00 Modification:** This Agreement may not be changed or modified unless authorized in writing by both parties.

IN WITNESS WHEREOF, the parties hereto have duly executed and delivered this agreement as of the date set forth below:

**GRANTEE: PINELLAS COUNTY  
METROPOLITAN PLANNING  
ORGANIZATION**

**COMMISSION FOR THE TRANSPORTATION  
DISADVANTAGED**

**BY:** \_\_\_\_\_

**BY:** \_\_\_\_\_

**TITLE:** \_\_\_\_\_

**TITLE: Executive Director (Commission Designee)**

**DATE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

FM/JOB No(s).	43202911401
CONTRACT NO.	G2J12
AGREEMENT DATE	July 1, 2023

**EXHIBIT "A"**  
**PROJECT DESCRIPTION AND RESPONSIBILITIES:**  
**PLANNING**

This exhibit forms an integral part of that Grant Agreement, between the State of Florida, Commission for the Transportation Disadvantaged and Pinellas County Metropolitan Planning Organization, 310 Court Street, Clearwater, Florida 33756.

**I. PROJECT LOCATION:** Pinellas County(ies)

**II. PROJECT DESCRIPTION:** This project provides for the accomplishment of the duties and responsibilities of the Designated Official Planning Agency as set forth in Chapter 427, Florida Statutes, Rule 41-2, Florida Administrative Code, Commission policies and the Fiscal Year 2023-24 Program Manual and Instructions for the Planning Grant. The project period will begin and end on the dates as indicated in Section 14.00 hereof. Specific required tasks are as follows:

**TASK 1:** **Weighted value = 17%**  
Jointly develop and annually update the Transportation Disadvantaged Service Plan (TDSP) with the community transportation coordinator (CTC) and the Local Coordinating Board (LCB).

**Deliverable:** Complete initial TDSP or annual updates. Must be approved by the LCB no later than June 30<sup>th</sup> of the current grant cycle.

**TASK 2 A:** **Weighted value = 15%**  
When necessary and in cooperation with the LCB, solicit and recommend a CTC. The selection will be accomplished, to the maximum extent feasible, through public competitive bidding or proposals in accordance with applicable laws and rules. Such recommendation shall be presented to the Commission by planning agency staff or their designee as needed.

**Deliverable:** Planning agency’s letter of recommendation and signed resolution.

**OR**

**TASK 2 B:**  
Provide staff support to the LCB in conducting an annual evaluation of the CTC, including local developed standards as delineated in the adopted TDSP. Assist the Commission in joint reviews of the CTC.

**Deliverable:** LCB and planning agency selected CTC evaluation worksheets pursuant to the most recent version of the Commission’s CTC Evaluation Workbook.

**TASK 3:****Weighted value = 40%**

Organize and provide staff support and related resources for at least four (4) LCB meetings per year, holding one meeting during each quarter. Exceptions to reschedule meeting(s) outside of a quarter due to the imminent threat of a natural disaster may be granted by the Commission.

Provide staff support for committees of the LCB.

Provide program orientation and training for newly appointed LCB members.

Provide public notice of LCB meetings in accordance with the most recent LCB and Planning Agency Operating Guidelines.

LCB meetings will be held in accordance with the Commission's most recent LCB and Planning Agency Operating Guidelines and will include at least the following:

1. Agendas for LCB meetings. Agenda should include action items, informational items and an opportunity for public comment.
2. Official minutes of LCB meetings and committee meetings (regardless of a quorum). A copy will be submitted along with the quarterly report to the Commission. Minutes will at least be in the form of a brief summary of basic points, discussions, decisions, and recommendations. Records of all meetings shall be kept for at least five years.
3. A current full and active membership of voting and non-voting members to the LCB. Any time there is a change in the membership, provide the Commission with a current membership roster and mailing list of LCB members.
4. A report of the LCB membership's attendance at the LCB meeting held during this grant period. This would not include committee meetings.

**Deliverable:** LCB Meeting agendas; minutes; membership roster; attendance report; copy of public notice of meetings.

**TASK 4:****Weighted value = 4%**

Provide at least one public workshop annually by each LCB, and assist the Commission, as requested, in co-sponsoring public workshops. This public workshop must be held separately from the LCB meeting. It may, however, be held on the same day as the scheduled LCB meeting. It could be held immediately following or prior to the LCB meeting.

**Deliverable:** Public workshop agenda, minutes of related workshop, and a copy of the public notice of the workshop. The agenda and minutes must be separate documents and cannot be included in the LCB meeting agenda and minutes, if held on the same day. Minutes may reflect "no comments received" if none were made.

**TASK 5:****Weighted value = 4%**

Develop and annually update by-laws for LCB approval.

**Deliverable:** Copy of LCB approved by-laws with date of update noted on cover page.

**TASK 6:****Weighted value = 4%**

Develop, annually update, and implement LCB grievance procedures in accordance with the Commission's most recent LCB and Planning Agency Operating Guidelines. Procedures shall include a step within the local complaint and/or grievance procedure that advises a dissatisfied person about the Commission's Ombudsman Program.

**Deliverable:** Copy of LCB approved Grievance Procedures with date of update noted on cover page.

**TASK 7:****Weighted value = 4%**

Review and comment on the Annual Operating Report (AOR) for submittal to the LCB, and forward comments/concerns to the Commission.

**Deliverable:** CTC Organization and Certification Page of AOR signed by CTC representative and LCB Chair.

**TASK 8:****Weighted value = 4%**

Research and complete the Actual Expenditures Report (AER) for direct federal and local government transportation funds to the Commission no later than September 15th. Complete the AER, using the Commission approved form.

**Deliverable:** Completed AER in accordance with the most recent Commission's AER instructions.

**TASK 9:****Weighted value = 4%**

Complete quarterly progress reports addressing planning accomplishments for the local transportation disadvantaged program as well as planning grant deliverables; including but not limited to, consultant contracts, special studies, and marketing efforts.

**Deliverable:** Complete Quarterly Progress Reports submitted with invoices. Quarterly Report must be signed by planning agency representative. Electronic signatures are acceptable.

**TASK 10:****Weighted value = 4%**

Planning agency staff shall attend at least one Commission sponsored training, including but not limited to, the Commission's regional meetings or annual training workshop.

**Deliverable:** Documentation related to attendance at such event(s); including but not limited to sign in sheets.

**III. Special Considerations by Planning Agency:**

Not Applicable

**IV. Special Considerations by Commission:**

Not Applicable



FM/JOB No(s).	43202911401
CONTRACT NO.	G2J12
AGREEMENT DATE	July 1, 2023

**EXHIBIT "B"**  
**PROJECT BUDGET AND CASHFLOW**

This exhibit forms an integral part of that certain Grant Agreement between the Florida Commission for the Transportation Disadvantaged and Pinellas County Metropolitan Planning Organization, 310 Court Street, Clearwater, Florida 33756.

**I. PROJECT COST:**

Estimated Project Cost shall conform to those eligible deliverables as indicated by Chapter 427, Florida Statutes, Rule 41-2, Florida Administrative Code, Commission policies, and the Fiscal Year 2023-24 Program Manual and Instructions for the Planning Grant. For the required services, compensation shall be the total maximum limiting amount of \$42,158.00 for related planning services in Pinellas County(ies).

Task 1	17%	\$7,166.86
Task 2	15%	\$6,323.70
Task 3	40%	\$16,863.20
Task 4	4%	\$1,686.32
Task 5	4%	\$1,686.32
Task 6	4%	\$1,686.32
Task 7	4%	\$1,686.32
Task 8	4%	\$1,686.32
Task 9	4%	\$1,686.32
Task 10	4%	\$1,686.32
<b>TOTAL:</b>	<b>100%</b>	<b>\$42,158.00</b>

**II. SOURCE OF FUNDS**

Commission for the Transportation Disadvantaged State Funds (100%)	<u>\$42,158.00</u>
<b>Total Project Cost</b>	<u>\$42,158.00</u>

**III. CASH FLOW – Not applicable. Grantee will be paid based on satisfactory performance of each task detailed in Exhibit A.**

FY 23/24      Jul    Aug    Sep    Oct    Nov    Dec    Jan    Feb    Mar    Apr    May    June

FM/JOB No(s).	43202911401
CONTRACT NO.	G2J12
AGREEMENT DATE	July 1, 2023

## **EXHIBIT "C" PLANNING**

This exhibit forms an integral part of that certain Grant Agreement between the Florida Commission for the Transportation Disadvantaged and Pinellas County Metropolitan Planning Organization, 310 Court Street, Clearwater, Florida 33756.

THE GRANTEE SHALL SUBMIT THE FOLLOWING REQUIRED DOCUMENTS AND CERTIFICATIONS:

### DOCUMENTS:

1. Submit progress reports to the Commission quarterly. Finished products such as, but not limited to, the Coordinating Board minutes, by-laws, grievance procedures, and the Transportation Disadvantaged Service Plan, shall be submitted to the Commission. Progress reports and finished products are required to accompany all reimbursement invoices. Invoices and deliverables shall be submitted electronically to:

Florida Commission for the Transportation Disadvantaged  
[FLCTDInvoice@dot.state.fl.us](mailto:FLCTDInvoice@dot.state.fl.us)

THIRD PARTY CONTRACTS: The Grantee must certify to all third party contracts pursuant to Section 9.10 except that written approval is hereby granted for:

1. Contracts furnishing contractual services or commodities from a valid State or inter-governmental contract as set forth in Section 287.042(2), Florida Statutes.
2. Contracts furnishing contractual services or commodities for an amount less than Category II as set forth in Section 287.107(1)(b), Florida Statutes.
3. Contracts for consultant services for an amount less than Category I as set forth in Section 287.017(1)(a), Florida Statutes.

FM/JOB No(s).	43202911401
CONTRACT NO.	G2J12
AGREEMENT DATE	July 1, 2023

**EXHIBIT "D"**

**STATE FINANCIAL ASSISTANCE (FLORIDA SINGLE AUDIT ACT)**

**THE STATE RESOURCES AWARDED PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:**

**SUBJECT TO SECTION 215.97, FLORIDA STATUTES:**

**Awarding Agency:** Commission for the Transportation Disadvantaged/Florida  
**State Project Title:** Department of Transportation  
COMMISSION FOR THE TRANSPORTATION DISADVANTAGED  
(CTD)  
PLANNING GRANT PROGRAM  
**CSFA Number:** 55.002  
**\*Award Amount:** \$42,158.00

\*The state award amount may change with supplemental agreements

Specific project information for CSFA Number 55.002 is provided at:

<https://apps.fldfs.com/fsaa/searchCatalog.aspx>

**COMPLIANCE REQUIREMENTS APPLICABLE TO STATE RESOURCES AWARDED PURSUANT TO THIS AGREEMENT:**

State Project Compliance Requirements for CSFA Number 55.002 are provided at:

<https://apps.fldfs.com/fsaa/searchCompliance.aspx>

The State Projects Compliance Supplement is provided at:

<https://apps.fldfs.com/fsaa/compliance.aspx>

July 12, 2023

**5E. Approval of Funding Agreement for Complete Streets Project with the City of Pinellas Park**



---

**SUMMARY**

At its March 2023 meeting, the Forward Pinellas Board approved Complete Streets grant funding for the development of a concept plans in the City of Pinellas Park. The City is receiving \$37,500 for the 60<sup>th</sup> Street North Complete Street Concept Plan Project.

Forward Pinellas staff has worked with the city to draft an agreement for this project. The project will include analysis and development of existing conditions and alternatives while building community consensus around recommended roadway modifications. The planning work must be completed by June 30, 2024.

**ATTACHMENT(S):** Agreement with the City of Pinellas Park

**ACTION:** Board, in its role as the metropolitan planning organization, to approve the interlocal agreement with the City of Pinellas Park for Complete Streets grant funding.

**STAFF RECOMMENDATION:** Staff recommends the board approve the interlocal agreement with the City of Pinellas Park for Complete Streets grant funding.

**AGREEMENT FOR COMPLETE STREETS FUNDING  
BETWEEN FORWARD PINELLAS AND THE CITY OF PINELLAS PARK**

THIS AGREEMENT (“AGREEMENT”) is entered into the \_\_\_\_\_ day of \_\_\_\_\_ 2023 between FORWARD PINELLAS, in its role as the Pinellas County Metropolitan Planning Organization (“MPO”) and the Pinellas Planning Council (“PPC”), and the City of Pinellas Park (hereinafter referred to as the “CITY”), collectively referred to as the “Parties.”

**WITNESSETH:**

**WHEREAS**, Forward Pinellas developed an incentive program to assist local governments in planning, designing and constructing “Complete Streets” projects that entail roadway redesign to provide better access, safety, and mobility for all users, with emphasis on projects that serve as an economic catalyst within corridors or activity centers; and

**WHEREAS**, during a countywide call for local governments to submit applications for funding for Complete Streets projects, the CITY submitted an application for the 60th Street North Complete Street Concept Plan (hereinafter referred to as the “PROJECT”); and

**WHEREAS**, a subcommittee comprised of members of the Technical Coordinating Committee met to review each application and recommended funding this PROJECT; and

**WHEREAS**, the Technical Coordinating Committee and Citizens Advisory Committee recommended that Forward Pinellas fund the PROJECT; and

**WHEREAS**, the Forward Pinellas Board adopted the recommendation to provide such funding for the PROJECT at its March 8, 2023 meeting; and

**WHEREAS**, the CITY has stated that it is qualified and able to develop this concept plan with the assistance of Forward Pinellas funding support; and

**WHEREAS**, it is necessary for the Parties to reduce their mutual agreements to writing.

**NOW, THEREFORE**, in consideration of the above recitals, the mutual covenants, agreements, terms, and conditions herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby mutually acknowledged, the PARTIES agree as follows:

**1. RECITALS**

The recitals set forth above are true and correct and incorporated herein by reference.

## **2. SCOPE OF SERVICES**

The CITY shall develop the 60th Street North Complete Street Concept Plan, the scope of which will include the outline and deliverables included in the City's Application for a Concept Planning Grant, attached hereto and incorporated herein as Exhibit A (SCOPE OF SERVICES).

- A. Funding provided by Forward Pinellas to the City shall not exceed the agreed-upon thirty-seven thousand five hundred dollars (\$37,500), which will be paid to the CITY on a reimbursement basis as further outlined in section 4. BILLING AND COMPENSATION.

In accordance with the requirements of 2 CFR 200, Section 287.055 F.S., Federal Brooks Act 23 C.F.R. 172 and 23 U.S.C. 112, the CITY shall utilize consultants to fulfill the scope of service requirements as outlined herein.

## **3. TERM**

This Agreement shall be effective until the project is complete or until June 30, 2024, whichever occurs first. The CITY agrees to begin the PROJECT work in a timely manner after receiving a Notice to Proceed from the assigned Forward Pinellas project manager ("project kick-off"), which shall be provided no later than 30 days from the date this AGREEMENT, is executed by both Parties, and to complete the PROJECT by June 30, 2024.

## **4. BILLING AND COMPENSATION**

- A. The CITY shall submit electronic invoices to the attention of the Forward Pinellas project manager. Invoices shall be submitted quarterly. All invoices must include a progress report showing the actual tasks performed, their relationship to the SCOPE OF SERVICES, and the fee claimed. Invoices shall include a table showing the percentage complete by task and the total budget amount. Each invoice must include a transmittal letter signed by the CITY'S project manager stating that the submittal package is complete, and all pertinent calculations and details have been checked for accuracy and completion. Incomplete invoice submittals and invoices not properly prepared (mathematical errors, billing not reflecting actual work done, no signature, etc.) shall be returned to the CITY for correction.
- B. Forward Pinellas shall have the right to monitor the CITY to ensure funding provided by this AGREEMENT is used for authorized purposes. Forward Pinellas may request additional information and evidence to support any and all invoices for fees claimed to be earned by the CITY before Forward Pinellas processes the invoices for payment. Reimbursement will be provided only for authorized costs that can be documented as directly related to the PROJECT.

- C. Should the CITY collect any third-party payments for eligible activities for which Forward Pinellas has reimbursed the CITY, the CITY shall reimburse Forward Pinellas up to the total amount reimbursed by Forward Pinellas.
- D. In consideration of the satisfactory performance of the provisions of this Agreement, Forward Pinellas shall compensate the CITY on a reimbursement basis in an amount not to exceed thirty-seven thousand five hundred dollars (\$37,500). Any costs of the PROJECT above and beyond this amount are the sole responsibility of the CITY.
- E. Upon Forward Pinellas approval of submitted invoices following its Internal Control Structure Policy Manual, Forward Pinellas shall make payments, as invoiced, to the CITY within 30 days of approval.

## **5. PROCUREMENT**

The CITY shall use a Forward Pinellas Planning Support Services Consultant for the PROJECT. The CITY may apply for an exemption from Forward Pinellas for use of another consultant for the PROJECT.

## **6. FUNDING CLAUSE**

The source of funds available for the PROJECT may require approval by the Federal Highway Administration (the "FHWA"), Federal Transit Administration (the "FTA"), and/or Florida Department of Transportation (the "FDOT"). Forward Pinellas will seek such required approval before submitting a Notice to Proceed to the CITY. In the event that FHWA, FTA and/or FDOT does not authorize the use of funds contemplated hereunder, this AGREEMENT shall be null and void and neither party shall be liable or have an obligation to perform hereunder.

## **7. RECORDS**

The CITY will keep and maintain adequate records, documents, reports, contracts, files, and supporting documentation, including any deliverables, related to the PROJECT. Said records and documentation will be retained by the CITY consistent with 49 C.F.R. Section 19.53 retention requirements or Chapter 119, F.S., whichever is longer. Forward Pinellas and its authorized agent shall have the right to review, inspect, and copy all such records and documentation as often as it deems necessary during the record retention period stated above; provided, however, such activity shall be conducted only during normal business hours.

## **8. NOTICE**

All notices required to be given by law or under this AGREEMENT shall be in writing and sent to the following addresses, unless the parties indicate otherwise in writing:

Forward Pinellas  
Kyle Simpson  
310 Court Street, 2<sup>nd</sup> Floor  
Clearwater, Florida 33756

ksimpson@forwardpinellas.org

City of Pinellas Park  
Derek Reeves  
6051 78<sup>th</sup> Avenue N  
Pinellas Park, FL 33781  
dreeves@pinellas-park.com

## 9. TERMINATION

All services are to be performed by the CITY to the satisfaction of Forward Pinellas' Executive Director based on the requirements of Exhibit A. Forward Pinellas' Executive Director shall decide all questions and disputes, of any nature whatsoever, that may arise in the execution and fulfillment of the services provided for under this AGREEMENT.

- a. **Termination for Convenience** Forward Pinellas may terminate this AGREEMENT, in whole or in part, at any time upon thirty (30) day's written notice to the CITY. The CITY shall be paid its costs, including AGREEMENT close-out costs, and profit on work performed up to the time of termination. The CITY shall promptly submit its invoice to Forward Pinellas for costs incurred up to the effective date of termination, provided CITY has not been previously reimbursed for such costs.
- b. **Termination for Cause** If the CITY fails to perform in the manner called for in the AGREEMENT, Forward Pinellas may terminate this AGREEMENT for default. Termination shall be effected by serving a notice of termination on the CITY setting forth the manner in which the CITY is in default. The CITY will only be paid the AGREEMENT price for services performed in accordance with the manner of performance set forth in the AGREEMENT.

If it is later determined by Forward Pinellas that acts beyond the CITY'S control led to the breach or default, including but not limited to an Act of God, strike, fire, or flood, Forward Pinellas, after setting up a new delivery of performance schedule, may allow the CITY to continue work, or treat the termination as a termination for convenience.

- c. **Opportunity to Cure** In the event of termination for breach or default, Forward Pinellas shall allow the CITY an opportunity to cure the defect within 30 days of receiving a notice of termination. In such case, the notice of termination will state the time period in which cure is permitted and other appropriate conditions.

If the CITY fails to remedy to Forward Pinellas satisfaction the breach or default of any of the terms, covenants, or conditions of this AGREEMENT within thirty (30) days after receipt by the CITY of written notice from Forward Pinellas setting forth the nature of said breach or default, Forward Pinellas shall have the right to terminate the AGREEMENT without any further obligation of either party. Any such



termination for default shall not in any way operate to preclude Forward Pinellas from also pursuing all available remedies against the CITY and its sureties for said breach or default.

- d. **Waiver of Remedies for any Breach** In the event that Forward Pinellas elects to waive its remedies for any breach by CITY of any covenant, term or condition of this AGREEMENT, such waiver by Forward Pinellas shall not limit Forward Pinellas' remedies for any succeeding breach of that or of any other term, covenant, or condition of this AGREEMENT.

## 10. FEDERAL CLAUSE REQUIREMENTS

- a. **Fly America Requirements** - The Contractor agrees to comply with 49 U.S.C. 40118 (the "Fly America" Act) in accordance with the General Services Administration's regulations at 41 C.F.R. Part 301-10, which provide that recipients and subrecipients of Federal funds and their contractors are required to use U.S. Flag air carriers for U.S Government-financed international air travel and transportation of their personal effects or property, to the extent such service is available, unless travel by foreign air carrier is a matter of necessity, as defined by the Fly America Act. The Contractor shall submit, if a foreign air carrier was used, an appropriate certification or memorandum adequately explaining why service by a U.S. flag air carrier was not available or why it was necessary to use a foreign air carrier and shall, in any event, provide a certificate of compliance with the Fly America requirements. The Contractor agrees to include the requirements of this section in all subcontracts that may involve international air transportation.

b. **Civil Rights Requirements**

**i. Nondiscrimination** - In accordance with Title VI of the Civil Rights Act of 1964, as amended, 42 U.S.C. 2000d, section 303 of the Age Discrimination Act of 1975, as amended, 42 U.S.C. 6102, section 202 of the Americans with Disabilities Act of 1990, 42 U.S.C. 12132, and Federal transit law at 49 U.S.C. 5332:

The CITY shall not discriminate on the basis of race, age, creed, disability, marital or family status, color, national origin, religion, or sex in the performance of this contract. The CITY shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT assisted contracts. Failure by the CITY to carry out these requirements is a material breach of this AGREEMENT, which may result in the termination of this AGREEMENT or such other remedy, as Forward Pinellas deems appropriate.

Each subcontract the CITY signs in regards to this AGREEMENT must include the assurance in this paragraph (see 49 CFR 26.13(b)). The CITY agrees to comply with applicable federal and state implementing regulations and other implementing requirements the Federal Transit Administration (FTA), FHWA, or FDOT may issue. In addition to the above assurance, the CITY shall not discriminate on the

basis of sexual orientation, in accordance to Pinellas County Code Chapter 70 as amended. In connection with this Agreement, the undersigned will complete and submit Exhibit B "Title VI/Nondiscrimination Policy Statement", in accordance with its instructions.

**ii. Equal Employment Opportunity** - The following equal employment opportunity requirements apply to this AGREEMENT:

**(1). Race, Color, Creed, National Origin, Sex** - In accordance with Title VII of the Civil Rights Act of 1964, as amended, 42 U.S.C. 2000e, and Federal transit laws at 49 U.S.C. 5332, the CITY agrees to comply with all applicable equal employment opportunity requirements of U.S. Department of Labor (U.S. DOL) regulations, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor," 41 C.F.R. Parts 60 et seq., (which implement Executive Order No. 11246, "Equal Employment Opportunity," as amended by Executive Order No. 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," 42 U.S.C. 2000e note), and with any applicable Federal statutes, executive orders, regulations, and Federal policies that may in the future affect construction activities undertaken in the course of the AGREEMENT. The CITY agrees to take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, creed, national origin, sex, or age. Such action shall include, but not be limited to, the following: Employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. In addition, the CITY agrees to comply with any implementing requirements FTA, FHWA, or FDOT may issue.

**(2). Age** - In accordance with Section 4 of the Age Discrimination in Employment Act of 1967, as amended, 29 U.S.C. 621 through 634 and Federal transit law at 49 U.S.C. 5332, the CITY agrees to refrain from discrimination against present and prospective employees for reason of age. In addition, the CITY agrees to comply with any implementing requirements FTA, FHWA or FDOT may issue.

**(3). Disabilities** - In accordance with section 102 of the Americans with Disabilities Act, as amended, 42 U.S.C. 12112, the CITY agrees that it will comply with the requirements of U.S. Equal Employment Opportunity Commission, "Regulations to Implement the Equal Employment Provisions of the Americans with Disabilities Act," 29 C.F.R. Part 1630, pertaining to employment of persons with disabilities. In addition, the CITY agrees to comply with any implementing requirements FTA, FHWA or FDOT may issue.

**(4). Access to Services for Persons with Limited English Proficiency** –

To the extent applicable and except to the extent that FTA determines otherwise in writing, the CITY agrees to comply with the policies of Executive Order No. 13166, "Improving Access to Services for Persons with Limited English Proficiency," 42 U.S.C. 2000d-1 note, and with the provisions of U.S. DOT Notice, "DOT Guidance to Recipients on Special Language Services to Limited English Proficient (LEP) Beneficiaries," 66 *Fed. Reg.* 6733 *et seq.*, January 22, 2001. The MPO's LEP Plan is available on the Forward Pinellas website.

**(5). Environmental Justice** – The CITY agrees to comply with the policies of Executive Order No. 12898, "Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations," 42 U.S.C. 4321 note, except to the extent that the Federal Government determines otherwise in writing.

**(6). Other Nondiscrimination Laws** – The CITY agrees to comply with all applicable provisions of other federal laws, regulations, and directives pertaining to and prohibiting discrimination, except to the extent the Federal Government determines otherwise in writing. The CITY also agrees to include these requirements in each subcontract financed in whole or in part with federal assistance provided by FTA, modified only if necessary to identify the affected parties.

- c. **Disadvantaged Business Enterprise** – This AGREEMENT is subject to the requirements of Title 49, C.F.R. Part 26, *Participation by Disadvantaged Business Enterprises (DBEs) in Department of Transportation Financial Assistance Programs*. The Forward Pinellas DBE program also applies to cities who receive Federal funds through the Florida Department of Transportation ("FDOT"). A race-neutral DBE aspirational goal of 10.65% has been established.

The CITY shall carry out applicable requirements of 49 C.F.R. Part 26 in the award and administration of this DOT-assisted AGREEMENT. Failure by the CITY to carry out these requirements is a material breach of this AGREEMENT, which may result in the termination of this AGREEMENT or such other remedy as Forward Pinellas deems appropriate.

The CITY is required to pay its subcontractors performing work related to this AGREEMENT for satisfactory performance of that work no later than 30 days after the CITY's receipt of payment for that work from Forward Pinellas. In addition, the CITY may not hold retainage from its subcontractors

The CITY must promptly notify Forward Pinellas, whenever a DBE performing work related to this AGREEMENT is terminated or fails to complete its work, and must make good faith efforts to engage another DBE to perform at least the same amount of work. The CITY may not terminate any DBE subcontractor and perform

that work through its own forces or those of an affiliate without prior written consent of Forward Pinellas.

Information on Forward Pinellas' DBE Program requirements is available on the Forward Pinellas website.

More information on the State of Florida DBE Program, including an application and available DBE bidders list may be found at:  
[http://www.dot.state.fl.us/equalopportunityoffice/New\\_Folder/Files/UCP%20MODIFIED%20APPLICATION.pdf](http://www.dot.state.fl.us/equalopportunityoffice/New_Folder/Files/UCP%20MODIFIED%20APPLICATION.pdf).

- d. **Energy Conservation** - The CITY agrees to the extent applicable, to comply with mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.
- e. **Clean Water** – The CITY agrees to comply with all applicable standards, orders or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq. The CITY agrees to report each violation to Forward Pinellas and understands and agrees that Forward Pinellas will, in turn, report each violation as required to assure notification to FTA and the appropriate EPA Regional Office.

The CITY also agrees to include these requirements in each subcontract exceeding \$100,000 financed in whole or in part with Federal assistance provided by FTA.

- f. **Clean Air** - The CITY agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. 7401 et seq. The CITY agrees to report each violation to Forward Pinellas and understands and agrees that Forward Pinellas will, in turn, report each violation as required to assure notification to FTA and the appropriate EPA Regional Office. The CITY also agrees to include these requirements in each subcontract exceeding \$100,000 financed in whole or in part with Federal assistance provided by FTA.
- g. **Recycled Products** – Recovered Materials - The contractor agrees to comply with all the requirements of Section 6002 of the Resource Conservation and Recovery Act (RCRA), as amended (42 U.S.C. 6962), including but not limited to the regulatory provisions of 40 C.F.R. Part 247, and Executive Order 12873, as they apply to the procurement of the items designated in Subpart B of 40 C.F.R. Part 247.
- h. **Lobbying** – Clause and specific language therein are mandated by 49 C.F.R. Part 19.

**Byrd Anti-Lobbying Amendment, 31 U.S.C. 1352, as amended by the Lobbying Disclosure Act of 1995, P.L. 104-65 [to be codified at 2 U.S.C. 1601, et seq.]** - CITYs who apply or bid for an award of \$100,000 or more shall file the certification required by 49 C.F.R. part 20, "New Restrictions on Lobbying." The CITY agrees that no Federal appropriated funds have been paid or will be paid by or on the behalf of the CITY, to any person for influencing or attempting to influence any officer or any employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

If any funds other than Federal appropriated funds have been paid by the **CITY** to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Agreement, the undersigned will complete and submit Exhibit C Standard Form LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.

The CITY shall require that the language of this section be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all contractors and subcontractors shall certify and disclose accordingly, pursuant to Exhibit F (Certification Regarding Lobbying).

- i. **No Obligation by the Federal Government to Third Parties** – Forward Pinellas and CITY acknowledge and agree that, notwithstanding any concurrence by the Federal Government in or approval of the solicitation or award of the underlying AGREEMENT, absent the express written consent by the Federal Government, the Federal Government is not a party to this AGREEMENT and shall not be subject to any obligations or liabilities to Forward Pinellas, CITY, or any other party (whether or not a party to that AGREEMENT) pertaining to any matter resulting from the underlying AGREEMENT.

The CITY agrees to include the above clause in each subcontract financed in whole or in part with federal assistance provided by FTA or Forward Pinellas. It is further agreed that the clause shall not be modified, except to identify the subcontractor who will be subject to its provisions.

- j. **Program Fraud and False or Fraudulent Statements and Related Acts** - The CITY acknowledges that the provisions of the Program Fraud Civil Remedies Act of 1986, as amended, 31 U.S.C. 3801 et seq. and U.S. DOT regulations, "Program Fraud Civil Remedies," 49 C.F.R. Part 31, apply to its actions pertaining to this AGREEMENT. Upon execution of the underlying AGREEMENT, the CITY certifies or affirms the truthfulness and accuracy of any statement it has made, it makes, it

may make, or causes to be made, pertaining to the underlying contract or the FTA assisted project for which this AGREEMENT is being performed. In addition to other penalties that may be applicable, the CITY further acknowledges that if it makes, or causes to be made, a false, fictitious, or fraudulent claim, statement, submission, or certification, the Federal Government reserves the right to impose the penalties of the Program Fraud Civil Remedies Act of 1986 on the CITY to the extent the Federal Government deems appropriate.

The CITY also acknowledges that if it makes, or causes to be made, a false, fictitious, or fraudulent claim, statement, submission, or certification to the Federal Government under a contract connected with a project that is financed in whole or in part with federal assistance originally awarded by FTA under the authority of 49 U.S.C. 5307, the government reserves the right to impose the penalties of 18 U.S.C. 1001 and 49 U.S.C. 5307(n)(1) on the CITY, to the extent the Federal Government deems appropriate.

The CITY agrees to include the above two clauses in each subcontract financed in whole or in part with federal assistance provided by FTA. It is further agreed that the clauses shall not be modified, except to identify the subcontractor who will be subject to the provisions.

- k. **Government-Wide Debarment and Suspension** - This AGREEMENT is a covered transaction for purposes of 49 C.F.R. Part 29. As such, the CITY is required to verify that none of the CITY, its principals, as defined at 49 C.F.R. 29.995, or affiliates, as defined at 49 C.F.R. 29.905, are excluded or disqualified as defined at 49 C.F.R. 29.940 and 29.945.

The CITY is required to comply with 49 C.F.R. 29, Subpart C and must include the requirement to comply with 49 C.F.R. 29, Subpart C in any lower tier covered transaction it enters into.

By signing and submitting this AGREEMENT, the CITY certifies as follows: The CITY agrees to comply, and assures the compliance of each third-party contractor and subrecipient at any tier, with Executive Orders Nos. 12549 and 12689, "Debarment and Suspension," 31 U.S.C. § 6101 note, and U.S. DOT regulations, "Governmentwide Debarment and Suspension Nonprocurement)," 49 C.F.R. Part 29. The Recipient agrees to, and assures that its third party contractors and subrecipients will, review the Excluded Parties Listing System at <http://epls.arnet.gov/> before entering into any contracts.

The certification in this clause is a material representation of fact relied upon by Forward Pinellas. If it is later determined that the CITY knowingly rendered an erroneous certification, in addition to remedies available to Forward Pinellas, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment. The CITY agrees to comply with the requirements of 49 C.F.R. 29, Subpart C while this offer is valid and throughout the period of any

contract that may arise from this offer. The CITY further agrees to include a provision requiring such compliance in its lower tier covered transactions and will review the “Excluded Parties Listing System” at the following Internet address: <http://epls.arnet.gov> before entering into any third party or subagreement.

- l. Incorporation of Federal Transit Administration (FTA) Terms** – The preceding provisions include, in part, certain Standard Terms and Conditions required by DOT, whether or not expressly set forth in the preceding AGREEMENT provisions. All contractual provisions required by DOT, as set forth in [FTA Circular 4220.1F](#) are hereby incorporated by reference. Anything to the contrary herein notwithstanding, all FTA mandated terms shall be deemed to control in the event of a conflict with other provisions contained in this AGREEMENT. The CITY shall not perform any act, fail to perform any act, or refuse to comply with any Forward Pinellas requests which would cause Forward Pinellas to be in violation of the FTA terms and conditions.
- m. Access to Records** - Upon request, the CITY agrees to permit the Secretary of Transportation; Forward Pinellas; the Comptroller General of the United States; and, if appropriate or their authorized representatives to inspect all AGREEMENT work, materials, payrolls, and other data, and to audit the books, records, and accounts of the CITY and Third Party contractors pertaining to the AGREEMENT as required by 49 U.S.C. 5325(g).
- n. Federal Changes** – The CITY shall at all times comply with all applicable federal regulations, policies, procedures and directives, including without limitation those listed directly or by reference in the FTA [Master Agreement](#) as they may be amended or promulgated from time to time during the term of this AGREEMENT. The CITY’s failure to so comply shall constitute a material breach of this AGREEMENT.
- o. Breaches and Dispute Resolution** – All services are to be performed by the CITY to the satisfaction of Forward Pinellas’ Executive Director based on the requirements of Exhibit A. Forward Pinellas’ Executive Director shall decide all initial questions and disputes, of any nature whatsoever, that may arise in the execution and fulfillment of the services provided for under this AGREEMENT. This decision shall be final and conclusive unless within ten (10) days from the date of receipt of its copy, the CITY mails or otherwise furnishes a written appeal to the Forward Pinellas Executive Director.
- i. Appeals** – After properly submitting an appeal in accordance with the provisions herein, the CITY shall be afforded an opportunity to be heard by the Executive Director and to offer evidence in support of its position. The decision of the Forward Pinellas Executive Director shall be binding upon the CITY and the CITY shall abide by the decision.

**ii. Performance During Dispute** - Unless otherwise directed by Forward Pinellas, the CITY shall continue performance under this AGREEMENT while matters in dispute are being resolved.

**iii. Claims for Damages** - Should either party to the AGREEMENT suffer injury or damage to person or property because of any act or omission of the party or of any of its employees, agents or others for whose acts it is legally liable, a claim for damages therefore shall be made in writing to such other party within a reasonable time after the first observance of such injury of damage.

**iv. Rights and Remedies** - The duties and obligations imposed by the AGREEMENT documents and the rights and remedies available thereunder shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law. No action or failure to act by Forward Pinellas or CITY shall constitute a waiver of any right or duty afforded any of them under the AGREEMENT, nor shall any such action or failure to act constitute an approval of or acquiescence in any breach thereunder, except as may be specifically agreed in writing.

**p. Patent and Rights Data-**

i. Rights in Data – The following requirements apply to each contract involving experimental, developmental or research work:

The term "subject data" used in this clause means recorded information, whether or not copyrighted, that is delivered or specified to be delivered under the contract. The term includes graphic or pictorial delineation in media such as drawings or photographs; text in specifications or related performance or design-type documents; machine forms such as punched cards, magnetic tape, or computer memory printouts; and information retained in computer memory. Examples include, but are not limited to: computer software, engineering drawings and associated lists, specifications, standards, process sheets, manuals, technical reports, catalog item identifications, and related information. The term "subject data" does not include financial reports, cost analyses, and similar information incidental to contract administration.

The following restrictions apply to all subject data first produced in the performance of the AGREEMENT:

a. Except for its own internal use, the CITY may not publish or reproduce subject data in whole or in part, or in any manner or form, nor may CITY authorize others to do so, without the written consent of the Federal Government, until such time as the Federal Government may have either released or approved the release of such data to the public; this restriction on publication, however, does not apply to any contract with an academic institution.



b. In accordance with 49 C.F.R. 18.34 and 49 C.F.R. 19.36, the Federal Government reserves a royalty-free, non-exclusive and irrevocable license to reproduce, publish, or otherwise use, and to authorize others to use, for "Federal Government purposes," any subject data or copyright described in subsections (2)(b)1 and (2)(b)2 of this clause below. As used in the previous sentence, "for Federal Government purposes," means use only for the direct purposes of the Federal Government. Without the copyright owner's consent, the Federal Government may not extend its Federal license to any other party.

1. Any subject data developed under that contract, whether or not a copyright has been obtained; and
2. Any rights of copyright purchased by the CITY using Federal assistance in whole or in part provided by FTA.

c. When FTA awards Federal assistance for experimental, developmental, or research work, it is FTA's general intention to increase transportation knowledge available to the public, rather than to restrict the benefits resulting from the work to participants in that work. Therefore, unless FTA determines otherwise, the CITY performing experimental, developmental, or research work required by the underlying contract to which this Attachment is added agrees to permit FTA to make available to the public, either FTA's license in the copyright to any subject data developed in the course of that contract, or a copy of the subject data first produced under the contract for which a copyright has not been obtained. If the experimental, developmental, or research work, which is the subject of the underlying contract, is not completed for any reason whatsoever, all data developed under that contract shall become subject data as defined in subsection (a) of this clause and shall be delivered as the Federal Government may direct. This subsection (c), however, does not apply to adaptations of automatic data processing equipment or programs for the CITY's use whose costs are financed in whole or in part with Federal assistance provided by FTA for transportation capital projects.

d. Unless prohibited by state law, upon request by the Federal Government, the CITY agrees to indemnify, save, and hold harmless the Federal Government, its officers, agents, and employees acting within the scope of their official duties against any liability, including costs and expenses, resulting from any willful or intentional violation by the CITY of proprietary rights, copyrights, or right of privacy, arising out of the publication, translation, reproduction, delivery, use, or disposition of any data furnished under that contract. The CITY shall not be required to indemnify the Federal Government for any such liability arising out of the wrongful act of any employee, official, or agents of the Federal Government.

e. Nothing contained in this clause on rights in data shall imply a license to the Federal Government under any patent or be construed as affecting the scope of any license or other right otherwise granted to the Federal Government under any patent.

f. Data developed by the CITY and financed entirely without using Federal assistance provided by the Federal Government that has been incorporated into work required by the underlying contract to which this Attachment has been added is exempt from the requirements of subsections (b), (c), and (d) of this clause, provided that the CITY identifies that data in writing at the time of delivery of the contract work.

g. Unless FTA determines otherwise, the CITY agrees to include these requirements in each subcontract for experimental, developmental, or research work financed in whole or in part with Federal assistance provided by FTA.

Unless the Federal Government later makes a contrary determination in writing, irrespective of the CITY's status (i.e. , a large business, small business, state government or state instrumentality, local government, nonprofit organization, institution of higher education, individual, etc.), the CITY agrees to take the necessary actions to provide, through FTA, those rights in that invention due the Federal Government as described in U.S. Department of Commerce regulations, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," 37 C.F.R. Part 401.

The CITY also agrees to include these requirements in each subcontract for experimental, developmental, or research work financed in whole or in part with Federal assistance provided by FTA.

ii. Patent Rights – The following requirements apply to each contract involving experimental, developmental, or research work:

a. General - If any invention, improvement, or discovery is conceived or first actually reduced to practice in the course of or under the contract to which this Attachment has been added, and that invention, improvement, or discovery is patentable under the laws of the United States of America or any foreign country, the CITY agrees to take actions necessary to provide immediate notice and a detailed report to the party at a higher tier until FTA is ultimately notified.

b. Unless the Federal Government later makes a contrary determination in writing, irrespective of the CITY's status (a large business, small business, state government or state instrumentality, local government, nonprofit organization, institution of higher education, individual), the CITY agrees to take the necessary actions to provide, through FTA, those rights in that invention due the Federal Government as described in U.S. Department of Commerce

regulations, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," 37 C.F.R. Part 401.

c. The CITY also agrees to include the requirements of this clause in each subcontract for experimental, developmental, or research work financed in whole or in part with Federal assistance provided by FTA.

#### **11. INDEMNIFICATION**

Forward Pinellas shall in no way be held responsible for any injuries or damage received or sustained by any person, persons, or property by any act, omission, neglect or misconduct of the CITY or third-party consultants hired to conduct the scope of services outlined herein. Nothing herein shall be construed as a waiver of either party's sovereign immunity pursuant to Section 768.28 F.S.

#### **12. SEVERABILITY**

If any provision of this AGREEMENT is held invalid, the remainder of this AGREEMENT will not be affected thereby, and all other parts of this AGREEMENT will remain in full force and effect.

#### **13. WAIVER**

Waiver of one or more covenants or conditions of this AGREEMENT by Forward Pinellas shall not be construed as a waiver of a subsequent breach of the same covenant or conditions, and the consent or approval by Forward Pinellas to or of any act by the CITY requiring Forward Pinellas' consent or approval shall not be construed as consent or approval to or of any subsequent similar act by the CITY.

#### **14. ENTIRE AGREEMENT**

This AGREEMENT represents the entire written agreement between the parties and supersedes all prior communications and proposals, whether electronic, oral, or written between the parties with respect to this AGREEMENT. This AGREEMENT may be amended only by written instrument signed by both Forward Pinellas and the CITY.

#### **15. GOVERNING LAW AND VENUE**

The laws of the federal government and the State of Florida shall govern this AGREEMENT, and venue shall be in Pinellas County, Florida.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed, the day and year first above written.

PINELLAS PLANNING COUNCIL AND PINELLAS METROPOLITAN PLANNING ORGANIZATION

Forward Pinellas:

By: \_\_\_\_\_  
Whit Blanton, FAICP  
Executive Director

By: \_\_\_\_\_  
Chair

Date: \_\_\_\_\_

**APPROVED AS TO FORM**

By: Maria C. White, Esq.  
Office of the County Attorney

CITY OF PINELLAS PARK,  
A municipal corporation and  
political subdivision of the State of Florida

B. Diebold

Bart Diebold  
City Manager

Date: 6/29/23

Approved as to form and  
correctness:

Attest:

Lauren Rubenstein Jennifer Carfagno  
Lauren Rubenstein  
City Attorney  
Jennifer Carfagno  
City Clerk

Exhibit A. Scope of Services

# City of Pinellas Park

## Forward Pinellas Complete Streets Concept Planning Application

### 60th Street N. Complete Street Concept Plan

November 10, 2022

The City of Pinellas Park is seeking grant funding from the Forward Pinellas Complete Streets Concept Planning Program for the creation of a complete streets concept plan for 60<sup>th</sup> Street N. between 82<sup>nd</sup> Avenue N. and 70<sup>th</sup> Avenue N. The following is the City's formal application prepared pursuant to the application materials.

#### Project Summary

The project corridor is just over three quarters of a mile (0.78 miles) in length and is the central spine to the City's City Center District. This central spine will be the City's first north/south corridor designed for all users under the complete streets concept. The complete streets concept plan will evaluate the existing conditions of the right-of-way, including traffic volumes and turning movements at intersections, in context with existing plans. The end goal is to create network of safer streets that accommodate all users and provide access to while also enhancing the City Center.



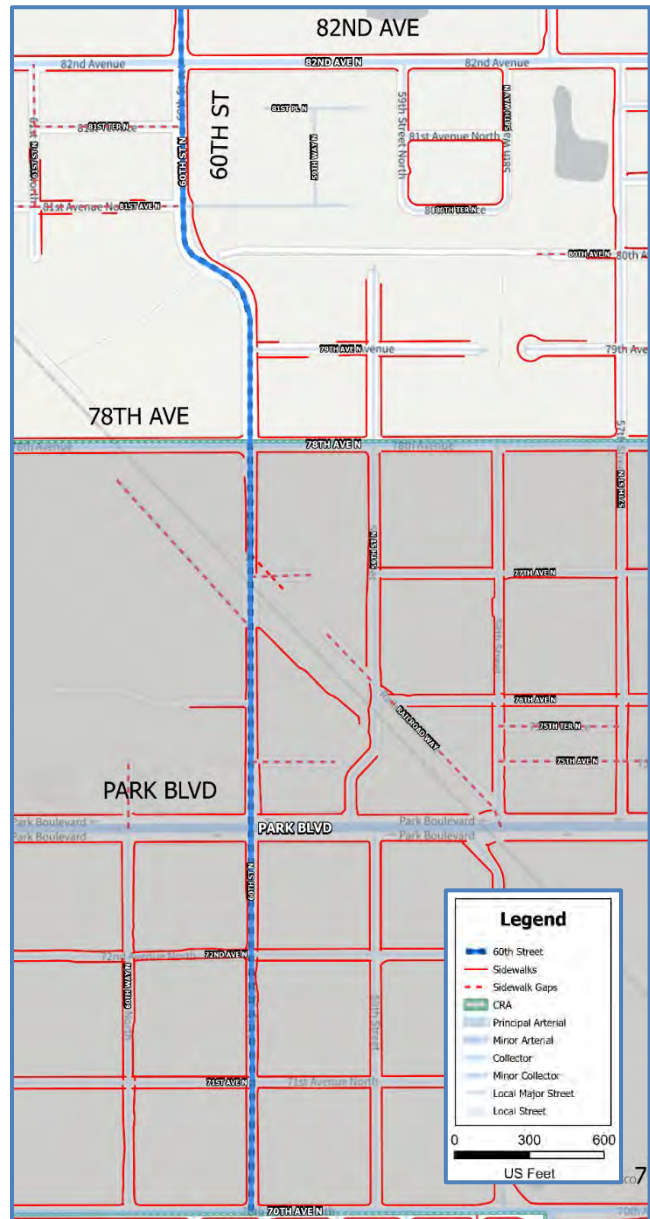
1. Describe in detail the existing conditions of the project location, including the following, as applicable:

a. Sidewalk Facilities

Sidewalk locations and widths vary throughout the project corridor. The portion north of 78<sup>th</sup> Avenue N. has four-foot-wide sidewalks on the east side of the street while the rest of the corridor has a mix of four and five foot wide sidewalks on both sides of the street. The sidewalks are generally set back a few feet from the travel lanes. Several smaller gaps exist along certain properties and driveways. There is one large gap at the CSX rail crossing where there are no sidewalks through the rail property.



Sidewalk gap at CSX tracks



b. Bicycle Facilities

There are currently no marked bicycle facilities within the project corridor.

c. Connecting Facilities

Most cross streets along the project corridor include sidewalks on both sides of the street with widths of four to five feet. There are non-buffered bike lanes along 70<sup>th</sup> Avenue N. at the south end of the project corridor.

**d. Roadway Characteristics**

The project corridor is primarily one lane in each direction. The portion north of Park Boulevard has center line striping and a posted speed limit of 30 MPH, while the portion south of Park Boulevard has no striping and a posted speed limit of 25 MPH. There are center turn lanes at the signal at 78<sup>th</sup> Avenue N. There are signals at Park Boulevard and 78<sup>th</sup> Avenue N. and four-way stops at 82<sup>nd</sup> Avenue N. and 70<sup>th</sup> Avenue N. All other intersections are cross street stops. There is a large S-curve between 82<sup>nd</sup> Avenue N. and 78<sup>th</sup> Avenue N. with chevron arrow signs through the curves and a 20 MPH warning sign on either side of the curves. According to Florida Department of Transportation (FDOT) records, Average Annual Daily Traffic (AADT) counts have been between 1,400 and 1,500 for the area north of Park Boulevard. No traffic data is available for the area south of Park Boulevard.



**e. Heat Mitigation**

A majority of the project corridor features mature growth shade trees with the notable exception of the area around 78<sup>th</sup> Avenue N. The area around 78<sup>th</sup> Avenue N. is the subject of two planning efforts that will enhance tree canopy in the coming years. First is the 78<sup>th</sup> Avenue Complete Streets Concept Plan which was completed in 2021 and calls for the installation of street trees along an eight-foot-wide trail. The City is seeking funding for construction of the 78<sup>th</sup> Avenue N. improvements and is applying for this year's Multimodal Priority program. Secondly, this area is also part of the City Center Plan, which will improve all aspects of the public realm including the addition of trees. The City is currently refining the City Center Plan with the help of engineering consultants and is already working with an architect and contractor for the construction of a new Public Safety Complex on 60<sup>th</sup> Street N.

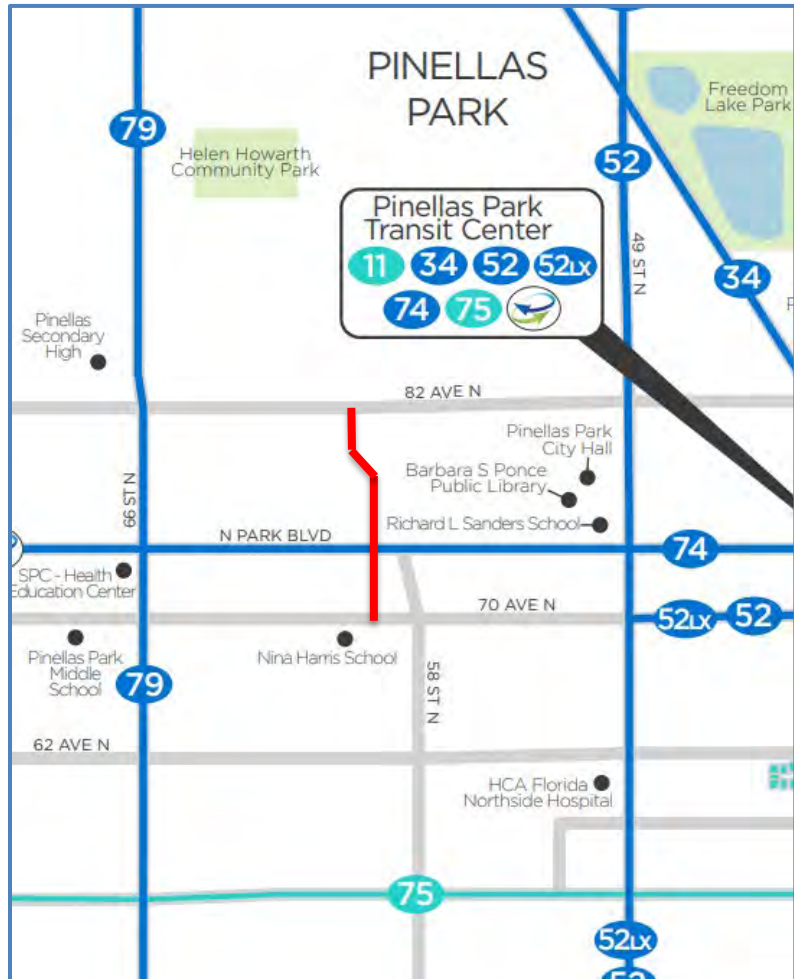
**f. Safety Issues**

From January 1, 2021 to October 29th, 2022, Pinellas Park Police Department investigated 25 traffic crashes along 60th Street N. from 82nd Avenue N. to 70th Avenue N. A majority of those occurred at intersections along the project corridor.



**g. Transit Service**

The project corridor is served by Pinellas Suncoast Transportation Authority (PSTA) routes 52, 74, 79, and 52LX, which provides limited express service. No PSTA routes travel on 60th Street N.; however, route 74 provides East-West services along Park Boulevard which 60th Street N. intersects. Route 74 features headways of 30 minutes or less. Routes 52 and 79 also provide North-South connections on either side of 60th Street N., which is the hub street of the proposed City Center. Headways for those routes are from 30 and 32 minutes respectively.



**h. Activity Center Connections**

The 60th Street N. complete streets project traverses the Pinellas Park Community Redevelopment Agency (CRA) Activity Center from its northern edge to its southern edge and is a critical component of the Pinellas Park CRA’s strategic redevelopment efforts to create a City Center District. The project corridor is the connective route for the residential areas north and south of Park Boulevard to reach the City Center. About a third of the project corridor extends north, further into the residential area, increasing access.

Together with the proposed improvements to 78<sup>th</sup> Avenue N., the installation of complete street improvements along 60th Street N. would have a transformative impact upon the City’s redevelopment efforts and its efforts to connect disparate City assets, amenities, and destinations.

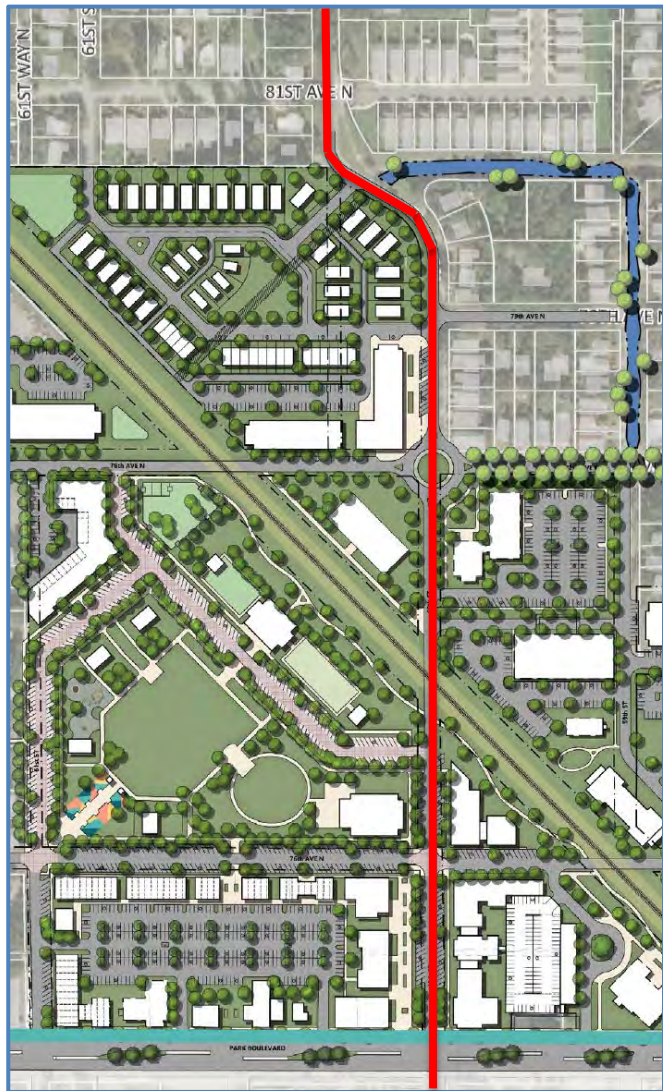
Properties and facilities that are located adjacent to or are served by complete street facilities frequently experience an increase in valuation and economic activity subsequent to the installation of complete street infrastructure and amenities.

**i. Location within a CRA**

As the City’s CRA boundary matches the Activity Center boundary in this area, approximately two thirds of the subject corridor is located within the Pinellas Park Community Redevelopment Area (CRA).

**j. Redevelopment Plan**

Not only is the project corridor mostly within a CRA, it is the primary north/south corridor in the City Center. The City Center was contemplated in the 2020 CRA Plan update and was further refined in the City Center Plan, which was created with help from the Forward Pinellas Placemaking Grant program. This district is envisioned to be the civic and recreation “living room” for the city with a redeveloped park surrounded by city buildings and restaurant and retail spaces to activate the area. 60<sup>th</sup> Street N. will provide the main vehicular and pedestrian access to this area from Park Boulevard and the areas south as well as the residential core of the City to the north.



**k. Street Lighting**

The subject corridor currently has auto-oriented cobra head style lighting through a majority of the area. A small area along McDevitt Park features decorative pedestrian lighting. It is anticipated that the existing lighting will be reviewed for improvements, while the area within and adjacent to the City Center will see enhanced pedestrian scale lighting.

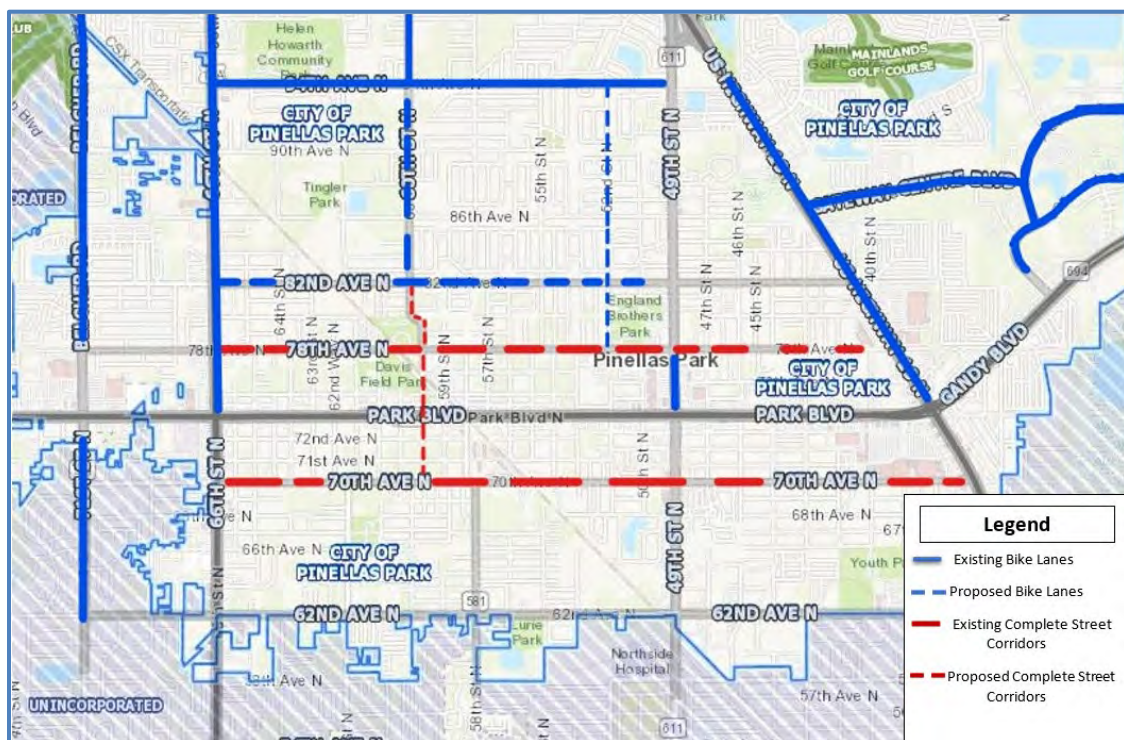
**2. Provide a cost estimate and documentation of the local match being provided by the applicant.**

The City has estimated \$75,000 for the proposed Complete Streets concept plan for 60<sup>th</sup> Street N. The City is requesting \$60,000 in grant funding with a twenty percent (\$15,000) match coming from the City/CRA. The CRA has budgeted \$1,150,000 for the planning and construction of City Center.

**3. Describe how this project will serve multiple travel modes, including pedestrian, bicycling, and transit use.**

It is anticipated that the project corridor will provide improved vehicular, pedestrian and bicyclist facilities. Vehicular improvements may include new roundabouts at 82<sup>nd</sup> Avenue N. and 70<sup>th</sup> Avenue N., a new traffic signal at Park Boulevard, and the reconfiguration of the S-curve portion of the roadway. Pedestrian improvements may include the closing of sidewalk gaps with wider sidewalks on both sides of the street and crosswalks at the new traffic signal at Park Boulevard, which will replace an existing HAWK signal. Bicycle improvements may include a mix of bike lanes and road separated trails depending on the context of the area.

All of the proposed improvements will enhance access to other facilities and modes of travel. The new traffic signal at Park Boulevard will provide a new safe access point in the middle of a 1.5 mile gap along the major arterial and evacuation route. Park Boulevard provides access to mass transit as it is traversed by PSTA's Route 74 with 30-minute headways.



The project corridor also intersects with multiple east/west collector streets that are actively in the process of being improved with their own complete streets treatments. 82<sup>nd</sup> Avenue N. is anticipated to be resurfaced in the next three years, at which time the middle turn lane will be removed and buffered bike lanes will be added. 78<sup>th</sup> Avenue N. has a concept plan completed with portions on the multimodal priority list. 70<sup>th</sup> Avenue N. is in the Long Range Transportation Plan for complete streets improvements. All of these projects will allow users to go between 66<sup>th</sup> Street N. and US Highway 19 while using 60<sup>th</sup> Street N. as a safer north/south route. These connections to 66<sup>th</sup> Street N., 49<sup>th</sup> Street N., and US Highway 19 provide additional access to mass transit routes on those roadways as well.

**4. Describe the local planning requirements that make the area surrounding the project corridor supportive of multimodal transportation improvements.**

The proposed 60th Street N. complete street is located within the Pinellas Park Community Redevelopment Area (CRA) and Pinellas County's Gateway District. This area allows mixed-use development through the Mixed-use (MXD) and Town Center (TC) zoning districts within much of the project corridor. The maximum residential density allowed within these districts is 25 dwelling units per acre.

The latest update of the CRA Plan proposes updating the applicable sections of the City's Land Development Code to encourage urban design standards including requiring buildings to be located up to the right-of-way line and providing for reduced parking requirements.

**5. Is it expected that these projects will move forward for implementation/construction?**

The proposed improvements are a major part of the overall vision for connectivity in the future Pinellas Park City Center District. There's a total of \$1,150,000 allocated in fiscal year 2022-2023 alone towards City Center initiatives in the CRA CIP. The fire station at the new Public Safety Complex being constructed at 60<sup>th</sup> Street N. and 78<sup>th</sup> Avenue N. will require a new traffic signal to be constructed at Park Boulevard and 60<sup>th</sup> Street N. The new traffic signal will result in improvements a block or two on either side of the new traffic signal. Other areas would be synchronized with corresponding projects like the reconfiguration of 82<sup>nd</sup> Avenue N., 78<sup>th</sup> Avenue N., and 70<sup>th</sup> Avenue N. There is also no anticipated right-of-way acquisition, which should help expedite the implementation of the concept plan.

**6. What percentage of the parcels along the corridor are vacant?**

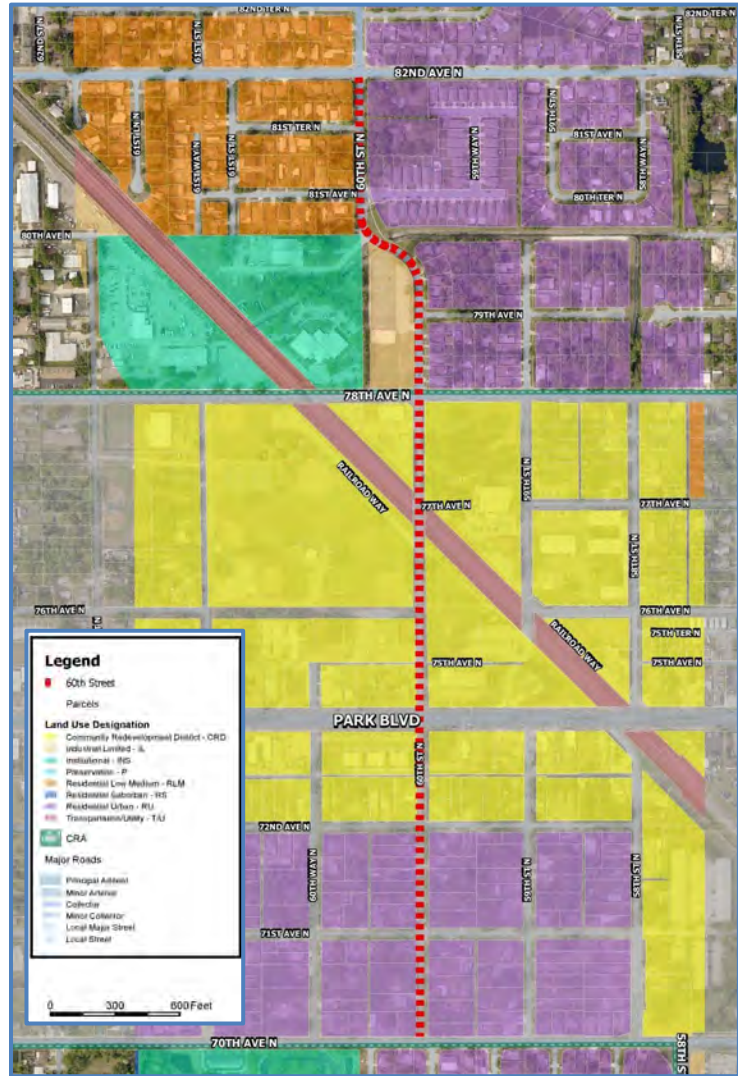
As with many areas of Pinellas County, Pinellas Park is fairly built out with minimal vacant infill opportunities and the area along the project corridor is no different with 6.31% being vacant. This is not surprising with more than half of the project corridor lined with single-family residential neighborhoods with few vacant lots.

**7. Describe how are the parcels along the corridor are underdeveloped or underutilized and would benefit from complete streets treatments?**

Underdeveloped and underutilized parcels exist in two realms: those that are publicly owned and those that are privately owned. Many of the publicly owned parcels are slated for redevelopment including the new Public Safety Complex, new City Hall, and the redevelopment of Davis Field into a more diverse and active park. Complete streets improvements on 60<sup>th</sup> Street N. will greatly increase access for all users from both sides of Park Boulevard to these new amenities and services. More importantly, complete streets improvements will make it easier and safer for people to access the underdeveloped and underutilized privately owned parcels without the need of a car. The area around the project corridor is the oldest in the city, yet still diverse with most properties developed between the 1910s and 1980s. The age of existing structures together with the new pedestrian friendly vision for the area makes it possible for these properties to redevelop in a more urban way, with a minimal amount of land dedicated to parking lots.

**8. Provide the percentages of each existing land use category that is within ¼ mile of the centerline of the roadway included in this application.**

There are a mix of land use categories within a quarter mile of the project corridor. The Community Redevelopment District (CRD) category comprises a significant portion of the existing land use, which is not surprising due to the location within the CRA and Activity Center. This category allows a wide variety of uses including commercial, residential, and institutional. Residential land use categories comprise approximately a third of the existing land use categories. The CSX rail line, under Transportation/Utility, bifurcating the subject corridor is another 12 percent of the existing land use categories. The City's Community Development, Purchasing, and Public Works facilities comprise the Institutional uses. Finally, there is a small portion of Industrial Limited due to some properties on the periphery of the project corridor.



Existing Land Use within ¼ Mile of 78 <sup>th</sup> Avenue N. Centerline	
Land Use Category	Percentage of Total
CRD - Community Redevelopment District	36.26%
IL - Industrial Limited	6.25%
INS - Institutional	10.25%
RLM - Residential Low Medium	7.53%
RU - Residential Urban	28.00%
T/U - Transportation Utility	11.73%

**9. Is the proposed corridor within an area designated by Forward Pinellas as an Environmental Justice Area? For low income, minority, or both?**

Two thirds of the project corridor is located along the boundaries of Census Tracts 249.04 and 249.06 and the final third goes into the middle of 249.01. The latest Forward Pinellas Environmental Justice Demographic Analysis Report identifies tract 249.04 as being above the countywide average minority population. Within tract 249.04, the Asian population percentage is 15.86% and the Hispanic population percentage is between 10% and 19.99%. While the African American population percentage is lower than the countywide average, the percentage of African Americans below the poverty line is high in the vicinity of the project corridor. Tract 249.01 and 249.04 have 57.66% and 52.86% of the African American population below the poverty line respectively.

**10. Describe how will the transportation disadvantaged populations will be served by the improvements proposed?**

The transportation disadvantaged population will be served by this project through its provision of non-automobile transportation alternatives to access multiple civic services, mass transit on Park Boulevard, and a network of alternative transportation routes. The overall network proposed in the Pinellas Park CRA Plan, of which the 60th Street N. complete street is a component, will provide non-automobile connectivity for the transportation disadvantaged by enabling extensive and safer access to existing transit routes, sidewalk, and trail networks.

Better access to public services such as the City's new police and fire headquarters; senior center; and Community Development, Human Resources, Public Works and Purchasing Departments will be provided within a quarter mile of the project corridor.

There are schools located within a quarter mile of the terminuses of the project corridor that will be more easily accessible for children walking or biking to school as a result of this project and its connections to the greater network.

Additionally, the Department of Health has an office less than half mile from the project corridor which is easily accessible by transit on Park Boulevard and local sidewalks.

**11. Describe how would the project would increase access to healthy food for minority, low-income, or both populations in the abutting and adjacent communities?**

The project corridor will provide an expanded network of complete streets and specifically a critical north/south route to 78<sup>th</sup> Avenue N. 78<sup>th</sup> Avenue N. is an alternative east/west route to Park Boulevard that provides access to a Publix and Walmart Neighborhood Market at 49<sup>th</sup> Street N. and 66<sup>th</sup> Street N. respectively.

**12. Would you be willing/able to accept a lower grant allocation than the amount you requested? If yes, what is the minimum allocation you would need for the project?**

Yes, if necessary, the City would accept a 50/50 match at \$37,500.

RESOLUTION NO. 22-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AUTHORIZING THE CITY MANAGER TO APPLY TO FORWARD PINELLAS FOR THE 2023 COMPLETE STREETS CONCEPT PLANNING PROGRAM TO CREATE A COMPLETE STREETS CONCEPT PLAN FOR 60<sup>TH</sup> STREET NORTH BETWEEN 82<sup>ND</sup> AVENUE NORTH AND 70<sup>TH</sup> AVENUE NORTH, AND TO APPLY FOR THE 2023 MULTIMODAL PRIORITY PROJECT PROGRAM TO CONSTRUCT COMPLETE STREETS IMPROVEMENTS ALONG 78<sup>TH</sup> AVENUE NORTH BETWEEN 66<sup>TH</sup> STREET NORTH AND 49<sup>TH</sup> STREET NORTH; AND PROVIDING FOR AN EFFECTIVE DATE.

---

**WHEREAS**, Forward Pinellas provides coordinated land use planning and transportation planning services for Pinellas County and its municipalities, including Pinellas Park; and

**WHEREAS**, Forward Pinellas provides technical and financial assistance to local municipalities to implement projects and programs that provide mobility options, promote sustainable development patterns and support transportation system improvements within the County through its Local Assistance grant program; and

**WHEREAS**, on September 12th, 2022, Forward Pinellas issued a call for funding opportunities, including the 2023 Complete Streets Concept Planning Program and the Multimodal Priority Projects Program; and

**WHEREAS**, the City Manager has recommended to the City Council that the City apply to Forward Pinellas to create a complete streets design for the 60<sup>th</sup> Street North corridor between 82<sup>nd</sup> Avenue North and 70<sup>th</sup> Avenue North, and to construct complete streets improvements along 78<sup>th</sup> Avenue North between 66<sup>th</sup> Street North and 49<sup>th</sup> Street North; and

**WHEREAS**, the Pinellas Park City Council finds that applying for such grant programs and completing the projects for which the grant awards are received serves a public purpose and will represent a benefit to the citizens of the City of Pinellas Park.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AS FOLLOWS:

**SECTION ONE:** The City Manager is authorized to execute the application documents necessary to apply for the Forward Pinellas 2023 Complete Streets Concept Planning Program to create a complete streets design for the 60<sup>th</sup> Street North corridor between 82<sup>nd</sup> Avenue North and 70<sup>th</sup> Avenue North, and the Multimodal Priority Project Program to construct complete streets improvements along 78<sup>th</sup> Avenue North between 66<sup>th</sup> Street North and 49<sup>th</sup> Street North.

**SECTION TWO:** That this Resolution shall be in full force and effect immediately upon its adoption and approval in the manner provided by law.

ADOPTED THIS 27<sup>th</sup> DAY OF October, 2022.


AYES: (5) Council Members; Butler, Mullins, Reed, Sabiel, Mayor Bradbury

NAYES: (0)

ABSENT: (0)

ABSTAIN: (0)

APPROVED THIS 27<sup>th</sup> DAY OF October, 2022.

  
Sandra L. Bradbury  
MAYOR

ATTEST:


  
Diane M. Corna, MMC  
CITY CLERK



Exhibit B. Title VI/Non-Discrimination Policy Statement

The CITY assures the Florida Department of Transportation and Forward Pinellas that no person shall on the basis of race, color, national origin, sex, age, disability, family or religious status, as provided by Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987 and the Florida Civil Rights Act of 1992 (collectively referred to as the "Acts") be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination or retaliation under any program or activity.

The CITY further agrees to the following responsibilities with respect to its programs and activities:

1. Designate a Title VI Liaison that has a responsible position within the organization and access to the CITY'S Chief Executive Officer.
2. Issue a policy statement signed by the Chief Executive Officer, which expresses its commitment to the nondiscrimination provisions of Title VI. The policy statement shall be circulated throughout the CITY'S organization and to the general public. Such information shall be published where appropriate in languages other than English.
3. Insert the clauses of *Appendix A* of this agreement in every contract subject to the Acts and associated regulations
4. Develop a complaint process and attempt to resolve complaints of discrimination. Complaints against the CITY shall immediately be forwarded to the FDOT District Title VI Coordinator.
5. Participate in training offered on Title VI and other nondiscrimination requirements.
6. If reviewed by FDOT or USDOT, take affirmative action to correct any deficiencies found within a reasonable time period, not to exceed ninety (90) calendar days.
7. Have a process to collect racial and ethnic data on persons impacted by your CITY's programs.

THIS ASSURANCE is given in consideration of and for the purpose of obtaining any and all federal funds, grants, loans, contracts, properties, discounts or other federal financial assistance under all programs and activities and is binding. The person whose signature appears below is authorized to sign this assurance on behalf of the CITY.

Dated 6/29/23

By B. Debold

Print Name: Bart Debold

Title City Manager

## TITLE VI APPENDIX A of EXHIBIT B

During the performance of this contract, the CITY, for itself, its assignees and successors in interest (hereinafter referred to as the "CITY") agrees as follows:

- (1.) **Compliance with Regulations:** The CITY shall comply with the Regulations relative to nondiscrimination in Federally-assisted programs of the U.S. Department of Transportation (hereinafter, "USDOT") Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this Agreement.
- (2.) **Nondiscrimination:** The CITY, with regard to the work performed during the contract, shall not discriminate on the basis of race, color, national origin, sex, age, disability, religion or family status in the selection and retention of consultants, including procurements of materials and leases of equipment. The CITY shall not participate either directly or indirectly in the discrimination prohibited by section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.
- (3.) **Solicitations for consultants, including Procurements of Materials and Equipment:** In all solicitations made by the CITY, either by competitive bidding or negotiation for work to be performed under a subcontract, including procurements of materials or leases of equipment; each potential subconsultant or supplier shall be notified by the CITY of the CITY'S obligations under this contract and the Regulations relative to nondiscrimination on the basis of race, color, national origin, sex, age, disability, religion or family status.
- (4.) **Information and Reports:** The CITY shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the *Florida Department of Transportation, the Federal Highway Administration, Federal Transit Administration, Federal Aviation Administration, and/or the Federal Motor Carrier Safety Administration* to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of the CITY is in the exclusive possession of another who fails or refuses to furnish this information the CITY shall so certify to the *Florida Department of Transportation, the Federal Highway Administration, Federal Transit Administration, Federal Aviation Administration, and/or the Federal Motor Carrier Safety Administration* as appropriate, and shall set forth what efforts it has made to obtain the information.

- (5.) **Sanctions for Noncompliance:** In the event of the CITY'S noncompliance with the nondiscrimination provisions of this contract, the *Florida Department of Transportation* shall impose such contract sanctions as it or the *Federal Highway Administration, Federal Transit Administration, Federal Aviation Administration, and/or the Federal Motor Carrier Safety Administration* may determine to be appropriate, including, but not limited to:
- a. withholding of payments to the CITY under the contract until the CITY complies, and/or
  - b. cancellation, termination or suspension of the contract, in whole or in part.
- (6.) **Incorporation of Provisions:** The CITY shall include the provisions of paragraphs (1) through (6) in every contract, including procurements of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The CITY shall take such action with respect to any subcontract or procurement as the *Florida Department of Transportation, the Federal Highway Administration, Federal Transit Administration, Federal Aviation Administration, and/or the Federal Motor Carrier Safety Administration* may direct as a means of enforcing such provisions including sanctions for noncompliance. In the event the CITY becomes involved in, or is threatened with, litigation with a Consultant or supplier as a result of such direction, the Consultant may request the *Florida Department of Transportation* to enter into such litigation to protect the interests of the *Florida Department of Transportation*, and, in addition, the CITY may request the United States to enter into such litigation to protect the interests of the United States.

Exhibit C. Lobbying

**49 CFR PART 20--CERTIFICATION REGARDING LOBBYING**

Certification for Contracts, Grants, Loans, and Cooperative Agreements (*To be submitted with each bid or offer exceeding \$100,000*)

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for making lobbying contacts to an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form--LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions [as amended by "Government wide Guidance for New Restrictions on Lobbying," 61 Fed. Reg. 1413 (1/19/96). Note: Language in paragraph (2) herein has been modified in accordance with Section 10 of the Lobbying Disclosure Act of 1995 (P.L. 104-65, to be codified at 2 U.S.C. 1601, *et seq.*)]

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

[Note: Pursuant to 31 U.S.C. § 1352(c)(1)-(2)(A), any person who makes a prohibited expenditure or fails to file or amend a required certification or disclosure form shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such expenditure or failure.]

The CITY certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the CITY understands and agrees that the provisions of 31 U.S.C. A 3801, *et seq.*, apply to this certification and disclosure, if any.

Bob Debold (signature)

Print Name: Bob Debold

Title: City Manager

Date: 6/29/23

July 12, 2023



**5F. Approval of Release of Procurements for Auditing Services; Crash Data, Traffic Counts, and Level of Service Database Program; and Accounting Services**

---

**SUMMARY**

**Auditing Services**

Forward Pinellas conducts an annual audit of the financial records and transactions of the Pinellas County Metropolitan Organization (MPO) and Pinellas Planning Council (PPC). The current agreement for auditing services is ended and no more renewals remain. Chapter 218.391, Florida Statutes requires that the governing board of a special district establish an auditor selection committee consisting of at least three members, one of whom must be a member of the governing board that serves as chair of the selection committee, and that no employees of the special district serve as a member of the auditor selection committee.

Forward Pinellas is planning to conduct a procurement for auditing services with the following selection committee members. Three selection committee members are recommended, including one board member. Forward Pinellas staff has reached out to each selection committee member to confirm their interest and ability to serve on the committee. They include Councilor Chris Burke; Billy Schmidt, FDOT; and Emily Magyar, Pinellas County Parks and Conservation Resources. This selection committee will review the proposals and provide a recommendation to the board for consideration at a future meeting.

It is estimated that this work authorization will not exceed \$60,000 annually.

**Crash Data, Traffic Counts, and Level of Service Database Program**

Forward Pinellas has maintained a crash database, a level of service database and has conducted traffic counts on area roadways for many years. This information is critical in meeting Pinellas County's multimodal transportation planning and analysis needs through data-driven analysis. The current agreement for these services has ended and no more renewals remain.

Forward Pinellas is planning to conduct a procurement for crash data management, collection of traffic counts, and maintaining a roadway level of service database this summer. The contract would be for a three-year period with an optional renewal period of two additional two-year terms. A selection committee of Forward Pinellas staff will review the proposals and provide a recommendation to the board for consideration at a future meeting.

It is estimated that this work authorization will not exceed \$60,000 annually.

## **Accounting Services**

Forward Pinellas serves as both the Pinellas Planning Council (PPC) and Metropolitan Planning Organization (MPO) for Pinellas County. The PPC provides staff services to the MPO. The PPC pays staff salaries and is reimbursed by the MPO for those services that are required to fulfill the MPO's planning requirements. The PPC receives its funding from ad valorem taxes and through compensation for the provision of technical assistance to local governments. The MPO is primarily funded through federal grant programs and must ensure that existing and future expenditure of public funds for transportation projects and programs is based on a continuing, cooperative, and comprehensive planning process. The MPO is also a Federal Transit Administration designated recipient, which includes the responsibility of receiving, passing through and administering grant funds on behalf of other entities or subrecipients.

The complex nature of these varied financial transactions requires professional accounting services support to augment our internal team of finance and accounting services staff. The current agreement for these services has ended and no more renewals remain. A selection committee of Forward Pinellas staff will review the proposals and provide a recommendation to the board for consideration at a future meeting.

It is estimated that this work authorization will not exceed \$35,000 annually.

**ATTACHMENT(S):** Draft scopes for Auditing Services; Crash Data, Traffic Counts, and Level of Service Database Program; and Accounting Services

**ACTION:** Board to approve staff conducting three competitive procurement processes using the attached scopes of service and as outlined above.

**STAFF RECOMMENDATION:** Staff recommends the board approve staff conducting three competitive procurement processes as outlined above.

## Auditing Services

### Scope of Work / Specifications

Forward Pinellas is looking for a qualified auditing firm to provide audits of the financial records and transactions of the Metropolitan Planning Organization (MPO) and the Pinellas Planning Council (PPC) for Pinellas County for the year ending September 30, 2023, and September 30, 2024, with an option to provide such services for two additional two-fiscal years.

#### A. Requirements

The audits shall be conducted pursuant to all applicable laws, rules, and regulations governing each entity. This may include but is not necessarily limited to the (single audit act, 2 CFR Part 200). The audits shall include a review of the accounting control structures and the compliance with budgetary and legal requirements of the MPO and PPC, respectively, in conformity with accounting principles generally accepted by the US GAAP. Both audits shall be conducted in accordance with generally accepted auditing standards (US GAAS) and the standards for financial audits contained in the Government Auditing Standards, issued by the Comptroller General of the United States. As required by Chapter 10.550, Rule of the Auditor General for Local Governmental Entity Audits, the auditor will issue a written management letter upon completion of the audits.

Written reports of the audits are required to contain expressions of opinion that the financial statements are fairly stated or, if a qualified or adverse or disclaimer of opinion is necessary, the reasons therefore. A draft of the financial reports for staff review is required by January 31 of each year, and the final reports by March 31 of each calendar year of the agreement. The auditor shall formally present its findings and recommendations to the Forward Pinellas Board upon completion of the audits. The auditor will provide one electronic and 10 bound copies of the final audit documents. All working papers and reports must be retained at the auditor's expense, for a minimum of five years.

An exit conference meeting with the Forward Pinellas Executive Director will be conducted at the audit conclusion. Draft copies of the audit reports and related management letters shall be made available by the auditor for inspection prior to the meeting. The purpose of this meeting is to summarize the audit results and to review any significant findings.

Forward Pinellas shall provide office space deemed adequate by the auditor to efficiently conduct the audit. Forward Pinellas staff will provide all feasible assistance, including the preparation of schedules required by the auditor to expeditiously conduct the engagement.

#### B. Deliverables

Separate Annual Audit Reports for the PPC and MPO.



## Crash Data, Traffic Counts, Level of Service Database Program

### Scope of Work / Specifications

#### TASK 1 – TRAFFIC COUNT COLLECTION AND PROCESSING

##### A. Collection of Traffic Counts

The consultant will collect traffic counts at 120 locations per calendar year, with 60 occurring in the Fall and 60 occurring in the Spring. These counts will include 48-hour, 15-minute interval data for each count station. The schedule to collect these counts will be determined by Forward Pinellas staff, in consultation with local governments and the consultant. The locations of the counts will be based on the historical locations to ensure data continuity and will be determined by Forward Pinellas staff, in consultation with the consultant. Classification counts may be requested by Forward Pinellas at certain locations, at times when fewer than 60 locations that are counted during the Spring or Fall season. Additional count stations may be added at the request of Forward Pinellas and will be billed by the Consultant at a per-unit cost.

##### B. Traffic Count Processing

The consultant will perform a quality review and process the data collected from each traffic count station to be utilized in a database for use by internal and external stakeholders. This database may be standalone or may be integrated as part of Task 2 or 3, at the discretion of the consultant. The data will be provided to the database consultant in a mutually agreed upon format supported by the database for level of service and volume/capacity processing, as well as for displaying actual count numbers for internal and external agency use.

#### TASK 2 – CRASH DATA MANAGEMENT SYSTEM

The consultant will provide a dynamic crash data management system whose capabilities must include: automated Geographic Information System (GIS) crash mapping, crash record selection, automated collision diagrams, specialized reporting, data exports (KMOL, shapefile, Excel, PDF), access to scanned crash reports, hot spot analysis, countermeasures, intersection and corridor crash rates, and dashboard functionality. The database must include crash data that covers a significant portion of the transportation network, including local roadways not on the state highway system. The database will have the ability to report crashes for all modes of travel. The system must be able to provide both PDF and shapefile data exports.

##### A. Database Maintenance and Management

Consultant shall host, maintain and provide tape backup services for the application, crash database, and scanned crash report image archive. The database will have the ability to provide access to multiple users, both internal and external to Forward Pinellas. Should the crash data management system become unavailable due to the Consultant's loss of network connectivity or hardware failure during normal working hours (8 – 5, MTWTF), the Consultant shall notify the Forward Pinellas Project Manager via phone or email, provide an estimated timeframe for system restoration, and make all reasonable attempts to restore the crash data management

system within five working days. Maintenance activities that require the system to be shut down during normal working hours will be avoided/minimized, but if necessary, will be coordinated with the Forward Pinellas Project Manager in advance.

The Consultant will upload data and scanned crash report images received from the consultant-recommended source(s) on a monthly basis or as received from the consultant-recommended source(s). Recommended sources should be addressed in the proposal. As part of this process, the Consultant will notify the Forward Pinellas Project Manager by email when data and scanned crash report images are received, including the number of records, the number of missing or extra images, and the date range of the records received. The Consultant will then post the records and images to the crash data management system database and/or notify Forward Pinellas of significant issues with the data or images (e.g. corrupt database files, significant missing records or images) within ten (10) working days of receipt.

#### B. Crash Location Service

As part of the Database Management process, the Consultant shall apply database automation to assign crash records with a reference node (intersection) identification number based on the crash location information included in the crash data records.

#### C. On-Call Support

On-call support will be included as a part of this contract. This will include user training and/or GIS and database administration support to Forward Pinellas staff or other public agency staff included in the database user group. Proposals should address per-unit on-call support.

### TASK 3 – LEVEL OF SERVICE DATABASE

The consultant will develop a traffic data management database for Forward Pinellas with the capability to handle the needs listed below. The database can be either Cloud based or stored on internal servers but must be compatible with standard operating machines and computer software programs. Initially, Forward Pinellas needs a database to handle traffic count data and roadway level of service information, but the system should be expandable to handle future multimodal data and analysis needs.

#### A. Database Needs:

##### 1. Traffic Count Processing Module

Forward Pinellas has historical records of traffic counts on the roadways of Pinellas County, collected internally and by other local and regional agency partners. These historical records must be imported into the new database and the integrity of their data maintained for historical reference. On an annual basis, agency partners will be providing traffic count data. The database should provide the ability for these partners to remotely upload their traffic count information (date and average daily traffic) and locations (count station). These locations must match the locations of the historical count stations automatically, to the greatest extent possible. The Consultant will be responsible for ensuring these locations match and that the count data is

consistent with historical trends to avoid any data errors. The database will have an export function so that Forward Pinellas will have the ability to access and download any traffic count data for each location included in the database. Seasonal adjustment factors annually supplied by FDOT will also need to be included in this module of the database so that accurate AADT can be calculated. The traffic count module will need to be able to maintain a master list of approximately 813 count stations including 435 active count stations (assigned for level of service road segments measures) with the option of adding more count stations in the future.

## 2. Automobile Level of Service Module

The database must be able to process the level of service information on all monitored roadways for existing conditions using the latest FDOT generalized tables. The analysis will be linked to the Federal Functional Classification of the roadway. Forward Pinellas staff will be using the database to develop an annual level of service report of existing conditions and this data should be available by July each year and cataloged on an annual basis to retain historical records. The existing roadway segmentation of approximately 2217 that is included in the existing Forward Pinellas database must be maintained going forward for historical reporting purposes. Approximately 1297 of the 2217 road segments are monitored roads for LOS measures, the database must be able to expand LOS measures to the other road segments.

## 3. Reporting Mechanisms

The database must include the ability to report data on an as-needed basis, including traffic count information and roadway level of service data. This data must be available for the most recent year and the twenty years prior for count station data and ten years prior for the level of service data. Data must be available for download in both tabular (Microsoft Excel) and GIS file format to allow for mapping of the data outputs. Also, the database must have the capability of providing growth rates of AADTs, perhaps at five, ten, fifteen, and twenty-year periods.

## TASK 4 – OPTIONAL SERVICES

### A. Multimodal Data Development

In the future, Forward Pinellas has the desire to incorporate into the database and reporting mechanisms, data for other modes of transportation, including sidewalk, bicycle facility, and transit data. The database should have the ability to be expanded in the future to include these other modes of travel. The ability to import crash data should also be considered for a future phase. Such future data incorporation needs may include, but may not be limited to the following:

- Segments of roadway with sidewalk and % coverage
- Miles of sidewalk coverage
- Percentage of congested roadways with sidewalk coverage
- Segments of roadway with bicycle facilities and percentage of coverage
- Miles of bicycle facility coverage
- Segments of roadway with transit and percentage of coverage
- Miles of transit coverage

- Percentage of congested roadways with transit coverage
- Percentage of heavy vehicle classification
- Traffic study summary reports from interval data
- Crash rates on road segments

## 1. Database Management

The Consultant will be responsible for ensuring that the integrity of the data included in the database always remains and that the database is always operational and available to staff. For any periods of time that the database must be down for maintenance, Forward Pinellas must be notified at least seven (7) days prior, and any maintenance may not exceed seven (7) days.

## 2. Meetings

Coordination meetings with Forward Pinellas staff will be included as a part of this effort, including ongoing support. Meetings will be held via teleconference whenever possible. Forward Pinellas staff will be responsible for any inter-agency coordination meetings with local government partners. Consultant presentations to any advisory committees or the Board are not anticipated and should not be included as a part of this contract.

## Accounting Services

### Scope of Work / Specifications

There are two types of services that Forward Pinellas is looking for – regular services and as-needed services. Both regular and as-needed services will be billed on an hourly basis. All services performed must be clearly distinguished between work conducted on behalf of the Pinellas County Metropolitan Planning Organization (MPO) and the Pinellas Planning Council (PPC).

Forward Pinellas will designate accounting services staff who will act as the point person for the accounting services firm and who will be responsible for work assignments and oversight. It is anticipated that the accounting services firm will work closely with Forward Pinellas staff and provide support during the MPO and PPC audits, which are conducted by a separate firm that is procured for auditing purposes.

Regular services that are required to be performed on a regular and on-going basis for Forward Pinellas include but are not limited to:

- Coordinate the annual audit schedules and analytics of the MPO and the PPC;
- Ensure that QuickBooks is ready for the annual audits of both the MPO and PPC;
- Coordinate preliminary year-end closing procedures;
- Assist with MPO-required Schedule of Expenditures of Federal Awards (SEFA);
- Available to consult with and respond to auditor(s);
- Review and provide comments on draft audit reports and supporting materials;
- Determine if any adjustments are required as part of mid-year and year-end reporting time periods;
- Provide an analysis of various reports, including those related to balance sheets, profit and loss, statements of cash flow;
- Assist in preparation of financial statements for annual reports; and
- Provide annual depreciation figures for equipment.
- Assistance may be requested for as-needed services. These services may be to support the regular activities of Forward Pinellas staff or to provide expertise and assistance on non-regular activities. Example services include but are not limited to:
  - Prepare monthly financial statements;
  - Input into budget preparation and amendments;
  - Review payroll and benefit entries;
  - Review payroll tax filings;
  - Comply with legal filings for state and federal documents;
  - File tax distributions;
  - Review bank reconciliations and prepare necessary schedules;
  - Reconcile statements in the general ledger; and
  - Review payroll register.

July 12, 2023

**5G. Approval of 5305 PSTA Joint Participation Agreement**



---

**SUMMARY**

Attached is the proposed Joint Participation Agreement between Forward Pinellas, in its role as the metropolitan planning organization (MPO), and the Pinellas Suncoast Transit Authority (PSTA) for FY 2023/24 Federal Transit Administration Section 5305(d) funds. The proposed agreement allocates \$144,000 to PSTA in support of transit planning tasks described in Exhibit A of the attached JPA. These transit planning activities support Advantage Pinellas, the long range transportation plan for Forward Pinellas.

**ATTACHMENT(S):** Joint Participation Agreement

**ACTION:** Board, in its role as the metropolitan planning organization, to approve the 5305 Joint Participation Agreement with PSTA.

**STAFF RECOMMENDATION:** Staff recommends the board, in its role as the metropolitan planning organization, approve the Joint Participation Agreement.

PINELLAS COUNTY METROPOLITAN  
PLANNING ORGANIZATION and  
PINELLAS SUNCOAST TRANSIT AUTHORITY  
JOINT PARTICIPATION AGREEMENT

This AGREEMENT, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2023, by and between the Pinellas County Metropolitan Planning Organization (“FORWARD PINELLAS”), and the Pinellas Suncoast Transit Authority (“PSTA”), collectively referred to throughout this agreement as the “Parties.”

WHEREAS, Forward Pinellas and the Florida Department of Transportation (“FDOT”) have entered into a Joint Participation Agreement for the Consolidated Planning Grant (CPG) program (Contract No. G2775), subject to annual appropriations of funds, for certain work elements in the Forward Pinellas FY24-FY25 Unified Planning Work Program (“UPWP”), fully incorporated by reference into this Agreement and in Exhibit C; and

WHEREAS, the purpose of this Agreement is to provide PSTA with funding assistance for the undertaking of certain Federal Transit Administration (FTA)-funded work elements (Exhibit “A”, the “ Project”) as defined in the “FY 24-FY25 UPWP” ; to state the terms and conditions upon which such assistance will be provided; and the understanding as to the manner in which the Project will be undertaken and completed.

NOW, THEREFORE, in consideration of the mutual covenants, premises, and representations herein, the parties agree as follows:

1 Accomplishment of the Project

(a) General Requirements: PSTA shall commence, carry on, and complete the Project to provide transit operations planning as more particularly described and scheduled in Exhibit "A", attached hereto and fully incorporated herein, with all practicable dispatch, in a sound, economical, and efficient manner, and in accordance with the provisions hereof, and all applicable laws. Eligible costs incurred on or after the effective date of this Agreement are chargeable to the Project.

(b) Submission of Proceedings, Contract, and Other Documents: PSTA shall submit to Forward Pinellas such data, reports, records, contracts, and other documents relating to the

Project as Forward Pinellas may reasonably require, upon request from Forward Pinellas. This must include copies of quarterly Progress Reports and Requests for Reimbursement required by the Federal Agency.

2 Project Cost

The total reimbursement for eligible planning services related to the Project must not exceed \$144,000. PSTA shall carry out the Project and shall incur obligations against and make disbursements of Project funds.

3 Project Term

This Agreement shall be effective beginning on the date when fully executed by both parties and shall extend until PSTA's completion of the Project, or June 30, 2024, whichever occurs first. Due to the nature of the funding source, no extensions of time will be provided for this Agreement.

5 Accounting Records

(a) Funds Received or Made Available for the Project: PSTA shall record in an account specifically and solely used for the Project account all payments received by it allocated for the Project, which Forward Pinellas payments and other funds are herein collectively referred to as "Project Funds."

(b) Documentation of Project Costs: All costs charged to the Project, including any approved services contributed by the PSTA or others, shall be supported by properly executed payrolls, time records, invoices, contracts, or vouchers evidencing in proper detail the nature and priority of the charges. Forward Pinellas reserves the right to refuse payment not supported by such information and detail.

(c) Audit Reports: PSTA shall provide, for each of its fiscal years for which the Project Account remains open, an audit report prepared in accordance with *Government Auditing Standards* and conforming to the single audit requirements in *OMB Circular A-133* either by its official auditor or audit agency or an independent certified public accountant, reflecting in detail the use for the Project of funds from Forward Pinellas, PSTA, and any other sources.

(d) Record Retention: PSTA shall retain sufficient records demonstrating its compliance with the terms of this Agreement for a period of at least five years from the date the audit report



is issued, or for the required retention period under the Public Records Law, whichever is longer, and shall allow Forward Pinellas, FDOT, or its designee, Chief Financial Officer (CFO), or Auditor General access to such records upon request. PSTA shall ensure that the independent audit working papers are made available to Forward Pinellas, FDOT, or its designee, the CFO, or Auditor General upon request for a period of at least five years from the date the audit report is issued, unless extended in writing by the Department. Records of costs incurred under the terms of this Agreement shall be maintained and made available upon request to Forward Pinellas or FDOT at all times during the period of this Agreement and for five years after final payment is made. Copies of these documents and records shall be furnished to Forward Pinellas or FDOT upon request. Records of costs incurred include the PSTA's general accounting records and the project records, together with supporting documents and records, of the contractor and all subcontractors performing work on the project, and all other records of the Contractor and subcontractors considered necessary by Forward Pinellas or the FDOT for a proper audit of costs.

## 6 Requisition and Payments

(a) Preliminary Action by PSTA: In order to obtain any payment, the PSTA shall file its requisitions, and such other data pertaining to the Project, including other information that Forward Pinellas may require to justify and support the payment, with Forward Pinellas within fifteen (15) days of the end of each calendar quarter during the term of this Agreement, on forms prescribed by Forward Pinellas.

(b) Forward Pinellas Obligation: Subject to other provisions herein, Forward Pinellas will reimburse all of PSTA's proper requisitions for the eligible costs in accordance with this Agreement within ten (10) business days of Forward Pinellas' receipt of funds from FDOT.

(c) Excluded Costs: In determining the amount of reimbursement, FORWARD PINELLAS will exclude all Project costs incurred by PSTA prior to the effective date and after the termination date of this Agreement; payment requests not supported by proper documentation as required herein; and costs outside the scope of the Project or in conflict with the terms herein.

## 7 Termination or Suspension of Forward Pinellas' Obligations

This Agreement is based upon the availability of funds from FDOT to Forward Pinellas. If funds are not appropriated or provided by FDOT to Forward Pinellas, then this Agreement shall immediately terminate without penalty or expense to Forward Pinellas. Further, if PSTA abandons

or discontinues the Project, FORWARD PINELLAS may, upon submitting written notice to PSTA, immediately suspend or terminate any or all of its obligations under this Agreement. FORWARD PINELLAS may also suspend or terminate any or all of its obligations under this Agreement without cause with 30 days' written notice.

8 Audit and Inspection

PSTA shall permit, and shall require its contractors to permit, Forward Pinellas' authorized representatives to inspect and audit all work materials, payrolls, records, books, and accounts for PSTA pertaining to the financing and development of the Project.

9 Third Party Contracts, Subcontracts, and Supplemental Agreements

PSTA may enter into third party contracts, subcontracts, and supplemental agreements necessary to accomplish the Project, but only with the prior written consent of FORWARD PINELLAS.

10 Restrictions, Prohibitions, Controls, and Labor Provisions

CIVIL RIGHTS - The following requirements apply to this Agreement:

a. Nondiscrimination - In accordance with Title VI of the Civil Rights Act of 1964, as amended, 42 U.S.C. § 2000d, section 303 of the Age Discrimination Act of 1975, as amended, 42 U.S.C. § 6102, section 202 of the Americans with Disabilities Act of 1990, 42 U.S.C. § 12132, and Federal transit law at 49 U.S.C. § 5332:

*"The PSTA shall not discriminate on the basis of race, age, creed, disability, marital status, color, national origin, or sex in the performance of this contract. The PSTA shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT assisted contracts. Failure by the PSTA to carry out these requirements is a material breach of this Agreement, which may result in the termination of this Agreement or such other remedy, as FORWARD PINELLAS deems appropriate."*

Each subcontract PSTA signs in regards to this federal aid project must include the assurance in this paragraph (see 49 CFR 26.13(b)). PSTA agrees to comply with applicable federal implementing regulations and other implementing requirements FTA may issue.

b. Equal Employment Opportunity - The following equal employment opportunity requirements apply to this Agreement:

(1). Race, Color, Creed, National Origin, Sex - In accordance with Title VII of the Civil Rights Act of 1964, as amended, 42 U.S.C. § 2000e, and Federal transit laws at 49 U.S.C. § 5332, the PSTA agrees to comply with all applicable equal employment opportunity requirements of U.S. Department of Labor (U.S. DOL) regulations, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor," 41 C.F.R. Parts 60 etseq., (which implement Executive Order No. 11246, "Equal Employment Opportunity," as amended by Executive Order No. 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," 42 U.S.C. § 2000e note), and with any applicable Federal statutes, executive orders, regulations, and Federal policies that may in the future affect construction activities undertaken in the course of the Project. The PSTA agrees to take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, creed, national origin, sex, or age. Such action shall include, but not be limited to, the following: Employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. In addition, PSTA agrees to comply with any implementing requirements FTA may issue.

(2). Age - In accordance with Section 4 of the Age Discrimination in Employment Act of 1967, as amended, 29 U.S.C. § § 621 through 634 and Federal transit law at 49 U.S.C. § 5332, PSTA agrees to refrain from discrimination against present and prospective employees for reason of age. In addition, PSTA agrees to comply with any implementing requirements FTA may issue.

(3). Disabilities - In accordance with section 102 of the Americans with Disabilities Act, as amended, 42 U.S.C. § 12112, PSTA agrees that it will comply with the requirements of U.S. Equal Employment Opportunity Commission, "Regulations to Implement the Equal Employment Provisions of the Americans with Disabilities Act," 29 C.F.R. Part 1630, pertaining to employment of persons with disabilities. In addition, PSTA agrees to comply with any implementing requirements FTA may issue.

(4). Access to Services for Persons with Limited English Proficiency – To the extent applicable and except to the extent that FTA determines otherwise in writing, PSTA agrees to comply with the policies of Executive Order No. 13166, "Improving Access to Services for Persons with Limited English Proficiency," 42 U.S.C. § 2000d-1 note, and with the provisions of U.S. DOT

Notice, "DOT Guidance to Recipients on Special Language Services to Limited English Proficient (LEP) Beneficiaries," 66 *Fed. Reg.* 6733 *et seq.*, January 22, 2001.

(5). Environmental Justice – PSTA agrees to comply with the policies of Executive Order No. 12898, "Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations," 42 U.S.C. § 4321 note, except to the extent that the Federal Government determines otherwise in writing.

(6). Other Nondiscrimination Laws – PSTA agrees to comply with all applicable provisions of other federal laws, regulations, and directives pertaining to and prohibiting discrimination, except to the extent the Federal Government determines otherwise in writing.

PSTA also agrees to include these requirements in each subcontract financed in whole or in part with federal assistance provided by FTA, modified only if necessary to identify the affected parties.

(7). Disadvantaged Business Enterprise – This Agreement is subject to the requirements of Title 49, Code of Federal Regulations, Part 26, *Participation by Disadvantaged Business Enterprises in Department of Transportation Financial Assistance Programs*.

#### 11 Miscellaneous Provisions

(a) Forward Pinellas Not Obligated to Third Parties: Forward Pinellas shall not be obligated or liable hereunder to any party other than the PSTA.

(b) Responsibility of Claims and Liability: To the extent permitted by law, PSTA shall indemnify, pay the cost of defense, including attorney's fees, and hold harmless Forward Pinellas from all suits, actions, or claims of any character brought on account of any injuries or damages received or sustained by any person, persons, or property caused by the negligent acts or omissions of Forward Pinellas in the performance of its work on the Project, except only such injury or damage caused by the negligence of Forward Pinellas. Nothing contained herein is intended to nor shall it be construed as a waiver of either parties' immunity from or limitation of liability that either may be entitled to under the doctrine of sovereign immunity or Section 768.28, F.S. Nothing contained in this Agreement and specifically this indemnification provision is intended to nor shall it be construed as an additional waiver of sovereign immunity beyond the expressed written contractual obligations of PSTA contained within this Agreement. Excluded from the PSTA's indemnification obligation are any claims for which PSTA is immune from suit under the doctrine of sovereign immunity or for any amount of a claim exceeding the limitations of liability established by section 768.28, Florida Statutes.

(c) E-Verify: This Agreement is subject to the U.S. Department of Homeland

Security's E-Verify system requirements as set forth in Exhibit "B".

12 Right of Technical Review

FORWARD PINELLAS shall have the right of technical review of the Project.

13 Execution of Agreement

This Agreement may be simultaneously executed in several counterparts, each of which so executed shall be deemed to be an original, and such counterparts together shall constitute one and the same instrument.

14 Official Notice

All notices required by law and by this Agreement to be given by and party to the other shall be in writing and shall be sent to the following respective addresses:

- (a) Whit Blanton, FAICP, Executive Director

Forward Pinellas  
310 Court Street  
Clearwater, FL 33756

- (b) Brad Miller, Executive Director

Pinellas Suncoast Transit Authority  
3201 Scherer Drive  
St. Petersburg, FL 33716

15 Default

If either party fails to abide by the terms and covenants herein, said party shall be considered in default of this Agreement. Upon notification of default from the non-defaulting party, the party in default shall have ten (10) days to correct said default. If such default is not corrected within this time, the non-defaulting party shall have the right to terminate this Agreement.

16 Appropriation

The parties acknowledge that this Agreement is contingent upon appropriation of federal funding from FDOT. If funding is not appropriated to fund this Agreement, then the parties shall have no obligation hereunder, and this Agreement shall terminate at no cost or expense to either party.

IN WITNESS WHEREOF, the parties hereto have caused these present to be executed, the day and year first above written:

:

FORWARD PINELLAS

Janet Long, Chairman

BY: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Whit Blanton, FAICP, Executive Director

PINELLAS SUNCOAST TRANSIT AUTHORITY

APPROVED AS TO FORM:

BY: \_\_\_\_\_  
DocuSigned by:  
  
BB975E87FETD484...

Brad Miller, Executive Director

DocuSigned by:  
  
36AC6926G3A64B8...  
General Counsel

ATTEST: \_\_\_\_\_  
DocuSigned by:  
  
94A3BCE3747F4CC...

**EXHIBIT "A"**  
**The Project**

THE PROJECT:

Transit Planning for FY 25

LOCATION:

Pinellas County, Florida

THE PROJECT DETAIL:

PSTA shall carry out activities related to public transportation planning efforts, including planning studies, service planning, development of innovative pilot programs, agency coordination and stakeholder engagement. All activities must be consistent with the Forward Pinellas Unified Planning Work Program (UPWP) and may include but not be limited to:

1. Developing a new Community Bus Plan, consistent with Advantage Pinellas, the Long Range Transportation Plan for Forward Pinellas.
2. Updating the Transit Development Plan ("TDP") annually to document progress on the implementation plan and to incorporate any changes in the 10-year implementation plan or to the vision plan.
3. Continuing to analyze changes in fare revenue and average fare by specific fare categories.
4. Continuing to evaluate integration of new technologies with transit operations such as autonomous vehicle technologies, Intelligent Transportation Systems, and alternative fuel systems.
5. Maximizing utilization of data collected from various technologies including automated vehicle location (AVL) systems, automatic passenger counters (APC), and real-time bus arrival. Evaluate new sources of data that could be used in planning and evaluation of transit services.
6. Supporting the application of local concurrency/land development requirements to include transit improvements in development projects.
7. Working with Forward Pinellas, FDOT, and local jurisdictions to improve transit access and multimodal connectivity.
8. Providing transit data to FDOT, Forward Pinellas, local jurisdictions, and others as requested for use in the development of various plans and projects, such as the Congestion Management Process, Long Range Transportation Plan, the RTA traffic forecast model, and local land use and transportation plans.
9. Evaluating public comments and utilize findings from public outreach to support strategic and service planning efforts.
10. In partnership with local jurisdictions and other agencies, evaluating and advancing

regionally significant public transportation projects, including regional transit routes and paratransit services; common fare structure and media, and the Regional Farebox Project.

11. Utilizing findings from market research studies to support strategic and service planning efforts.
12. Conducting planning studies and related work necessary to advance PSTA's priority projects.
13. Coordinating with local jurisdictions and other agencies on various transportation studies and projects, such as the LRTP, the Gateway Express, shoulder running bus pilot, Regional Farebox Project, emphasis areas, and local transportation and land use planning activities.
19. Reviewing and monitoring transit plans for consistency with the LRTP and other transportation plans.
20. Evaluating and supporting transportation demand management strategies related to transit.
21. Attendance and travel associated with workshops, meetings, and conferences related to transit planning, in conformance with §112.061, Florida Statutes.

Estimated Total Project Cost:

\$144,000



**EXHIBIT "B"**

**STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
E-VERIFY**

375-040-68  
PROCUREMENT  
01/11

Contract No: \_\_\_\_\_

Financial Project No(s): \_\_\_\_\_

Project Description: \_\_\_\_\_

Vendor/Consultant acknowledges and agrees to the following:

Vendor/Consultant shall utilize the U.S. Department of Homeland Security's E-Verify system, in accordance with the terms governing use of the system, to confirm the employment eligibility of:

1. All persons employed by the Vendor/Consultant during the term of the Contract to perform employment duties within Florida; and
2. All persons, including subcontractors, assigned by the Vendor/Consultant to perform work pursuant to the contract with the Department.

Company/Firm: Pinellas Suncoast Transit Authority

Authorized Signature:  \_\_\_\_\_  
DocuSigned by: BB975E87FE1D484

Title: Chief Executive Officer

Date: Jul 5, 2023

\_\_\_\_\_

**Exhibit C**  
**Unified Planning Work Program**

July 12, 2023



**6A. Proposed Amendment to the FY 2022/23-2026/27  
Transportation Improvement Program**

---

**SUMMARY**

The Florida Department of Transportation (FDOT) is requesting that Forward Pinellas, in its role as the metropolitan planning organization, approve an amendment to the Transportation Improvement Program (TIP). This amendment involves federal funds, which not only requires a TIP Amendment with Forward Pinellas' current TIP, but also with the State TIP (STIP). This amendment will not affect any other projects in the TIP.

**Amendment– FPN 440247-1** - SR 686/Roosevelt from E of US 19 E of Lightwave Drive. This amendment is for design funds for a resurfacing project along Roosevelt Blvd in the amount of \$1,205,904. This amendment is needed to obtain federal authorization in advance of the start of the project later this year.

**ATTACHMENT(S):**

- 440247-1 STIP Page
- 440247-1 TIP Page

**ACTION:** The board, in its role as the metropolitan planning organization, to approve the amendment to the TIP as outlined.

**ADVISORY COMMITTEE RECOMMENDATION(S):** The Technical Coordinating Committee and the Citizens Advisory Committee did not meet in June and were not able to collectively discuss this amendment. Committee members were notified of the proposed amendment and provided with the opportunity to ask questions and comment, in accordance with the Forward Pinellas Public Participation Plan. Only supportive comments have been received from committee members.

The preparation of this report has been financed in part through grant[s] from the Federal Highway Administration and Federal Transit Administration, U.S. Department of Transportation, under the State Planning and Research Program, Section 505 [or Metropolitan Planning Program, Section 104(f)] of Title 23, U.S. Code.

The contents of this report do not necessarily reflect the official views or policy of the U.S. Department of Transportation.

Transportation Improvement Program Amendment  
 FY 2022/23 - 2026 /27

STIP Amendment Number:

\*\* This STIP is in an MPO Area \*\*

TIP Page Number: Attached

On Wednesday, July 12, 2023, the Forward Pinellas Metropolitan Planning Organization amended the Transportation Improvement Program that was developed and adopted in compliance with Title 23 and Title 49 in a continuing, cooperative and comprehensive transportation planning process as a condition to the receipt of federal assistance. By signature below, the MPO representative certifies that the TIP amendment was adopted by the MPO Board as documented in the supporting attachments. **This amendment will be subsequently incorporated into the MPOs TIP for public disclosure.**

The amendment does not adversely impact the air quality conformity or financial constraints of the STIP.

The STIP Amendment is consistent with the Adopted Long Range Transportation Plan. (Page Number: TBD)

This document has not been approved

Metropolitan Planning Organization Chairman or Designee  
[Forward Pinellas](#)

This document has not been approved

FDOT District Representative or Designee District 07

This document has not been approved

Federal Aid Management Manager or Designee

This document has not been approved

Federal Authorization

STIP amendment criteria:

**A - The change adds new individual projects to the current STIP**

An air conformity determination must be made by the MPO on amended projects within the non-attainment or maintenance areas

**E - The MPO is not in an air quality non-attainment or maintenance area.**

**This project is not subject to the requirements of 23 CFR 667, where repair and reconstruction was required from two or more permanent emergency events at this location.**

Project Name **440247-1; SR 686/ROOSEVELT FROM E OF US 19 TO E OF LIGHTWAVE DR**

Status	ITEM	Ver	Description								All Years
				< FY 2023	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	> FY 2027	
Original STIP			Not Available	0	0	0	0	0	0	0	0
Proposed Project	440247 1	G1	SR 686/ROOSEVELT FROM E OF US 19 TO CR 611/49TH ST N 6 LANES, NB RAMP # 15000009 MANAGED BY FDOT *SIS*	0	0	1,000	0	0	0	0	1,000
		DIH	PE	0	0	1,000	0	0	0	0	1,000
		SA	PE	0	0	1,204,904	0	0	0	0	1,204,904
Funding Source After Change	254479 1	AD	INHOUSE CONTINGENCY MANAGED BY FDOT	0	1	2,532,108	2,119,889	2,365,712	3,517,041	0	10,534,751
		DIH	PE	0	1	2,532,108	2,119,889	2,365,712	3,517,041	0	10,534,751
	254569 8	AD	PE CONSULTANT/ MITIGATION/ ENVIRONMENTAL CONTINGENCY MANAGED BY FDOT	0	0	0	201,276	0	243,130	0	444,406
		SA	PE	0	0	0	201,276	0	243,130	0	444,406
Funding Source Balance Before Change				1	3,738,012	2,321,165	2,365,712	3,760,171			12,185,061
Funding Source Balance After Change				1	2,532,108	2,321,165	2,365,712	3,760,171			10,979,157
Net Change to Funding Source					-1,205,904						-1,205,904
Proposed Project Before Change											
Proposed Project After Change						1,205,904					1,205,904
Net Change to Project						1,205,904					1,205,904
Net Change to Funding Source						-1,205,904					-1,205,904
Net Change to Proposed Project						1,205,904					1,205,904
Net Change to STIP											

**Notes:**

- STIP Copied on: 4/13/2023; By: Suzanne Monk; Of: FI DOT
- STIP Updated on: 4/14/2023; By: Suzanne Monk; Of: FI DOT
- STIP Updated on: 4/14/2023; By: Jensen Hackett; Of: FI DOT
- STIP Note Added on: 5/10/2023; By: Jensen Hackett; Of: FI DOT; Comments: Funds are programmed in FY 24, Federal authorization is required in June for an August letting/contract execution.
- STIP Updated on: 6/15/2023; By: Jensen Hackett; Of: FI DOT
- STIP Updated on: 6/15/2023; By: Jensen Hackett; Of: FI DOT
- STIP Updated on: 6/15/2023; By: Jensen Hackett; Of: FI DOT
- STIP Note Added on: 6/15/2023; By: Jensen Hackett; Of: FI DOT; Comments: Funds are programmed in FY 24. Federal authorization is required in July for an October letting/contract execution.

The development of this application has been financed in part through grant[s] from the Federal Highway Administration and Federal Transit Administration, U.S. Department of Transportation, under the State Planning and Research Program, Section 505 [or Metropolitan Planning Program, Section 104(f)] of Title 23, U.S. Code. The reports generated from this application do not necessarily reflect the official views or policy of the U.S. Department of Transportation.

**FORWARD PINELLAS TIP FY 22/23**

**HIGHWAYS**

**Item Number:** 440247 1      **Project Description:** SR 686/ROOSEVELT FROM E OF US 19 E OF LIGHTWAVE DR \*SIS\*  
**District:** 07   **County:** PINELLAS   **Type of Work:** RESURFACING   **Project Length:** 1.701MI  
**Extra Description:**                      6 LANES, NB RAMP #15000009

**TIP AMENDMENT: NEW PROJECT**

**AMMENDED: JULY 12, 2023**

**L RTP Reference: Objective 2.2**

Phase / Responsible Agency	Fiscal Year						All Years
	<2023	2023	2024	2025	2026	>2026	
<b>CONSTRUCTION / MANAGED BY FDOT</b>							
Fund Code: SA-STP, ANY AREA			1,204,904				1,204,904
DIH - IN-HOUSE SUPPORT			1,000				1,000
<b>Project Totals</b>			<b>1,205,904</b>				<b>1,205,904</b>

**July 12, 2023**

## **6B. Adoption of the FY 2023/24 – FY 2027/28 Transportation Improvement Program**

---

### **SUMMARY**

Forward Pinellas is required to adopt a fiscal year (FY) 2023/24 – FY 2027/28 Transportation Improvement Program (TIP) by July 15, 2023 for the county to receive state and federal funding for transportation projects. The TIP contains project descriptions, schedules, and corresponding funding allocations regarding scheduled transportation improvement projects for the 25 local governments of Pinellas County, the Pinellas Suncoast Transit Authority (PSTA), local airports, and the Port of St. Petersburg. The projects include new construction, reconstruction, capital purchases, and maintenance work associated with roads, sidewalks, trails, transit services, airports, the Port of St. Petersburg, and the Transportation Disadvantaged Program. Projects included in the TIP for state and federal funding must be in the adopted Long Range Transportation Plan.

The annual TIP adoption process involves incorporating the attached Florida Department of Transportation (FDOT) FY 2023/24 – FY 2027/28 Final Tentative Work Program into the TIP. The FDOT Work Program includes a five-year schedule of state and federally funded transportation projects, including new projects introduced in the fifth year (2027/2028). At its January 11, 2023 meeting, the Forward Pinellas Board approved the draft version of this document.

The tables included summarize projects included in FDOT's 2023/24-2027/28 Work Program. Shaded projects in the summary tables indicate that there has been a modification to the project from the prior year. This could include a change in limits, improvement type, a change to the project timeline, or the addition of a new project. Forward Pinellas staff will present highlights of the projects included in the Work Program and seek board approval of the FY 2023/24- 2027/28 TIP.

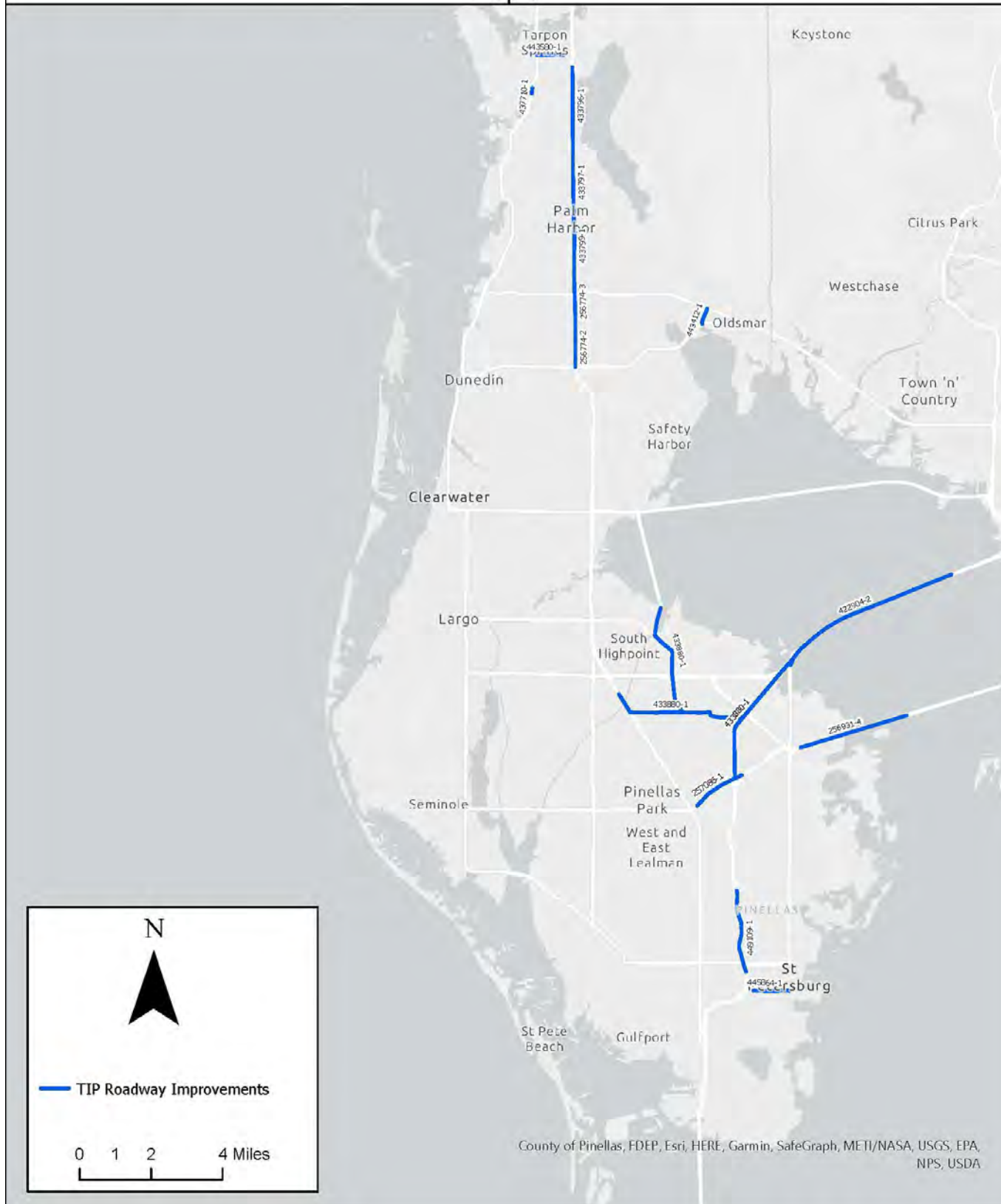
### **ATTACHMENT(S):**

- Summary Table and Map of Road Projects: FY 2023/24-2027/28
- Summary Table and Map of Bicycle Pedestrian Projects: FY 2023/24-2027/28
- Summary Table and Map of ATMS/ITS Projects: FY 2023/24-2027/28
- FDOT's Interactive Work Program GIS application can be found here: [Work Program Public Hearing GIS Application \(fdot.gov\)](#)
- [Presentation](#)

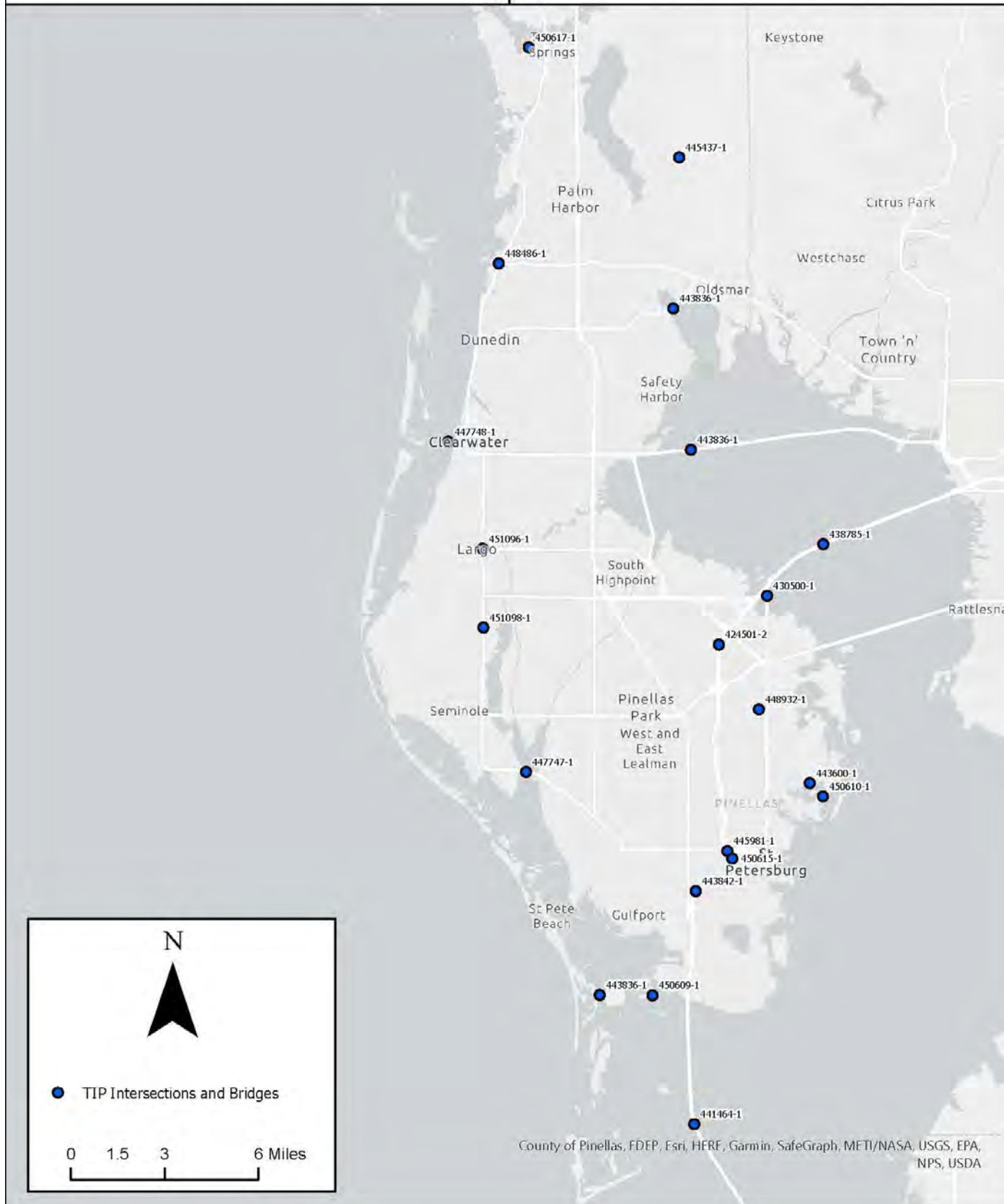
**ACTION:** Board, in its role as the metropolitan planning organization, to approve the FY 2023/24 – FY 2027/28 TIP

**COMMITTEE RECOMMENDATION(S):** The Technical Coordinating Committee reviewed the TIP at its May meeting and voted unanimously to recommend board approval. The Citizens Advisory Committee reviewed the TIP at its May meeting and voted 12-1 to recommend board approval, with two members abstaining.

# 2023/24-2027/28 Transportation Improvement Program Map 3



## 2023/24-2027/28 Transportation Improvement Program Map 4





**Table 1 Summary Table of Road Projects in the State Five Year Work Program FY 2023/24-2027/28**

<b>Project Number</b>	<b>Location</b>	<b>Project Description</b>	<b>Status</b>
433880-1 Map 3	Gateway Expressway/118 <sup>th</sup> Ave N/CR 296 (Future 690) from US 19 (SR 55) to E of 28 <sup>th</sup> St N	New Road Construction	CST Underway
424501-2 Map 4	I-275 (SR 93) from S of Gandy Blvd (SR 694) to N of 4 <sup>th</sup> St N	Interstate Express Lanes	DSB underway Repayments Scheduled 2022-2024
422904-2 Map 3	I-275 (Howard Frankland) from N of SR687(4TH ST N) to N of Howard Frankland	Bridge Replacement and Add Lanes	DSB Underway Repayments Scheduled 2024-2028
257086-1 Map 3	SR 694 (Gandy Blvd) from E of US 19 (SR55) to E of I-275 (SR93)	Add Lanes & Reconstruction 4 to 6 lanes	PE underway, ROW underway, ENV underway
256931-4/ 441250-2 Map 3	SR 694 (Gandy Blvd) from E of 4 <sup>th</sup> St to W of Gandy Bridge	Add Lanes & Reconstruction	PE 2023/24
256774-2 Map 3	US 19 (SR 55) from N of SR 580 (Main St) to Northside Dr (Phase I including Republic Dr overpass)	Add Lanes, Reconstruction, Resurfacing and New Interchange	PE underway, ROW underway, CST 2022/23
256774-3 Map 3	US 19 (SR 55) from Northside Dr to North of CR 95 (Phase II including Curlew Rd Interchange)	Add Lanes, Reconstruction, Resurfacing and New Interchange	PE underway, CST 2022/23
433797-1 Map 3	US 19 (SR 55) from N of Nebraska Ave to S of Timberlane Rd (Interchanges at Alderman Rd and Innisbrook/Citrus Dr)	Add Lanes, Reconstruction and New Interchanges	PE underway, ROW 2025/26
433796-1 Map 3	US 19 (SR 55) from S of Timberlane Rd to S of Lake St (Interchanges at Klosterman Rd and Mango St)	Add Lanes, Reconstruction and New Interchanges	PE underway ROW Deferred FY 27
437710-1 Map 3	Alt US 19 (SR 595)/S Pinellas Ave from S of Curlew Pl to N of Country Club Ct	Intersection Improvements	PE 2021/22, CST 2023/24
435914-2*	US 19 (SR 55) from 66 <sup>th</sup> Ave N to SR 690/118 <sup>th</sup> Ave N	Interchange & Operational Improvements	PE Underway, ROW 2024
440247-1*	SR 686/ Roosevelt from E of US-19 to CR 611/49 <sup>th</sup> St N	Resurfacing	PE 2023/24, CST 2026
445829-1*	I-275/SR55 Skyway Corridor	Bridge Repair/Rehabilitation	PE 2026/2027

446973-1*	SR 694/Gandy Blvd EB Exit Ramp and Frontage Rd at 94 <sup>th</sup> Ave N	Traffic Operation Improvement	PE Underway, CST 2024
447236-1*	SR 686 From W of 28 <sup>TH</sup> North to East of 28 <sup>th</sup> Street N	Resurfacing	PE 2026, CST 2028
448932-1 <b>Map 4</b>	7 <sup>TH</sup> Street North Over Gateway Canal	Bridge Replacement	PE 2026, CST 2028
449109-1 <b>Map 3</b>	I-275 (SR 93) From North of 38 <sup>th</sup> Ave N to North of 4 <sup>th</sup> Street N	Add lanes and reconstruct	PE Underway, CST 2028
449205-1*	SR 686 E of Highland Ave to W of Belcher Road	Resurfacing	PE 2023/24, CST 2026
449213-1*	SR 699/Blind Pass Road from N of 75 <sup>th</sup> Ave to N of W Gulf Blvd	Resurfacing	PE 2023/24, CST 2027
449983-1*	Pinellas County Movable Bridge	Bridge Repair/Rehabilitation	PE 2026, CST 2027
449984-1*	Pinellas County Deck	Bridge Repair/Rehabilitation	PE 2026, CST2027
450586-1*	I-275/Sunshine Skyway Bridge Expansion	Bridge Repair/ Rehabilitation	PE 2023/24
450601-1*	28 <sup>th</sup> Street S from 18 <sup>th</sup> Ave S to 5 <sup>th</sup> Ave S	Urban Corridor Improvements	PE 2025, CST 2028
450602-1*	6 <sup>TH</sup> Street from 4 <sup>th</sup> Ave South to Mirror Lake Drive	Urban Corridor Improvements	PE 2025, CST 2028
450609-1 <b>Map 4</b>	62 <sup>ND</sup> Ave S over Maximo Channel	Bridge Replacement	PE 2024, CST 2024/25
450610-1 <b>Map 4</b>	Overlook Drive NE Over Smacks Bayou	Bridge Replacement	PE 2026, CST 2028
450615-1 <b>Map 4</b>	17 <sup>th</sup> St N Over Booker Creek	Bridge Replacement	PE 2024, CST 2024/25
450617-1 <b>Map 4</b>	N Spring Blvd Over Minetta Branch	Bridge Replacement	PE 2026, CST 2028
450689-1*	62 <sup>ND</sup> Ave N from 49 <sup>th</sup> Street N to US-19	Urban Corridor Improvements	PE 2026, CST 2028
451096-1 <b>Map 4</b>	Alt-US 19/Seminole Blvd/ N Missouri Ave at E Bay Drive/ W Bay Drive	Intersection Improvement	PE 2025/26, CST 2028
451997-1*	Alt US-19/ Missouri Ave at Rosery Road	Intersection Improvement	PE 2024, CST 2026
451098-1 <b>Map 4</b>	Alt US-19/Seminole Blvd at Walsingham Road	Intersection Improvement	PE 2025, CST 2028

<b>Project Number</b>	<b>Location</b>	<b>Project Description</b>	<b>Status</b>
430501-1*	Dr Martin Luther King Jr St S (9 <sup>th</sup> St S) between 6 <sup>th</sup> Ave S and 7 <sup>th</sup> Ave S	Bridge Replacement	CST Underway
439401-1*	US 92/SR 687/4 <sup>th</sup> St N from 30 <sup>th</sup> Ave N to 94 <sup>th</sup> Ave N	Operational & Safety Improvements	CST Underway
441650-1*	SR 694 from W of US 19 (SR 55) to E of Grand Ave/S Frontage Rd	Resurfacing	PE Underway, CST to 2022/23
430500-1 <b>Map 4</b>	SR 687/4 <sup>th</sup> Street N From South of I-275/SR 93 to North of 119TH Ave	Bridge Replacement	CST Underway
437807-2*	US 92/SR 687/4 <sup>th</sup> St N & S from 5 <sup>th</sup> Ave N to 5 <sup>th</sup> Ave S	Urban Corridor Improvements	CST Underway
440244-1*	SR679/Pinellas Bayway from N of Bridge 150243 to N of Madeira Circle	Resurfacing	CST Underway
440246-1*	US 19/SR55/34 <sup>th</sup> St from SR 682/54 <sup>th</sup> Ave S to 22 <sup>ND</sup> Ave N	Resurfacing	CST Underway
441464-1 <b>Map 4</b>	I-275/Sunshine Skyway Bridge # 150189 over Tampa Bay	Bridge Repair/ Rehabilitation	PE Underway, CST 2022/23
439553-1*	I-275/Sunshine Skyway Bridge # 150189 over Tampa Bay	Bridge Repair/ Rehabilitation	CST Underway
441652-1*	SR 682/Pinellas Bayway from E of SR 679 to E of 41 <sup>st</sup> St S	Resurfacing	CST Underway
441657-1*	SR 586/Curlew Rd from E of Talley Dr/69 <sup>th</sup> St to SR 584/Tampa Rd	Resurfacing	CST Underway
443600-1 <b>Map 4</b>	40 <sup>th</sup> Avenue NE over Placido Bayou	Bridge Replacement	CST Underway Reimbursement Scheduled 2024
439565-1*	Moveable Bridge Repair Pinellas County (Multiple Locations)	Bridge Repair/Rehabilitation	CST Underway
443836-1 <b>Map 4</b>	Pinellas County Substructure Repair (Various Locations)	Bridge Repair/Rehabilitation	PE Underway, CST 2022/23
443842-1 <b>Map 4</b>	I-275 SB Over 31 <sup>st</sup> ST S Bridge #150149	Bridge Repair/Rehabilitation	PE Underway, CST 2023/24
443928-1*	St. Petersburg DR E from S Bayview to Dartmouth AVE	Urban Corridor Improvements	CST Underway
433799-1 <b>Map 3</b>	US 19 (SR 55) From N of CR 95 to S of Pine Ridge Way S	Interchange (NEW)	PE Underway, ROW 2026

<b>Project Number</b>	<b>Location</b>	<b>Project Description</b>	<b>Status</b>
437636-1*	ALT US 19/SR 595/PALM HARBOR BLVD @ FLORIDA AVE	Roundabout to Improve Intersection Safety	CST Underway
438785-1 <b>Map 4</b>	SUBSTRUCTURE REPAIR I-275 HOWARD FRANKLAND BRIDGE SB #150210	Bridge Repair and Rehabilitation	PE Deferred 2023/24, CST 2024/25
440248-1*	SR 580 FROM SHORE BLVD TO TAMPA RD	Resurfacing	CST Underway
440254-1*	SR 693/PASADENA AVE/66TH ST N FROM CENTRAL AVE TO N TYRONE BLVD	Resurfacing	CST Underway
441653-1*	SR 699/GULF BLVD FROM N OF 183RD TERRACE W TO N OF 192ND AVE	Resurfacing	PE Underway, CST 2022/23
441656-1*	SR 590 FROM NE OF LEONARD DR TO DELAWARE	Resurfacing and Urban Corridor Improvements	PE Underway, CST 2022/23
443580-1 <b>Map 3</b>	TARPON AVENUE FROM S HUEY AVENUE TO US HWY 19	Intersection Improvements	CST Underway
443806-1 <b>Map 4</b>	US 19A/SR 595 FROM S END OF LONG BAYOU BRIDGE TO HOOVER BLVD/95TH ST N	Resurfacing	PE Underway, CST 2022/23
443807-1*	SR 694 FROM E OF GRAND AVE/S FRONTAGE RD TO E OF I-275/SR 93	Resurfacing	PE Underway, CST 2022/23
445437-1 <b>Map 4</b>	RIDGEMOOR BLVD & BROOKER CREEK AT BROOKER CREEK BRIDGE #154153	Bridge Replacement	PE Underway, CST 2024/25
445649-1*	22ND ST S FROM 9TH AVE S TO 5TH AVE S	Urban Corridor Improvements	CST 2024/25
445830-1*	PINELLAS COUNTY DRAINAGE REPAIRS VARIOUS LOCATIONS	Bridge Repair and Rehabilitation	PE 2022/23, CST Advanced 2023/24
445834-1*	PINELLAS COUNTY SUBSTRUCTURE REPAIR VARIOUS LOCATIONS	Bridge Repair and Rehabilitation	PE 2023/24, CST 2024/25
445865-1*	I-375/SR 592 FROM I-275 TO SR 595/4TH AVE N	Pavement Rehabilitation	PE Underway, CST Deferred 2023/24
445886-1*	I-275/SR 93 FROM N END OF SKYWAY BRIDGE TO N OF MAXIMO POINT BRIDGES	Resurfacing	CST Underway
445981-1 <b>Map 4</b>	I-275 SB RAMP TO I-375 EB BRIDGE 150124	Bridge Repair and Rehabilitation	PE 2021/22, CST 2022/23
443412-1 <b>Map 3</b>	FOREST LAKES BLVD FROM SR 580 TO SR 584/TAMPA RD	Add Lanes and Rehabilitate, add trail	PE: 2022/2023, ROW: 2024/2025, CST 2027
446009-1*	I-275/SR 93 FROM 54TH AVE S TO 5TH AVE S	Pavement Rehabilitation	PE Underway, CST 2022/23

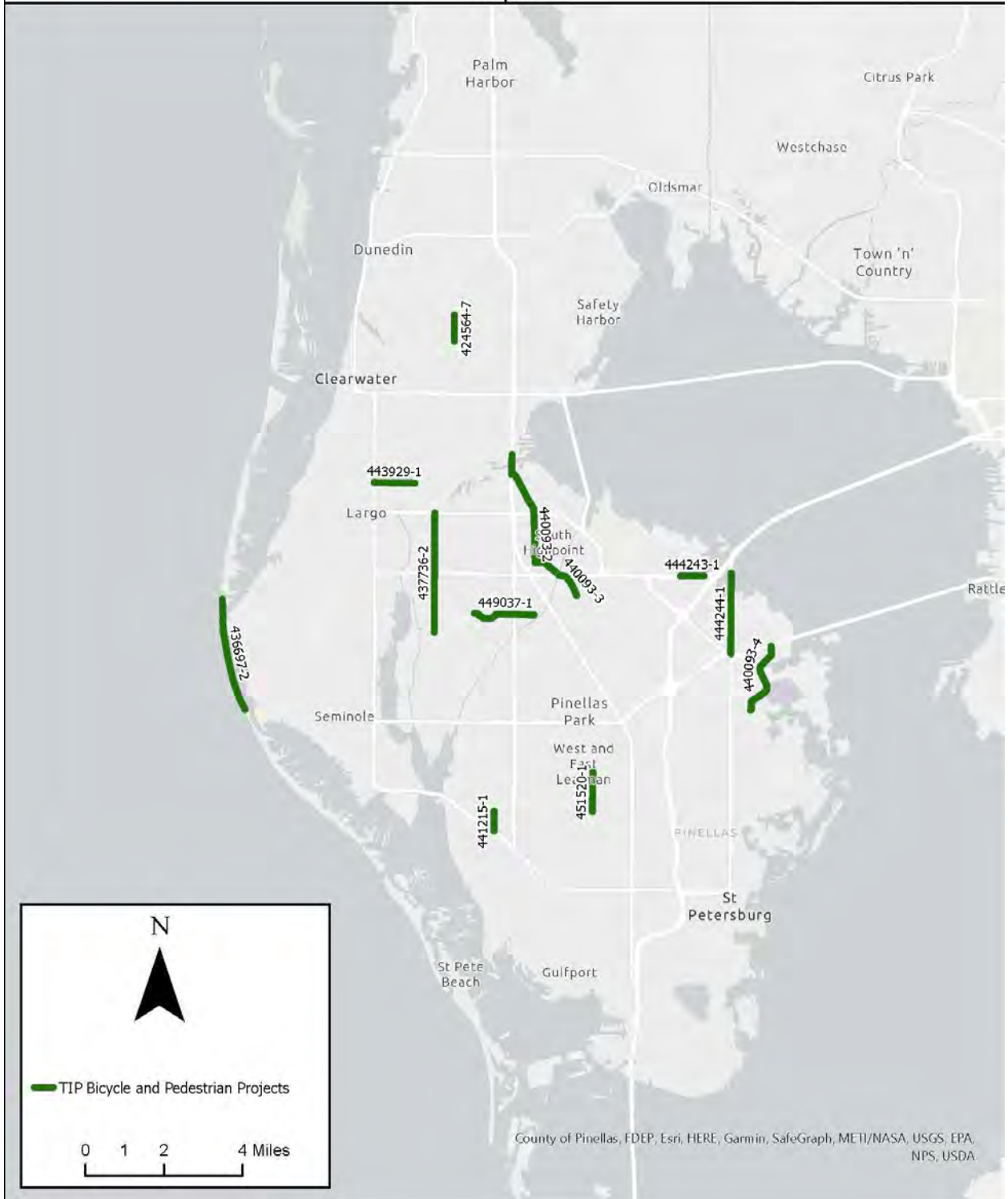
<b>Project Number</b>	<b>Location</b>	<b>Project Description</b>	<b>Status</b>
441651-1*	SR 60 FROM W OF CLEARWATER HARBOR CHANNEL TO CAUSEWAY PARKING ENT	Resurfacing	PE Added 2021/22, CST Added 2023/24
443780-1*	US 19/SR 55 FROM S OF CR 528/DREW ST TO N OF CR 576/SUNSET PT RD	Resurfacing and Urban Corridor Improvements	PE Underway, CST Added 2023/24
443842-1 Map 4	I-275 SB OVER 31ST ST S BRIDGE # 150149	Bridge Repair/Rehabilitation	PE Added 2022/23, CST Added 2023/24
445681-1*	SR 590/DREW ST FROM OSCEOLA AVE TO US 19	Urban Corridor Improvements (Complete Streets)	PE Underway, CST Added 2023/24
445864-1 Map 3	I-175/SR 594 FROM E 16TH STREET S TO 4TH STREET S	Rigid Pavement Rehabilitation	PE Underway, CST Added 2024
447374-1*	28TH ST N FROM PINELLAS TRAIL TO 1ST AVE N	Urban Corridor Improvements	PE Added 2023/24, CST Added 2025/26
447375-1*	CENTRAL AVE FROM 34TH ST TO 31ST ST	Urban Corridor Improvements	PE 2023/24, CST Added 2026
447535-1*	SR 580/SKINNER BLVD FROM ALT US 19/BROADWAY TO MAIN ST/BASS BLVD	Urban Corridor Improvements (Complete Streets)	PE Underway, CST Added 2024
447747-1 Map 4	US 19A/SR 595 OVER LONG BAYOU SUBSTRUCTURE REPAIR	Bridge Repair/ Rehabilitation	PE Added 2024/25, CST Added 2025/26
447746-1*	PINELLAS COUNTY VARIOUS LOCATIONS CULVERTS SUBSTRUCTURE REPAIR	Bridge Repair/Rehabilitation	PE Added 2024/25, CST Added 2025/26
447748-1 Map 4	SR 60/COURT ST OVER CLEARWATER HARBOUR BRIDGE #150244	Bridge Repair/Rehabilitation	PE Underway, CST Added 2023
448036-1*	ALT US 19/SR 595/5TH AVE N FROM SR 687/4TH ST N TO N OF 58TH ST N	Urban Corridor Improvements (Complete Streets)	PE Added 2021/22, CST Added 2023/24
448486-1 Map 4	ALT US 19/BAYSHORE BLVD AT SR 586/CURLEW RD/CAUSEWAY BLVD	Intersection Improvement	PE 2022/23, DSB added 2023
441654-1*	SR 688 FROM SR 699/GULF BLVD TO E OF INDIAN ROCKS RD/OAKHURST RD	Resurfacing	PE 2023, CST 2026
447376-10*	22ND ST N FROM 5TH AVE S TO 1ST AVE N	Urban Corridor Improvements	PE 2023, CST 2025
447917-1*	SR 686 FROM W OF BELCHER RD TO E OF US 19	Resurfacing	PE 2023, CST 2025
448041-1*	SR 586/CURLEW RD FROM W OF ALT US 19/BAYSHORE BLVD TO E OF FISHER RD	Resurfacing	PE 2023, CST 2025
448042-1*	ALT US 19/SR 595 FROM N OF WHISPER LAKE RD TO N OF MERES BLVD EAST	Resurfacing	PE Underway, CST 2024

Project Number	Location	Project Description	Status
449035-1*	28TH ST N FROM 1ST AVE N TO 13TH AVE N	Urban Corridor Improvements	PE 2023, CST 2026
449036-1*	62ND AVE S FROM 22ND ST S TO DR MARTIN LUTHER KING JR ST S	Urban Corridor Improvements	PE 2025, CST 2027
449099-1*	22ND ST S FROM 18TH AVE S TO 11 AVE S	Urban Corridor Improvements	CST 2028
449125-1*	18TH AVE S FROM W OF US 19/34TH ST S TO E OF 16TH ST	Urban Corridor Improvements	PE 2023, CST 2028
449128-1*	ALT US 19/SR 595/5TH AVE N FROM 22ND ST N TO 55TH ST N	Urban Corridor Improvements	PE Underway, CST 2023
449207-1*	ALT US 19/SR 595/TYRONE BLVD FROM 5TH AVE N TO E OF PARK ST N	Rigid Pavement Rehabilitation	PE 2023, CST 2025

Notes:

- 1) DSB = Design-Build (combines construction and design/preliminary engineering phases to reduce costs and expedite construction); CST = Construction; PE = Preliminary Engineering; ROW = Right-of-Way; PD&E = Project Development and Environment study. Status column of shaded projects indicates change from previous year TIP.
- 2) This project summary table does not include projects such as landscaping, drainage work, railroad crossings and routine maintenance and repairs.
- 3) This table is presented as a summary version of the FY 2023/24-2027/28 State Five Year Work Program as of May 9<sup>th</sup>, 2023.

# 2023/24-2027/28 Transportation Improvement Program Map 1



# 2023/24-2027/28 Transportation Improvement Program Map 2





**Table 2 Summary Table of Bicycle/Pedestrian Projects in the State Five Year Work Program FY 2023/24-2027/28**

<b>Project Number</b>	<b>Location</b>	<b>Project Description</b>	<b>Status</b>
415738-7*	Oldsmar Trail Phase 6 Extension along Douglas Rd between Racetrack Rd and Tampa Rd	Shared Use Bike Path/Trail	CST Underway
437736-2 Map 1	Starkey Rd Corridor Sidewalk Project (Bryan Dairy Rd to East Bay Dr)	Sidewalk	CST Underway
256881-5*	US 19 (SR 55) (N of Harn Blvd)	Pedestrian Overpass	CST Underway
437498-1 Map 2	Courtney Campbell Causeway (SR 60) Pedestrian Overpass at Bayshore Blvd	Pedestrian Overpass	PE Underway, CST 2023/24
441215-1 Map 1	71 <sup>st</sup> St N Trail from the Fred Marquis Pinellas Trail to 38 <sup>th</sup> Ave N	Shared Use Bike Path/Trail	PE 2021/22, CST 2023/2024
440093-2 Map 1	Pinellas Trail Loop - PH 3 from Ulmerton Rd to Belleair Rd	Bike Path/Trail	PE 2021/2022, CST 2023/24
440093-3 Map 1	Pinellas Trail Loop - PH 4 from 126th Ave N to Ulmerton Rd	Bike Path/Trail	PE 2021/22, CST 2023/24
442955-1 Map 2	42nd Ave N From 46th St N to 35th St N	Sidewalk	CST 2022/23
443581-1 Map 2	North Shore Elementary SRTS Various Locations	Sidewalk	PE 2022/23, CST Added 2024
436697-2 Map 1	SR 699/Gulf Blvd from Park Blvd to Walsingham Road.	Sidewalk	Funded for feasibility study
443929-1 Map 1	Rosery Road from Missouri Ave to Eagle Lake Park	Sidewalk	CST 2023/24
451520-1 Map 1	46 <sup>th</sup> Street N from 38 <sup>th</sup> Avenue N to 54 <sup>th</sup> Avenue N	Bike Lane/Sidewalk	PE 2028
440093-4 Map 1	Pinellas Loop- PH 5 from San Martin Blvd to Macoma Drive	Bike Path/ Trail	PE 2024-2025
444243-1 Map 1	SR 688/ULMERTON RD FROM FOUNTAIN PARKWAY TO I-275	Bike Path/ Trail	PE 2023

<b>Project Number</b>	<b>Location</b>	<b>Project Description</b>	<b>Status</b>
444244-1 Map 1	SR 687/4TH ST NORTH FROM SR 694/GANDY BLVD TO BIG ISLAND GAP BRIDGE	Bike Path/Trail	PE 2023
449037-1 Map 1	118TH AVE N FROM BELCHER ROAD TO 62ND ST N	Bike Path/Trail	PE Underway, CST 2025
449398-1 Map 2	SR 60/GULF TO BAY BLVD AT OLD COACHMAN ROAD	Pedestrian Wildlife Overpass	PE Underway

Notes:

- 1) DSB = Design-Build (combines construction and design/preliminary engineering phases to reduce costs and expedite construction); CST = Construction; PE = Preliminary Engineering; PD&E = Project Development and Environment; SRTS = Safe Routes to School. Status column of shaded projects indicates change from previous year TIP.
- 2) The term "Bicycle Facilities" may include bicycle paths, trails and/or lanes.
- 3) This project summary table does not include projects such as drainage work, landscaping, railroad crossings and routine maintenance and repairs.
- 4) This table is presented as a summary version of the FY 2023/24 - 2027/28 State Five Year Work Program as of May 9th, 2023.
- 5) Some projects shown on this table and corresponding maps are not listed in the FDOT Final Tentative Work Program, because they are managed by Pinellas County and receive state funding. These projects are, however, included in Pinellas County's Capital Improvements Program (CIP) and are included in Section 8 of the TIP.

# 2023/24-2027/28 Transportation Improvement Program Map 5



**Table 3 Summary Table of ATMS/ITS Projects in the State Five Year Work Program FY 2023/24- 2027/28**

<b>Project Number</b>	<b>Location</b>	<b>Project Description</b>	<b>Status</b>
436678-1/2599A*	I-275 (SR 93)/I-375/Bayshore Dr (Downtown St. Petersburg)	ITS Communication System	CST Underway
448509-1 Map 5	DUHME RD/113TH ST FROM SR 666/TOM STUART CSWY TO SR 688/ULMERTON RD	ATMS – Arterial Traffic Management	PE Added to 2023/24, CST Added 2025/26
448510-1 Map 5	ALDERMAN RD FROM US ALT 19/PALM HARBOR BLVD TO US 19/SR 55	ATMS Arterial Traffic Management	PE Added to 2022/23, CST 2024/25
448511-1 Map 5	SR 590/DREW ST FROM FR HARRISON RD TO US 19/SR 55	ATMS Arterial Traffic Management	PE Added to 2022/23, CST 2024/25
448512-1 Map 5	SR 580/SKINNER/MAIN FROM US ALT 19/SR 580/BROADWAY TO US 19	ATMS Arterial Traffic Management	CST Added 2023/24
448513-1 Map 5	R 586/CAUSEWAY BLVD/CURLEW RD FROM HONEYMOON PARK ENTRANCE TO US 19	ATMS Arterial Traffic Management	CST Added 2023/24

Notes:

1. DSB = Design-Build (combines construction and design/preliminary engineering phases to reduce costs and expedite construction); CST = Construction; PE = Preliminary Engineering; PD&E = Project Development and Environment; SRTS = Safe Routes to School. Status column of shaded projects indicates change from previous year TIP.
2. This project summary table does not include projects such as drainage work, landscaping, railroad crossings and routine maintenance and repairs.
3. This table is presented as a summary version of the FY 2023/24 - 2027/28 State Five Year Work Program as of May 9<sup>th</sup>, 2023. Some projects shown on this table and corresponding maps are not listed in the FDOT Final Tentative Work Program, because they are managed by Pinellas County and receive state funding. These projects are, however, included in Pinellas County's Capital Improvements Program (CIP) and are included in Section 8 of the TIP

**July 12, 2023**

## **6C. Annual Adoption of Transportation Priority Lists**

---

### **SUMMARY**

Forward Pinellas adopts project priority lists for its Transportation Improvement Program (TIP) on an annual basis. These lists are used for the allocation of federal and state funding. These lists include Multimodal Transportation Priority, Transportation Alternatives (TA) Program projects, and Regional Transportation Priority projects. The approved priority lists are used by the Florida Department of Transportation (FDOT) in the development of its Five-Year Work Program. A description of these lists and proposed changes to each are provided in the discussions that follow.

#### **1. Multimodal Priority List**

Since the last update of this list in 2022, 12 projects were allocated funding for implementation and are being moved from the 'Unfunded' section of the list, and three funded projects have been completed and are being removed from the list. Staff is also proposing to add several projects, including one complete streets project and three projects that local governments applied for funding through the annual Call for Projects. Several project descriptions of existing priorities are also being updated. Projects shaded in gray on the table indicate a change to the status or details of the project. Forward Pinellas staff will provide an overview of proposed changes to the list.

#### **2. Transportation Alternatives (TA) Program Priority List**

Since the last update to this list in 2022, three projects were allocated full funding and were moved from the 'unfunded' portion of the list to the 'programmed' portion. Staff is proposing to add five new projects for which applications were received during the Call for Projects issued in 2022. These project applications were evaluated and scored using a set of criteria approved by the Forward Pinellas Board. These projects are proposed to be added to the TA priority list according to the number of points they each received. These projects are being added to the bottom of the list, not to supersede the projects already on the list. Forward Pinellas will provide an overview of the proposed changes to the list.

#### **ATTACHMENTS:**

- Draft 2023 Multimodal Transportation Project Priorities
- Draft 2023 Transportation Alternatives Program Priority List
- [Presentation](#)

**ACTION:** Board, in its role as the metropolitan planning organization, to approve the Draft 2023 Multimodal Transportation Project Priorities and Draft 2023 Transportation Alternatives Program Priority List.

**DRAFT 2023 FORWARD PINELLAS MULTIMODAL TRANSPORTATION PROJECT PRIORITIES**  
 Approved by the Forward Pinellas Board on DATE

Proposed Priority	FPN	Responsible Agency	Project	From	To	Description	Funded Phase	Year Funded	Status	Project is on High Injury Network or an Identified Hot Spot	Source of the Project	
<b>PRIORITY PROJECTS UNDER CONSTRUCTION OR FUNDED FOR CONSTRUCTION/IMPLEMENTATION</b>												
P	433880-1	FDOT	SR 686/Roosevelt Boulevard (CR 296 Connector) CR 296 (Future SR 690)/East-West 118th Avenue Expressway/Gateway Express	49th Street North US 19 SR55	I-275/SR 93 East of 40th Street	Construction of grade separated toll facility linking US 19 and the Bayside Bridge with I-275	CST	2017/18	Underway	X	Long Range Transportation Plan	
P	256774-2	FDOT	US 19/SR 55 (including Republic Dr Overpass and Curlew Road Interchanges)			Northside Drive	Construction of grade separated roadway improvements	CST	2021/22		X	Long Range Transportation Plan
	256774-3		Phase I – Boy Scout Overpass	North of SR 580	North of CR 95			CST	2021/22			
P	422904-2	FDOT	I-275/SR 93/Howard Frankland Bridge Replacement	North of SR 687 (4th St. N.)	North of Howard Frankland Bridge	Bridge Replacement, addition of express lanes, and a multiuse trail.	Design-Build	2019/20	Underway		Long Range Transportation Plan	
P	424501-2	FDOT	I-275 Express Lanes	South of SR 694/Gandy Boulevard	North of 4th Street North	Construction of one managed lane in each direction providing interregional connectivity from Gateway Expy and south of Gandy Blvd to Howard Frankland Bridge	Design-Build	2017/18	Underway		Long Range Transportation Plan	
P	4377362	Pinellas County	Phase II - Park/Starkey Sidewalks Pinellas Trail Loop, Phase 2 North Gap (partially on Duke Energy ROW)	Ulmerton Road	East Bay Drive	Construction of continuous sidewalks along both sides of corridor	PE	2019/20	Underway		Pinellas County	
							CST	2021/22				
P	4400931	Pinellas County	Pinellas Trail Loop, Phase 2 North Gap (partially on Duke Energy ROW)	Enterprise Road	John Chesnut Sr. Park	Construction of Phase 2 of the Pinellas Trail Loop	Design-Build	2016/17	Underway		Pinellas County	
P	437498-1	FDOT	Courtney Campbell Causeway Trail Overpass	SR 60/Gulf-to-Bay Boulevard at Bayshore Boulevard	N/A	Construction of a bicycle/pedestrian overpass over SR 60 near Bayshore.	CST	2023/24	Design underway	X	Advantage Pinellas Active Transportation Plan	
P	440246-1	FDOT	U.S. 19	54th Avenue South	22nd Avenue North	\$1 million Complete Streets upgrade to FDOT resurfacing project to construct a wide sidewalk on west side of roadway	CST	2021/2022	Construction Underway	X	Forward Pinellas Complete Streets Program	
P	443928-1	Oldsmar	St. Petersburg Drive	Dartmouth Avenue	Bayview Boulevard	\$1 million to supplement a City of Oldsmar Complete Streets project.	CST	2023/24			Forward Pinellas Complete Streets Program	
P	443929-1	Largo	Rosery Road	Missouri Avenue	Eagle Lake Park	\$1 million to supplement a City of Largo Complete Streets project.	CST	2023/24			Forward Pinellas Complete Streets Program	
P	437710-1	FDOT	Alt. US 19	South of Curlew Place	North of Country Club	Add SB left turn lane	CST	2023/24			Forward Pinellas Congestion Management Process	
P	256881-5	FDOT	Harn Boulevard Overpass	Harn Boulevard	North of 1st Street	Construction of a pedestrian overpass across US 19	CST	2020/21	Construction Underway		Long Range Transportation Plan	
P	440093-2	Pinellas County	Pinellas Trail Loop	Ulmerton Road	Belleair Road	South Gap - Phase 2, 3, 4	CST	2023/24			Pinellas County	
P	440093-3	Pinellas County	Pinellas Trail Loop	126th Ave N	Ulmerton Road	South Gap - Phase 1	CST	2023/24			Pinellas County	
P	437807-2	FDOT	4th Street North and South	5th Avenue S	5th Avenue N	Urban corridor improvements including sidewalks, pedestrian signal modification and high emphasis crosswalks	CST	2022/2023		X	Forward Pinellas Active Transportation Plan	
P	445649-1	St. Petersburg	22nd Street South	9th Avenue S	5th Avenue South	\$1 million for St. Petersburg Complete Streets Project	CST	2027/28	Construction funding deferred by request from City		Forward Pinellas Complete Streets Program	
P	446142-1	PSTA	Bus Replacement Capital Funding	N/A	N/A	Up to \$1.5 million of capital funding for PSTA Bus Replacements	Capital	2024/25			PSTA	
P	437636-1	FDOT	Alt. US 19	at Florida Avenue	N/A	Roundabout to improve intersection safety	PE	Complete			Alt 19 Corridor Study	
							ROW	Complete				
							CST	Underway				
P	447535-1	Dunedin	Skinner Boulevard Complete Streets	Alt US 19	SR 580	\$1 million for complete streets project	CST	2024/25			Forward Pinellas Complete Streets Program	
P	437245-2	PSTA	Central Ave Bus Rapid Transit	N/A	N/A	Limited stop transit service from downtown St. Petersburg to the beaches	CST	Underway	Complete		PSTA	
P	448486-1	FDOT	Alt US 19 and Bayshore Boulevard @ SR 536/Curlew/Causeway			Intersection improvements	DSB	2023			Alt 19 Corridor Study	
P	445681-1	FDOT	Drew Street Complete Streets	Osceola Avenue	E. of US 19	Operational and safety improvements along the corridor.	PE	2022	Design underway	X	Forward Pinellas Complete Streets Program	
							CST	2024				
P	449099-1	St. Petersburg	St. Pete Complete Streets project on 22nd St S	18th Ave S	11th Ave S	\$1 million for complete streets project	CST	2027/28	Construction funding deferred by request from City		Forward Pinellas Complete Streets Program	

**DRAFT 2023 FORWARD PINELLAS MULTIMODAL TRANSPORTATION PROJECT PRIORITIES**  
 Approved by the Forward Pinellas Board on DATE

Proposed Priority	FPN	Responsible Agency	Project	From	To	Description	Funded Phase	Year Funded	Status	Project is on High Injury Network or an Identified Hot Spot	Source of the Project
P	440254-1	FDOT	SR 693/Pasadena Ave/66th St N	Central Ave	N Tyrone Blvd	Operational improvements along the corridor	CST	2022	Underway		FDOT Pasadena Ave Corridor Study
P	440254-2	FDOT	SR 693/Pasadena Ave/66th St N	Park St	Central Ave	Operational improvements along the corridor	CST	2022	Complete		FDOT Pasadena Ave Corridor Study
P	440254-3	FDOT	SR 693/Pasadena Ave/66th St N	Matthews Rd	Park St	Operational improvements along the corridor	CST	2022	Complete		FDOT Pasadena Ave Corridor Study
P	451073-1	FDOT	Alt 19 Median Modifications	Wilson Rd.	Curlw Rd.	Construction of concrete medians and pedestrian crossings.	PE 23/24 CST 25/26		N/A	X	FDOT Alt 19 Corridor Study
P	451097-1	FDOT	Alt 19 Intersection Improvements	Rosery Road	N/A	Intersection modifications to improve safety.	PE 23/24 CST 25/26		N/A	X	FDOT Alt 19 Corridor Study
P	451096-1	FDOT	Alt 19 Intersection Improvements	East Bay	N/A	Intersection modifications to improve safety.	PE 25/26 CST 27/28		N/A	X	FDOT Alt 19 Corridor Study
P	451098-1	FDOT	Alt 19 Intersection Improvements	Walsingham	N/A	Intersection modifications to improve safety.	PE 24/25 CST 27/28		N/A	X	FDOT Alt 19 Corridor Study
P	450689-1	Pinellas County	62nd Ave Complete Streets	49th Street	34th Street	Up to \$1M for the Pinellas County 62nd Ave N Complete Streets Project	CST	27/28	N/A		Forward Pinellas Complete Streets Grant Program
P	449125-1	St. Petersburg	18th Ave S	37th St	16th Street	Construction of separated bicycle lanes, trail, bike boulevard and pedestrian crossings	PE 2023 CST 27/28				Forward Pinellas Active Transportation Plan
P	449853-1	TBARTA	TBARTA Vanpools	N/A	N/A	\$250,000 for additional vanpool services (not to fund existing services)	Operations	27/28	N/A		Forward Pinellas Call for Projects
P	444244-1	FDOT	4th Street Trail Connection	Gandy Boulevard	Big Island Gap Bridge	Trail connection to the Howard Frankland Bridge	CST	25/26	N/A		Forward Pinellas Active Transportation Plan
P	444243-1	FDOT	Ulmerton Trail Connection	Fountain Parkway North	I-275	Trail connection to the Howard Frankland Bridge	CST	24/25	N/A	X	Forward Pinellas Active Transportation Plan
P	448807-1	PSTA	Downtown Clearwater Intermodal Center	N/A	N/A	PSTA Intermodal Center for the downtown Clearwater area.	Capital	23/24	Planning estimate cost of \$29M		PSTA
P	444064-1	FDOT	SR 580 Corridor Study	Alt US 19	SR 584	Operational and safety improvements along the corridor.	Planning	2019/20	Corridor study underway. Recommendations will be programmed once identified.	X	FDOT SR 580 Corridor Study
P	449398-1	Pinellas County	Duke Energy Trail SR 60 Crossing	SR 60	N/A	Construction of a bicycle/pedestrian overpass or enhanced trail crossing.	CST	2023/24	N/A	X	Forward Pinellas Active Transportation Plan

**DRAFT 2023 FORWARD PINELLAS MULTIMODAL TRANSPORTATION PROJECT PRIORITIES**  
 Approved by the Forward Pinellas Board on **DATE**

Proposed Priority	FPN	Responsible Agency	Project	From	To	Description	Funded Phase	Year Funded	Status	Project is on High Injury Network or an Identified Hot Spot	Source of the Project
-------------------	-----	--------------------	---------	------	----	-------------	--------------	-------------	--------	---	-----------------------

**UNFUNDED MULTIMODAL TRANSPORTATION PRIORITY PROJECTS**

1	439338-3	Forward Pinellas	Systems and Operations Planning Funds	N/A	N/A	\$600,000 annually for planning activities	N/A	N/A	Annual request		N/A
2	438747-2	FDOT	Pinellas County Model Studies	N/A	N/A	\$148,000 annually to conduct surveys to update planning models	N/A	N/A	Annual request		N/A
3	446142-1	PSTA	Bus Replacement Capital Funding, including Associated Charging Infrastructure	N/A	N/A	Up to \$1.5 million of capital funding for PSTA Bus Replacements and associated charging infrastructure, including Solar PV, battery storage and chargers.	N/A	N/A	Annual Request		PSTA
4	N/A	St. Petersburg	1st Avenue South Intersection Improvements	7th St	2nd St	Bicycle/pedestrian safety intersection modifications at the intersections of 1st Ave S and 7th, 5th and 2nd Sts in Downtown St. Petersburg	N/A	N/A	<b>New Priority</b>		Forward Pinellas Complete Streets Program
5	N/A	St. Petersburg	Salt Creek Trail Ext	18th Ave S	26th Ave S	Construction of separated bike lanes, trail, bike boulevard and pedestrian crossings	N/A	N/A	N/A		Forward Pinellas Active Transportation Plan
6	450969-2	FDOT	Sidewalk Gaps on State Roadways	Countywide	Countywide	Construction of sidewalks to fill gaps along the State roadways	N/A	N/A	<b>New Priority</b>	X	FDOT Sidewalk Gap Analysis Program
7	N/A	PSTA	34th St Transit Capital	N/A	N/A	Capital funding for transit station enhancements			N/A	X	34th St Corridor Study
8	N/A	Pinellas County	28th Street North	30th Ave N	Roosevelt Boulevard	Construction of a separated multiuse trail, in conjunction with a section of bike boulevard.	N/A	N/A	Initial funding needed for alignment study		Forward Pinellas Active Transportation Plan
9	N/A	St. Petersburg	Duke Energy Trail Roosevelt Overpass	Roosevelt Blvd /Carillon	N/A	Construction of a bicycle/pedestrian overpass at Roosevelt Blvd near Carillon	N/A	N/A	Initial funding needed for alignment study		Forward Pinellas Active Transportation Plan
10	424501-7	FDOT	I-275	South of 54th Avenue South	I-375	Lane continuity improvements throughout the corridor.	ROW	2020/21	Project being divided into segments to align with state funding.		Long Range Transportation Plan
	449109-2			I-375	S of 38th Ave N	Add one express lane in each direction and lane continuity improvements.	Design	Underway			
	449109-7			S of 38th Ave N	North of 4th St N	Add two express lanes in each direction.	Design	Underway			
11	448513-1	FDEP	Dunedin Causeway Operational Improvements	Honeymoon Island State Park	Alt US 19	Operational improvements to mitigate congestion on the Dunedin Causeway	N/A	N/A	Funding for improvements at park entrance needed		Congestion Management Process
12	N/A	FDOT	Gulf Boulevard Sidewalk Improvements	195th Street	Walsingham Road	Construction of sidewalk with drainage improvements	PE	23/24			Town of Indian Shores
13	N/A	Pinellas County/Safety Harbor	Sunset Point Rd./Main St	Alt US 19	Phillippe Parkway	Construction of a separated multiuse trail, in conjunction with a section of bike boulevard.	N/A	N/A	Initial funding needed for alignment study		Forward Pinellas Active Transportation Plan
14	N/A	Pinellas County	Duke Energy Trail Gandy/4th St Overpass	4th Street	Gandy Blvd	Construction of a bicycle/pedestrian overpass at 4th/Gandy to connect to Gandy Bridge/Loop.	N/A	N/A	Initial funding needed for alignment study	X	Forward Pinellas Active Transportation Plan
15	256931-4	FDOT	SR 694/ Gandy Boulevard	East of 4th Street	West of Gandy Bridge	Construction of grade separated overpass at Brighton Bay Blvd. and a trail facility crossing Tampa Bay in the corridor.	PE	2024/25	ROW and CST unfunded	X	Long Range Transportation Plan
	441250-2										
16	N/A	FDOT	I-175	I-275/SR 93	4th Street	PDE Study of corridor alternatives.	N/A	N/A	<b>New Priority</b>		Downtown St. Petersburg Network Mobility Analysis
17	N/A	St. Petersburg	8th and 9th Sts	5th Ave S	5th Ave N	Resurfacing of the 8th/9th St One-Way pair. Includes bicycle and pedestrian enhancements along both corridors and signalization improvements for transition to bi-directional traffic.	N/A	N/A	<b>New Priority</b>		Downtown St. Petersburg Network Mobility Analysis



**DRAFT 2023 FORWARD PINELLAS MULTIMODAL TRANSPORTATION PROJECT PRIORITIES**  
 Approved by the Forward Pinellas Board on **DATE**

Proposed Priority	FPN	Responsible Agency	Project	From	To	Description	Funded Phase	Year Funded	Status	Project is on High Injury Network or an Identified Hot Spot	Source of the Project
18	N/A	FDOT	3rd and 4th Streets	5th Ave S	5th Ave N	Resurfacing of the 3rd/4th St One-Way pair. Includes bicycle and pedestrian enhancements along both corridors and signalization improvements for transition to bi-directional traffic.	N/A	N/A	<b>New Priority</b>		Downtown St. Petersburg Network Mobility Analysis
19	433799-1	FDOT	US 19/SR 55 (including Tampa and Nebraska Interchanges)	South of CR 95	South of Pine Ridge Way West	Construction of grade separated roadway interchanges with frontage roads and pedestrian crossings every 1/4 mile.	Design	Underway	CST unfunded	X	Long Range Transportation Plan
							ROW	2026			
20	256998-1	FDOT	SR 686/Roosevelt Boulevard	I-275/SR 93	West of 9 <sup>th</sup> Street North/Dr Martin Luther King Jr Street North	Construction of a connection between the Gateway Express and Roosevelt Blvd.	Design	Underway	CST unfunded	X	Long Range Transportation Plan
21	257086-1	FDOT	SR 694/Gandy Boulevard	40th Street	East of I-275 (SR 93)	Construction of frontage roads and a ramp from NB I-275 to WB Gandy Blvd.	ENV	2021/22	CST unfunded	X	Long Range Transportation Plan
22	440093-4	Pinellas County	Pinellas Trail Loop- San Martin Segment	83rd Ave N	Gandy Blvd	Shared Use Bike Path/Trail	PE	24/25	CST unfunded		Pinellas County
23	445376-1	Pinellas County	126th Avenue North	US 19/SR 55	34th Street	Construction of 2 lane divided continuous roadway	N/A	N/A	PDE Underway		Pinellas County
24	N/A	Pinellas County	Duke Energy Trail SR 580 Crossing	SR 580	N/A	Construction of a bicycle/pedestrian overpass or enhanced trail crossing.	N/A	N/A	N/A	X	Forward Pinellas Active Transportation Plan
25	433797-1	FDOT	US 19/SR 55 (including Alderman Interchange)	North of Nebraska Avenue	South of Timberlane Road	Capacity, operational and safety improvements with pedestrian crossings every 1/4 mile.	Design	Underway	CST unfunded	X	Long Range Transportation Plan
							ROW	2026			
26	433796-1	FDOT	US 19/SR 55 (including Klosterman Interchange)	South of Timberlane Road	South of Lake Street	Capacity, operational and safety improvements with pedestrian crossings every 1/4 mile.	Design	Underway	ROW and CST unfunded	X	Long Range Transportation Plan
27	435914-2	FDOT	U.S. 19	66th Avenue North	118th Avenue North	Operational improvements along the corridor	ROW	2023/24	Corridor study underway; partial ROW funding in work program	X	FDOT US 19 SEIS
28	445650-1	FDOT	SR 60 Multiuse Accommodations	Courtney Campbell Causeway Trail	Druid Road Trail	Multiuse accommodations connecting the Courtney Campbell Causeway Trail to the Druid Road Trail per the SR 60 Multimodal Implementation Plan	N/A	N/A		X	Forward Pinellas SR 60 Mobility Study
29	N/A	FDOT	Gateway Intermodal Center	Gateway Area of Pinellas County	N/A	ROW acquisition	N/A	N/A			Forward Pinellas Gateway Master Plan
30	N/A	St. Petersburg	Cross Bay Ferry	N/A	N/A	Capital funding for Cross Bay Ferry services	N/A	N/A	N/A		Forward Pinellas Call for Projects
31	N/A	St. Petersburg	Martin Luther King Jr St S	30th Ave S	7th Ave S	Multimodal corridor improvements to moderate traffic speeds and provide a separated bike lane	N/A	N/A	N/A	X	Forward Pinellas Call for Projects
32	N/A	PSTA	Integrated Waterborne Transportation System - Phase 1	Clearwater Beach Maria	Dunedin Marina	NEPA Assessment, design and construction of 5 dock facilities and the acquisition of 5 vessels.	N/A	N/A	N/A		Forward Pinellas Waterborne Transportation Subcommittee
33	N/A	Pinellas Park	78th Avenue	49th St	34th Street	Multimodal corridor improvements	N/A	N/A	N/A		Forward Pinellas Call for Projects
34	N/A	Pinellas Park	78th Avenue	66th St	49th St	Multimodal corridor improvements	N/A	N/A	<b>New Priority</b>		Forward Pinellas Call for Projects
35	N/A	St. Petersburg	22nd Ave N.	58th Street	4th Street	Intersection modifications and signal timing enhancements	N/A	N/A	<b>New Priority</b>		Forward Pinellas Call for Projects
36	N/A	Pinellas County	Belleair Rd	Keene Road	US 19	Multimodal corridor improvements	N/A	N/A	<b>New Priority</b>		Forward Pinellas Call for Projects

1) Project #1 is intended for recurring annual funding of \$600,000. This includes \$100,000 for Complete Streets planning projects. This annual allotment will be set aside as higher priority projects are considered in the development of the annual FDOT Work Program. A portion of this funding is intended to support annual survey efforts to support the regional travel demand model and other transportation planning initiatives.

2) DSB = Design-Build (combines construction and design/preliminary engineering phases to reduce costs and expedite construction); PD&E-Project Development and Environment; DGN-Design; ROW-Right of Way; CST-Construction; ENV-Environmental; FY-Fiscal Year; TIP-Transportation Improvement Program; LRTP-Long Range Transportation Plan; CMAQ-Congestion Mitigation and Air Quality Improvement Program; NEPA - National Environmental Policy Act

3) Projects on this priority list need not be limited to STP funds and may be funded by other available funding sources.

4) Future priorities may be drawn from the following completed corridor studies: SR 60, Alt US 19, Pasadena Ave and US 19 Frontage Roads. Corridor studies along Drew St, SR 580 and 5th Ave/Alt 19 are currently underway.

**DRAFT 2023 FORWARD PINELLAS TRANSPORTATION ALTERNATIVES PROGRAM PRIORITY PROJECTS**

Approved by the Forward Pinellas Board on DATE

Priority	Project Number	Responsible Agency	Project	From	To	Description	Funded Phase	Year Funded	Status
<b>PRIORITY PROJECTS UNDER CONSTRUCTION OR FUNDED FOR CONSTRUCTION/IMPLEMENTATION</b>									
P	4245647/ 2686A	Pinellas County	Hercules Ave/Greenbriar Blvd Sidewalk – Phase II	Sherwood St	Sunset Point Rd	Sidewalk	Construction	FY 2017/18	Completed
P	4457387	City of Oldemar	Oldemar Trail Phase 6 Extension	along Douglas Rd between Racetrack Rd and Tampa Rd	N/A	Shared Use Bike Path/Trail	Construction	FY 2018/19	Completed
P	4407552	City of St. Petersburg	Bayway South Trail Connection (Phase II) on the Pinellas Bayway South (SR 679)	South end of Boca Ciega Bridge	City limits south of Madonna Blvd	Shared Use Bike Path/Trail	Design-Build	FY 2021/22	Completed
P	4377362	Pinellas County	Starkey Rd Corridor Sidewalk Project	Bryan Dairy Rd	East Bay Dr	Sidewalk	Construction	FY 2021/22	Completed
P	4374981	City of Clearwater/FDOT SUNTrail	Courtney Campbell Causeway Recreational Trail Overpass	SR 60/Gulf-to-Bay Blvd at Bayshore Blvd	N/A	Pedestrian/Trail Overpass	Construction	FY 2023/24	Construction in FY 2023/24
P	4400932	Pinellas County	Pinellas Trail Loop (South Gap)	Ulmerton Rd	Belleair Rd	Shared Use Bike Path/Trail	CST	FY 2023/24	Construction in FY 2023/24
P	4400933	Pinellas County	Pinellas Trail Loop (South Gap)	126th Ave N	Ulmerton Rd	Shared Use Bike Path/Trail	CST	FY 2023/24	Construction in FY 2023/24
P	4429551	Pinellas County	42nd Ave N Sidewalk Project	46th St N	35th St N	Sidewalk	N/A	FY 2022/23	Construction in FY 2022/23
P	4412151	City of St. Petersburg	71st St N Trail - Pinellas Trail Connector	Fred Marquis Pinellas Trail	38th Ave N	Shared Use Bike Path/Trail	Design	FY 2023/24	Construction in FY 2023/24
P	4473741	City of St. Petersburg	28th St Complete Streets	Fred Marquis Pinellas Trail	1st Ave N	Complete Streets Treatments	CST	FY 2025/26	Construction in FY 2025/26
P	447375-1	City of St. Petersburg	Central Ave Complete Streets	34th St	31st St	Complete Streets Treatments	N/A	N/A	Construction in FY 2025/26
P	447376-1	City of St. Petersburg	22nd St S. Complete Streets	5th Ave S	1st Ave N	Complete Streets Treatments	N/A	N/A	Construction in FY 2024/25
P	449037-1	Pinellas Park	North side of 118th Ave N	Belcher Rd	62nd St N	1.6 mile long 8 foot wide trail	N/A	N/A	Construction in FY 2024/25
P	449035-1	City of St. Petersburg	28th St.	1st Ave N	13th Ave N	0.9 mile long separated bike lanes	N/A	N/A	Construction in FY 2025/26
P	449036-1	City of St. Petersburg	62nd Av S	22nd St S	Dr. MLK Jr St	1 mile long bike lanes	N/A	N/A	Construction in FY 2026/27
P	451520-1	Pinellas County	46th St N	54th Ave N	38th Ave N	1 mile long sidewalks	N/A	N/A	Design in FY 2026/27
P	450602-1	City of St. Petersburg	6th St	4th Ave S	Mirror Lake Dr	0.42 mile separated bike lane	N/A	N/A	Construction in FY 2027/28
P	450601-1	City of St. Petersburg	28th St. S.	5th Ave S.	18th Ave. S.	1 mile separated bike lane	N/A	N/A	Construction in FY 2027/28

## DRAFT 2023 FORWARD PINELLAS TRANSPORTATION ALTERNATIVES PROGRAM PRIORITY PROJECTS

Approved by the Forward Pinellas Board on DATE

Priority	Project Number	Responsible Agency	Project	From	To	Description	Funded Phase	Year Funded	Status
<b>UNFUNDED TRANSPORTATION ALTERNATIVES PROGRAM PRIORITY PROJECTS</b>									
1	N/A	Pinellas County	Joe's Creek Trail	46 <sup>th</sup> Ave./Duval Park Blvd./ Main St./50 <sup>th</sup> Ave.	Joe's Creek Trail in Lealman	0.9 mile trail 0.64 mile ADA compliant sidewalks and bike lanes	N/A	N/A	N/A
2	N/A	St Pete Beach	Sunset Way and Beach Plaza	Corey Ave. 71st Ave .	67th Ave.		N/A	N/A	N/A
3	N/A	City of St. Petersburg	Pinellas Trail Neighborhood Connections project	various locations	various locations	varies	N/A	N/A	<i>New Priority</i>
4	N/A	City of Tarpon Springs	Sunset Connector W Klosterman Rd, Carlton Rd, W. Curlew PL., Florida Ave., Gulf Rd., Sunset Dr., Fred Howard Causeway	CR 880 at Alt US 19	CR 880, CR 896, CR 369	4.4 mile bike/pedestrian infrastructure improvements	N/A	N/A	<i>New Priority</i>
5	N/A	City of Tarpon Springs	Disston Ave. Complete Streets (Phase 1)	Klosterman Rd	Live Oak Blvd	2.1 mile sidewalk & intersection improvements	N/A	N/A	<i>New Priority</i>
6	N/A	City of St. Petersburg	26th Ave S Trail	Skyway Trail at 38th St/Perry Bayou	21st St	1.45 mile shared use trail	N/A	N/A	<i>New Priority</i>
7	N/A	City of St. Petersburg	Grand Central District Crossings (citywide at various intersections: 1st Ave N & S at 18th St; 1st Ave N, 1st Ave S...)	citywide	citywide	citywide	N/A	N/A	<i>New Priority</i>

FY = fiscal year; P = programmed

**July 12, 2023**

**6D1. Case CW 23-05 City of Pinellas Park**



---

**SUMMARY**

From: Retail Services  
To: Employment  
Area: 12.9 acres  
Location: 10601 US Highway 19 North  
Jurisdiction: City of Pinellas Park

**RECOMMENDATION**

Pinellas Planning Council staff recommends that the proposed map amendment to Employment, be approved.

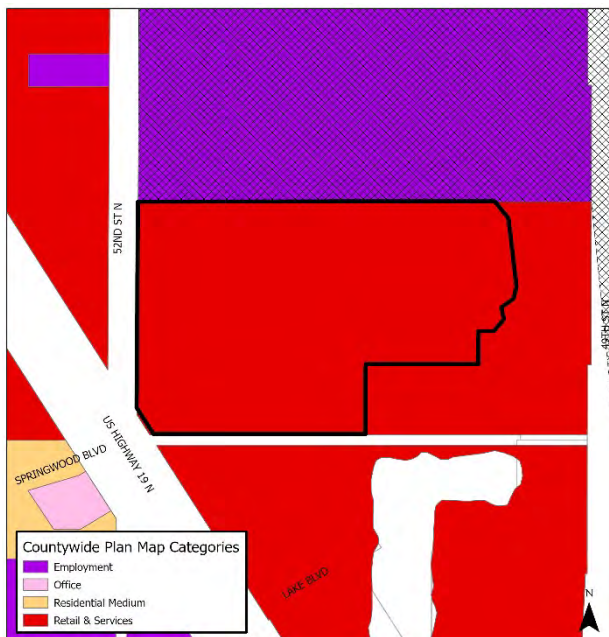
**BACKGROUND**

This proposed amendment is submitted by the City of Pinellas Park to amend the designation of 12.9 acres of property from Retail & Services to Employment. The current Retail & Services (R&S) category is intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses. The proposed Employment category is intended to recognize areas developed with, or appropriate to be developed with, a wide range of employment uses, including primary industries (i.e., those with a customer base that extends beyond Pinellas County), allowing for flex space, and for uses that have minimal external impacts.

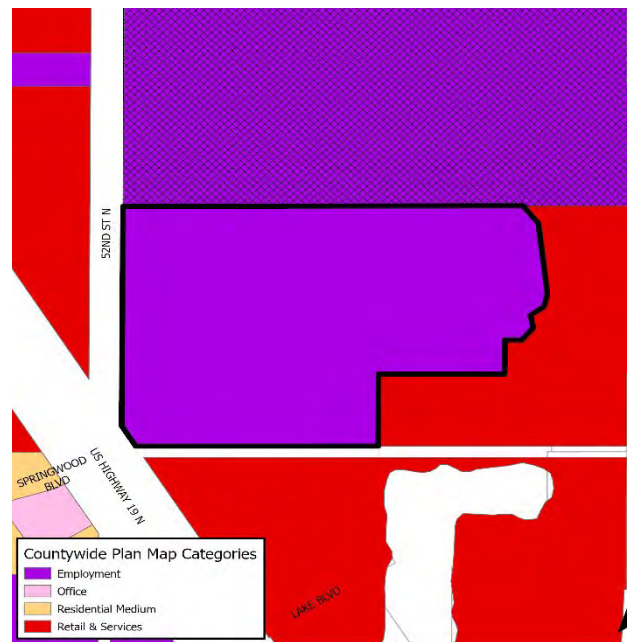
The applicant desires to utilize a portion of the site for outdoor storage, retaining the existing 125,460 square foot structure for warehouse uses and constructing a new 600 square foot structure at the front of the site.

The current use of the property is considered a general warehouse use and the applicant desires to utilize 187,327 square feet of the site for outdoor storage uses while maintaining the 125,460 square foot general warehouse use. The current Retail & Services category permits the warehouse and storage uses but limits the storage area to twenty percent of the area of the building to which it is accessory. In this case, the proposed storage area exceeds the twenty percent limitation and is not accessory to the primary general warehouse use. The proposed Employment category also permits the warehouse and storage uses but does not require this use to be accessory to the primary use or limit the size of the storage area. Therefore, the proposed use of the property requires a local future land use map amendment to Industrial Limited, triggering a corresponding Countywide Plan Map amendment to Employment.

Current Countywide Plan Map



Proposed Countywide Plan Map



## FINDINGS

Staff submits the following findings in support of the preliminary recommendation:

- A. The Employment category is appropriate for the proposed use of the property and is consistent with the criteria for utilization of this category.
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Please see accompanying attachments in explanation and support of these findings.

## LIST OF MAPS & ATTACHMENTS:

- Map 1 Location Map
- Map 2 Jurisdictional Map
- Map 3 Aerial Map
- Map 4 Current Countywide Plan Map
- Map 5 Proposed Countywide Plan Map

Forward Pinellas Staff Analysis

[Presentation](#)

**MEETING DATES:**

Planners Advisory Committee, July 3, 2023, at 1:30 p.m.

Forward Pinellas, July 12, 2023, at 1:00 p.m.

Countywide Planning Authority, August 1, 2023, at 9:30 a.m.

**ADVISORY COMMITTEE RECOMMENDATION:** At its July 3, 2023 meeting, the Planners Advisory Committee voted 11-0 to recommend approval of this amendment.

# Case CW23-05

## Map 1: Location Map



**JURISDICTION: Pinellas Park**

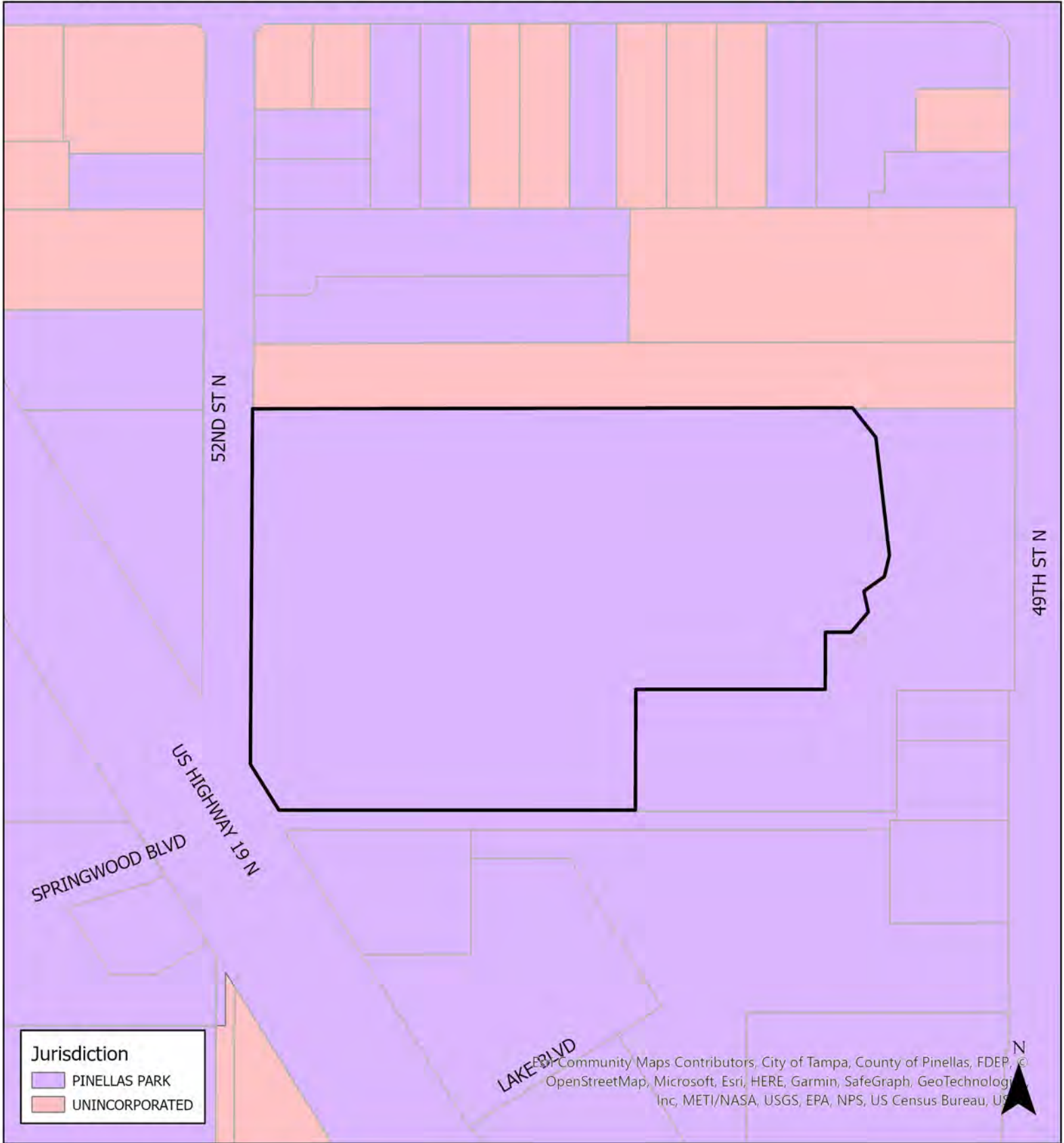
**FROM: Retail & Services**

**AREA: 12.9 acres m.o.l.**

**TO: Employment**

# Case CW23-05

## Map 2: Jurisdictional Map

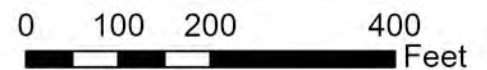


**JURISDICTION: Pinellas Park**

**FROM: Retail & Services**

**AREA: 12.9 acres m.o.l.**

**TO: Employment**





# Case CW23-05

## Map 3: Aerial Map

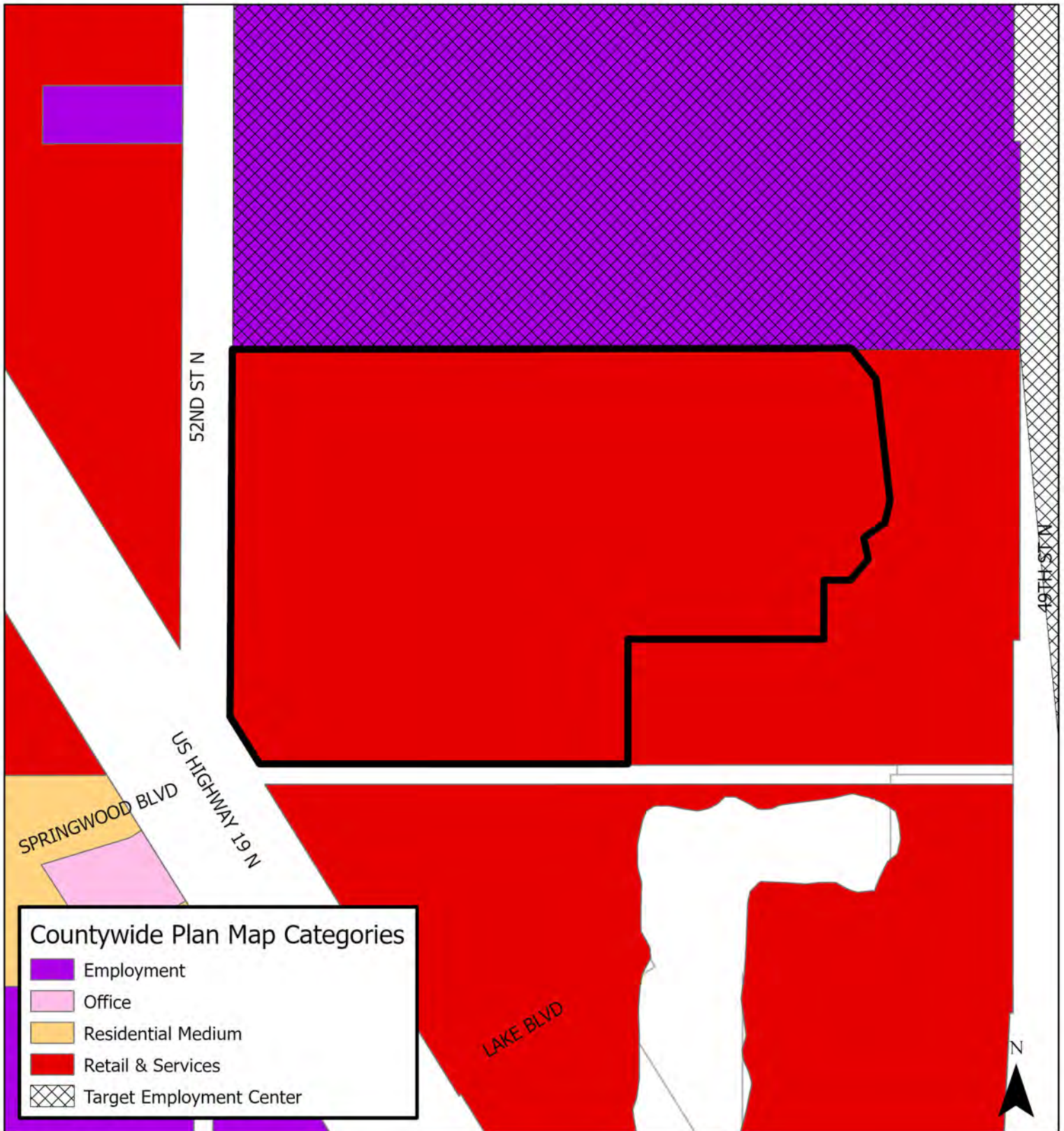


Esri Community Maps Contributors, City of Tampa, County of Pinellas, FDEP, N  
© OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,  
GeoTechnologies, Inc, METI, NASA, USGS, EPA, NPS, US Census Bureau, USDA

**JURISDICTION:** Pinellas Park  
**AREA:** 12.9 acres m.o.l.

**FROM:** Retail & Services  
**TO:** Employment

0 90 200 400  
Feet

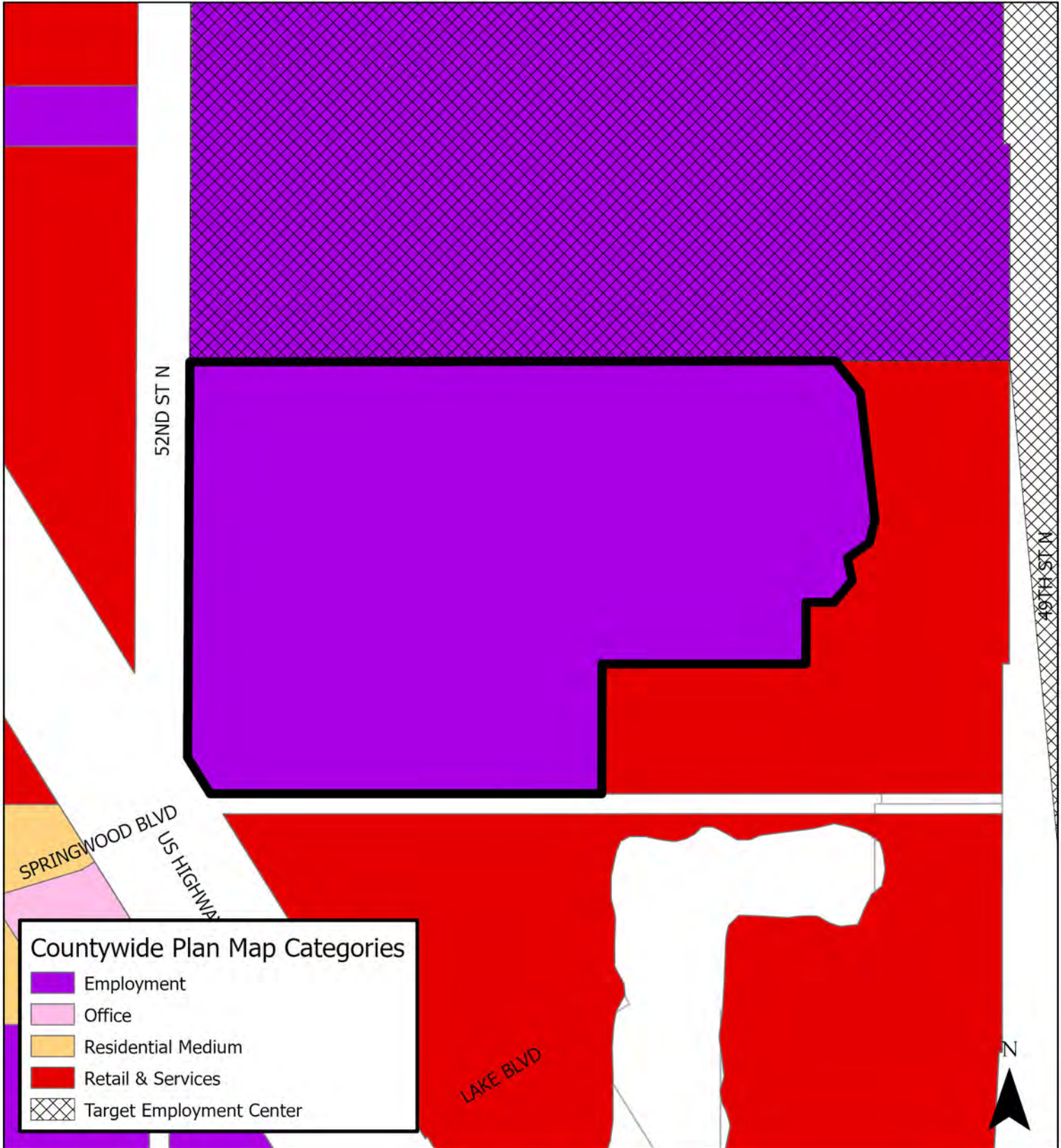


**JURISDICTION: Pinellas Park FROM: Retail & Services**

**AREA: 12.9 acres m.o.l**

**TO: Employment**





**JURISDICTION: Pinellas Park**  
**AREA: 12.9 acres**

**FROM: Retail & Services**  
**TO: Employment**

0 100 200 400  
Feet

## FORWARD PINELLAS STAFF ANALYSIS



**APPLICATION NO.:** Case CW 23-05

**STAFF:** Rodney Chatman, AICP, Planning Division Manager

**APPLICANT:** Pinellas Park

**PROPERTY SIZE:** 12.9 acres

**CURRENT COUNTYWIDE PLAN MAP CATEGORY:** Retail & Services (R&S)

**PROPOSED COUNTYWIDE PLAN MAP CATEGORY:** Employment (E)

**CURRENT LOCAL FUTURE LAND USE PLAN MAP CATEGORY:** Pinellas Park – Commercial General (CG)

**PROPOSED LOCAL FUTURE LAND USE PLAN MAP CATEGORY:** Pinellas Park – Industrial Limited (IL)

**LOCATION / PARCEL ID:** 10601 US Highway 19 North / 16-30-16-69732-400-4500

### **BACKGROUND SUMMARY:**

The applicant is requesting an amendment to the Countywide Plan Map from Retail & Services (R&S) to Employment (E) to allow for the utilization of a portion of the site for outdoor storage, retaining the existing 125,460 square foot structure for warehouse uses and constructing a new 600 square foot structure.

### **STAFF RECOMMENDATION:**

Staff recommends approval of an amendment to the Countywide Plan Map from Retail & Services (R&S) to Employment (E).

### **PLANNERS ADVISORY COMMITTEE RECOMMENDATION:**

To be updated after the Planners Advisory Committee meeting.

### **LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:**

The Pinellas Park City Council held a public hearing on the local future land use map amendment on May 25, 2023. The Council approved the second reading of the ordinance and there were no public comments.

**CURRENT PROPERTY INFORMATION:**

<b>Property Use(s):</b>	General warehouse
<b>Site Features:</b>	125,460 square foot structure and associated parking

**PLANNING CONSIDERATIONS:**

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The property was originally developed as a Sam’s Club in 1984.
2. The property has been used as an exposition hall and light manufacturing facility.
3. The surrounding uses are a mix of heavy commercial, industrial, outdoor storage, and retail.
4. The proposed uses are allowed in the Retail & Services (R&S) category and fall under the “Storage/Warehouse/Distribution-Light” definition. However, this definition requires that the “exterior storage or distribution area shall be incidental to and not exceed twenty (20) percent of the area of the building to which it is accessory.”
5. The size of the proposed storage area is 187,327 square feet and exceeds the above-referenced size and accessory use limitations.
6. The proposed amendment to the Employment (E) category would allow the proposed uses under the “Storage/Warehouse/Distribution-Heavy” definition without the size and accessory use limitations.

**RELEVANT COUNTYWIDE CONSIDERATIONS:**

The proposed amendment to the Countywide Plan Map is a legislative decision. The standards for the current and proposed Countywide Plan Map categories are summarized below:

	<b>Current Countywide Plan Map Category: Retail &amp; Services</b>	<b>Proposed Countywide Plan Map Category: Employment</b>
<b>Purpose:</b>	Intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses.	Intended to recognize areas developed with, or appropriate to be developed with, a wide range of employment uses, including primary industries (i.e., those with a customer base that extends beyond Pinellas County), allowing for flex space, and for uses that have minimal external impacts. include residential as part of the mix of uses.
<b>Permitted Uses:</b>	Office; Personal Service/Office Support;	Office; Research/Development-Light;

	<p>Retail Commercial; Commercial/Business Service; Commercial Recreation, Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Recreational Vehicle Park; Temporary Lodging; Research/Development- Light; Storage/Warehouse/Distribution-Light; Manufacturing-Light; Recreation/Open Space; Community Garden; Agricultural-Light.</p> <p>Manufacturing-Medium is subject to a three-acre maximum.</p> <p>Institutional; Transportation/Utility; Agricultural; Ancillary Nonresidential are subject to a five-acre maximum.</p>	<p>Research/Development-Heavy; Storage/Warehouse/Distribution-Light; Storage/Warehouse/ Distribution-Heavy; Manufacturing-Light; Manufacturing-Medium; Incinerator Facility.</p> <p>Retail Commercial; Personal Service/Office Support; Transfer/Recycling are subject to a three-acre maximum.</p> <p>Temporary Lodging; Commercial/Business Service; Commercial Recreation; Institutional; Transportation/Utility; Community Garden; Agricultural-Light; Agricultural are subject to a five-acre maximum.</p>
<b>Max. Density:</b>	24 units per acre	Temporary Lodging Uses shall not exceed 50 units per acre
<b>Max. Floor Area Ratio (FAR):</b>	Nonresidential Use - 0.55	Nonresidential Use - 0.65
<b>Max. Impervious Surface Ratio (ISR):</b>	Nonresidential Use - 0.90	Nonresidential Use - 0.85

Section 6.5.3. of the Countywide Rules provides the review criteria for amendments to the Countywide Plan Map. An analysis of these criteria are provided below:

- 1. The manner in, and extent to, which the amendment is consistent with the Countywide Rules and with the Countywide Plan Strategies as implemented through the Countywide Rules.**

*Staff Analysis:* The Countywide Rules state that the Employment category is “intended to recognize areas developed with, or appropriate to be developed with, a wide range of employment uses, including primary industries (i.e., those with a customer base that extends beyond Pinellas County), allowing for flex space, and for uses that have minimal external impacts.”

The locational characteristics of the Employment category are “generally appropriate to locations with sufficient size to support target employment and other industrial uses, as well as integrated industrial/mixed-use projects, with provision for internal service access and other necessary site improvements in locations suitable for light industrial use with minimal adverse impact on adjoining uses; served by the collector, arterial, and highway network; and on Multimodal Corridors and Future Transit Corridors depicted on the Land Use Strategy Map, where its proximity to transit service supports the type and density/intensity of the proposed use characteristics.”

The subject property is a 12.9 acres in size and located along US Highway North in the Gateway area of mid-Pinellas County. A 125,460 square foot structure and parking lot currently exist and the applicant desires to add 187,327 square feet of outdoor storage and a 600-square-foot building to the site. These proposed uses are consistent with the intent and allowable uses that are available under the Employment category. This segment of US Highway 19 North is classified as a Primary Corridor on the Land Use Strategy Map and the subject property has direct access via 52<sup>nd</sup> Street North. This transportation corridor provides the property with access to the regional highway network which allows for the transport of goods, materials, etc.

- 2. For amendments not involving the Activity Center (AC), Multimodal Corridor (MMC) and Planned Redevelopment District (PRD) categories, the manner in, and extent to, which the amendment significantly impacts a roadway segment where the existing Level of Service (LOS) is below LOS “D” or where projected traffic resulting from the amendment would cause the existing LOS to fall below LOS “D.”**

*Staff Analysis:* The amendment area is located on 52<sup>nd</sup> Street North which is operating at LOS “D” or better. Furthermore, the trip generation rates for the Employment category would result in fewer trips per acre per day than is currently estimated for the Retail & Services category.

- 3. If located within a Scenic/Noncommercial Corridor, the manner in, and extent to, which the amendment conforms to the criteria and standards contained in Section 6.5.4.1 of these Countywide Rules.**

*Staff Analysis:* The amendment area is not located on a Scenic/Noncommercial Corridor.

- 4. If located within a Coastal High Hazard Area, the manner in, and extent to, which the amendment conforms to the terms set forth in Section 4.2.7.**

*Staff Analysis:* The amendment area is not located within the Coastal High Hazard Area.

- 5. If the amendment involves the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category, the manner in, and extent to, which the amendment conforms to the purpose and requirements of the applicable category, and addresses the**

**relevant Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies.**

*Staff Analysis:* The amendment area does not involve the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category.

**6. The manner in, and extent to, which the amendment significantly impacts a public educational facility or an adjoining jurisdiction.**

*Staff Analysis:* The amendment area is located adjacent to unincorporated Pinellas County and they have no objections to the requested amendment. If approved, the amendment would not significantly impact a public educational facility.

**7. If the amendment involves the conversion from the Employment (E), Industrial (I), or Target Employment Center (TEC) category, the extent to which the amendment area can continue to provide for target employment opportunities as evaluated and set forth in Section 6.5.4.5.**

*Staff Analysis:* The amendment does not involve the conversion of land from the Employment (E), Industrial (I), or Target Employment Center (TEC) category.

**PUBLIC CORRESPONDENCE**

The proposed Countywide Plan Map amendment was publicly advertised as required by Section 7.8.4. of the Countywide Rules. No public correspondence has been received to date.

**CONCLUSION**

Staff finds the proposed amendment is consistent with the Relevant Countywide Considerations found in Section 6.5.3.1 of the Countywide Rules.



**July 12, 2023**

**6D2. Case CW 23-06 Tarpon Springs**



---

## **SUMMARY**

From: Residential Medium  
To: Public/Semi-Public  
Area: 1.06 acres  
Location: 200 Dixie Highway  
Jurisdiction: City of Tarpon Springs

## **RECOMMENDATION**

Pinellas Planning Council staff recommends that the proposed map amendment to Public/Semi-Public, be approved.

## **BACKGROUND**

This proposed amendment is submitted by the City of Tarpon Springs to amend a property from Residential Medium to Public/Semi-Public. The current Residential Medium category is intended to recognize those areas of the county that are now developed, or appropriate to be developed, in a medium-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities, including transit, and natural resources of such areas. The proposed Public/Semi-Public category is intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, and which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features.

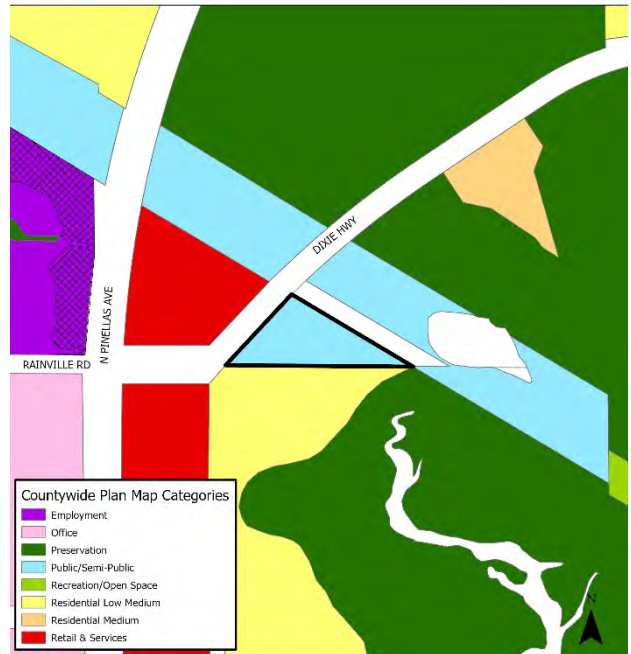
The applicant is seeking a Countywide Plan Map amendment of a 1.06-acre property. The subject property has a sewer lift station, water injection well, paved areas, and buildings that are used by the City of Tarpon Springs Utilities Department as workshops, offices, and storage. The city has owned and utilized this property to support their public utility operations since 1985 and plans to do so for the foreseeable future.

The Countywide Rules classifies these existing uses as "Transportation/Utility." While the current Residential Medium category permits these uses up to a 3-acre maximum, the local future land use category does not, triggering a Countywide Plan Map amendment to Public/Semi-Public.

Current Countywide Plan Map



Proposed Countywide Plan Map



**FINDINGS**

Staff submits the following findings in support of the preliminary recommendation:

- A. The Public/Semi-Public category is appropriate for the proposed use of the property and is consistent with the criteria for utilization of this category.
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Please see accompanying attachments in explanation and support of these findings.

**LIST OF MAPS & ATTACHMENTS:**

- Map 1      Location Map
- Map 2      Jurisdictional Map
- Map 3      Aerial Map
- Map 4      Current Countywide Plan Map
- Map 5      Proposed Countywide Plan Map

Forward Pinellas Staff Analysis

[Presentation](#)

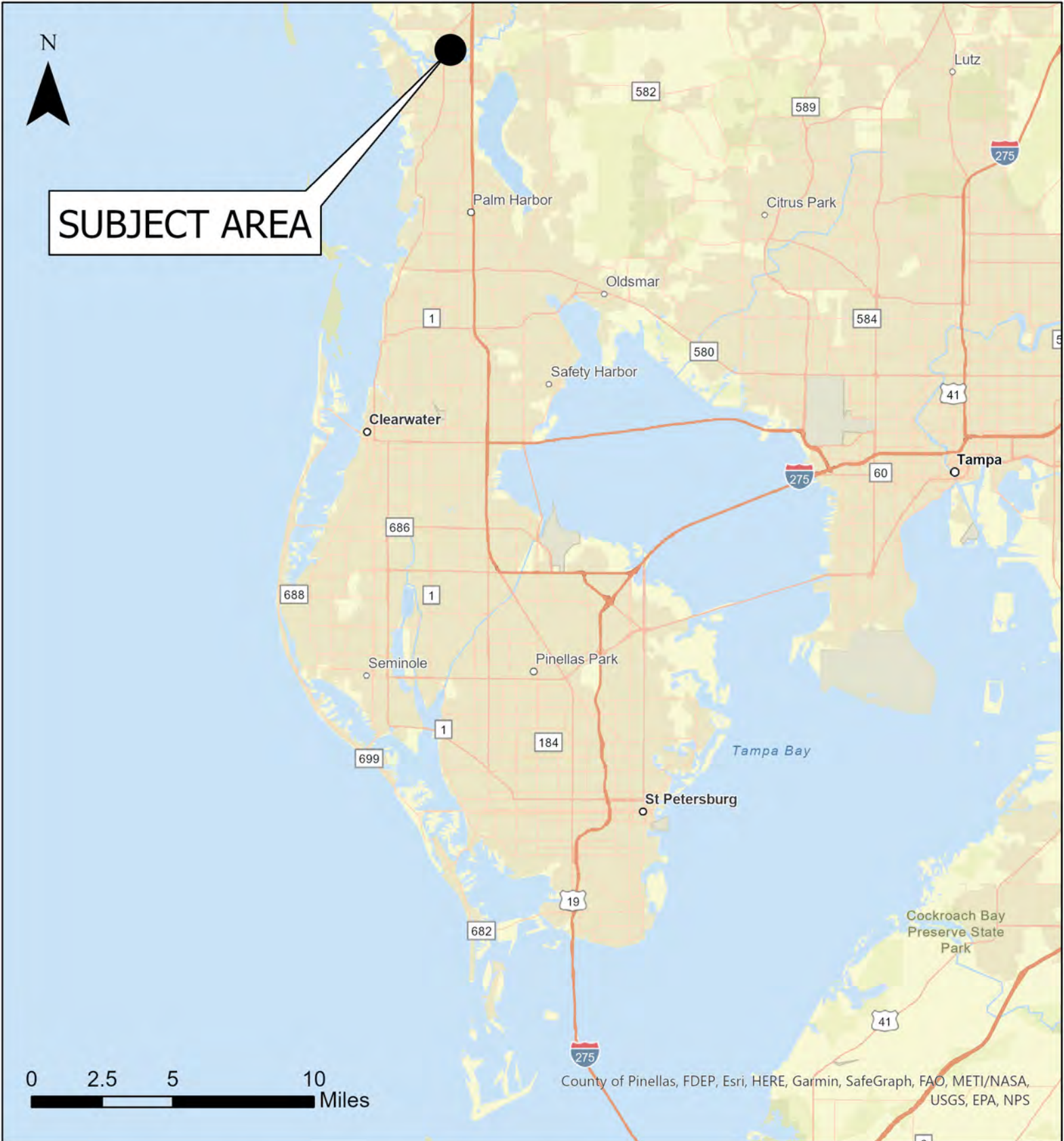
**MEETING DATES:**

- Planners Advisory Committee, July 3, 2023, at 1:30 p.m.
- Forward Pinellas, July 12, 2023, at 1:00 p.m.
- Countywide Planning Authority, Aug 1, 2023, at 9:30 a.m.

**ADVISORY COMMITTEE RECOMMENDATION:** At its July 3, 2023 meeting, the Planners Advisory Committee voted 11-0 to recommend approval of this amendment.

# Case CW23-06

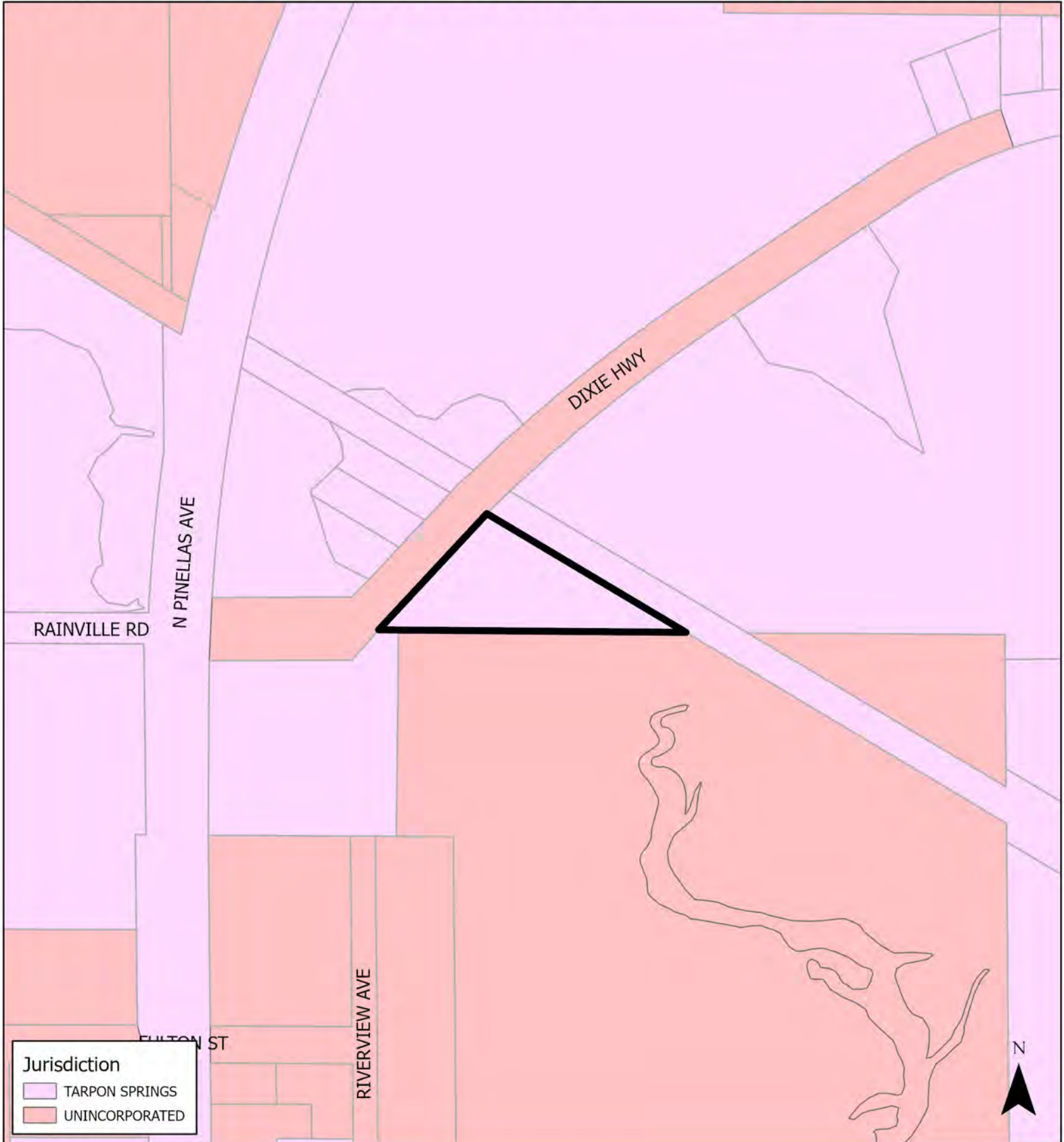
## Map 1: Location Map



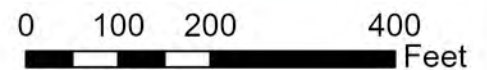
**JURISDICTION: Tarpon Springs    FROM: Residential Medium**  
**AREA: 1.06 acres m.o.l.        TO: Public/Semi-Public**

# Case CW23-06

## Map 2: Jurisdictional Map



**JURISDICTION:** Tarpon Springs    **FROM:** Residential Medium  
**AREA:** 1.06 acres m.o.l.    **TO:** Public/Semi-Public



# Case CW23-06

## Map 3: Aerial Map

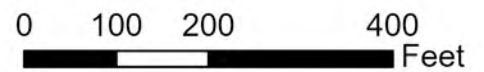


**JURISDICTION:** Tarpon Springs

**FROM:** Residential Medium

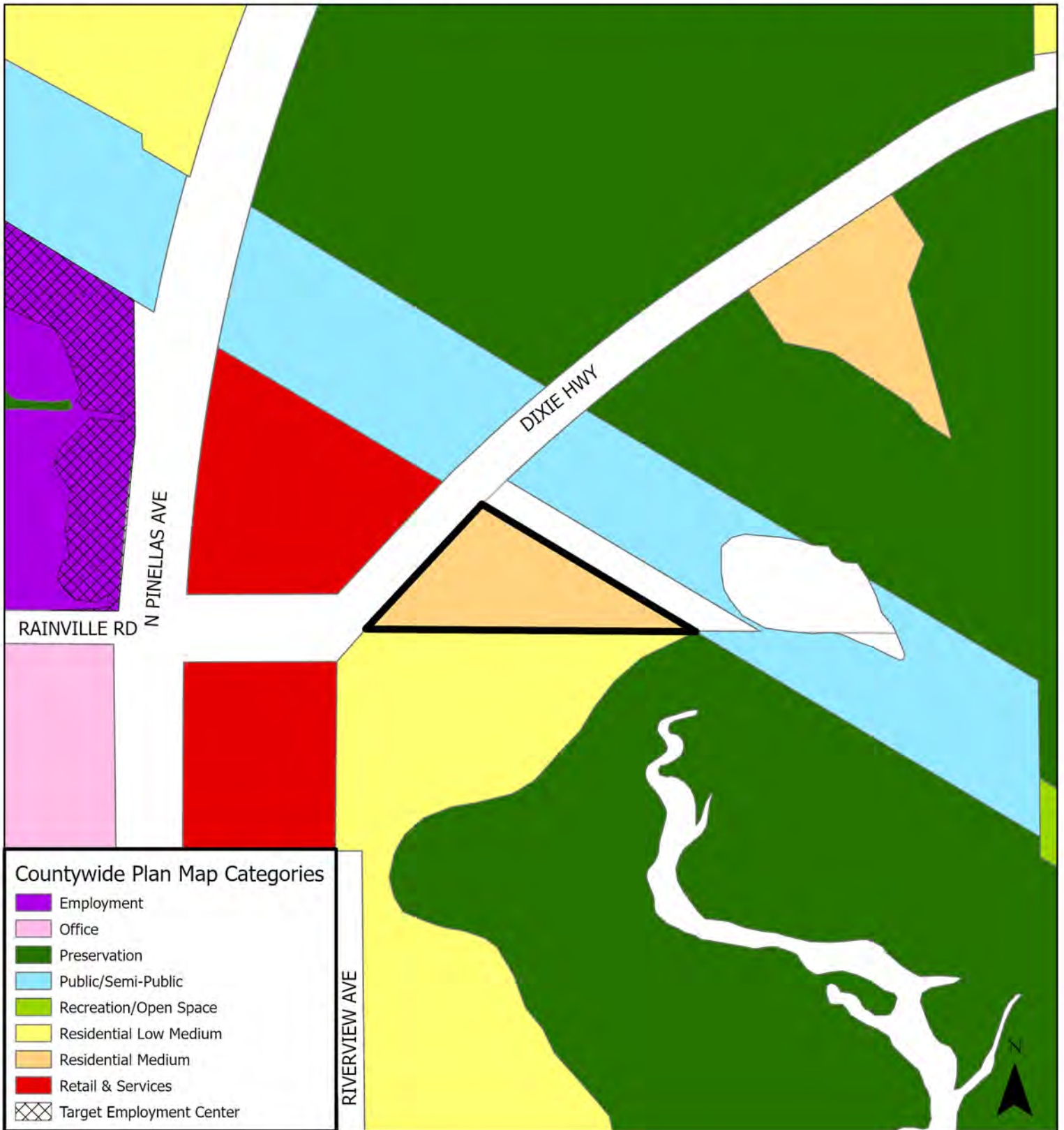
**AREA:** 1.06 acres m.o.l.

**TO:** Public/Semi-Public



# Case CW23-06

## Map 4: Current Countywide Plan Map



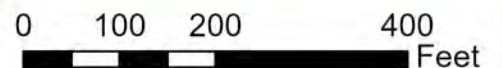
### Countywide Plan Map Categories

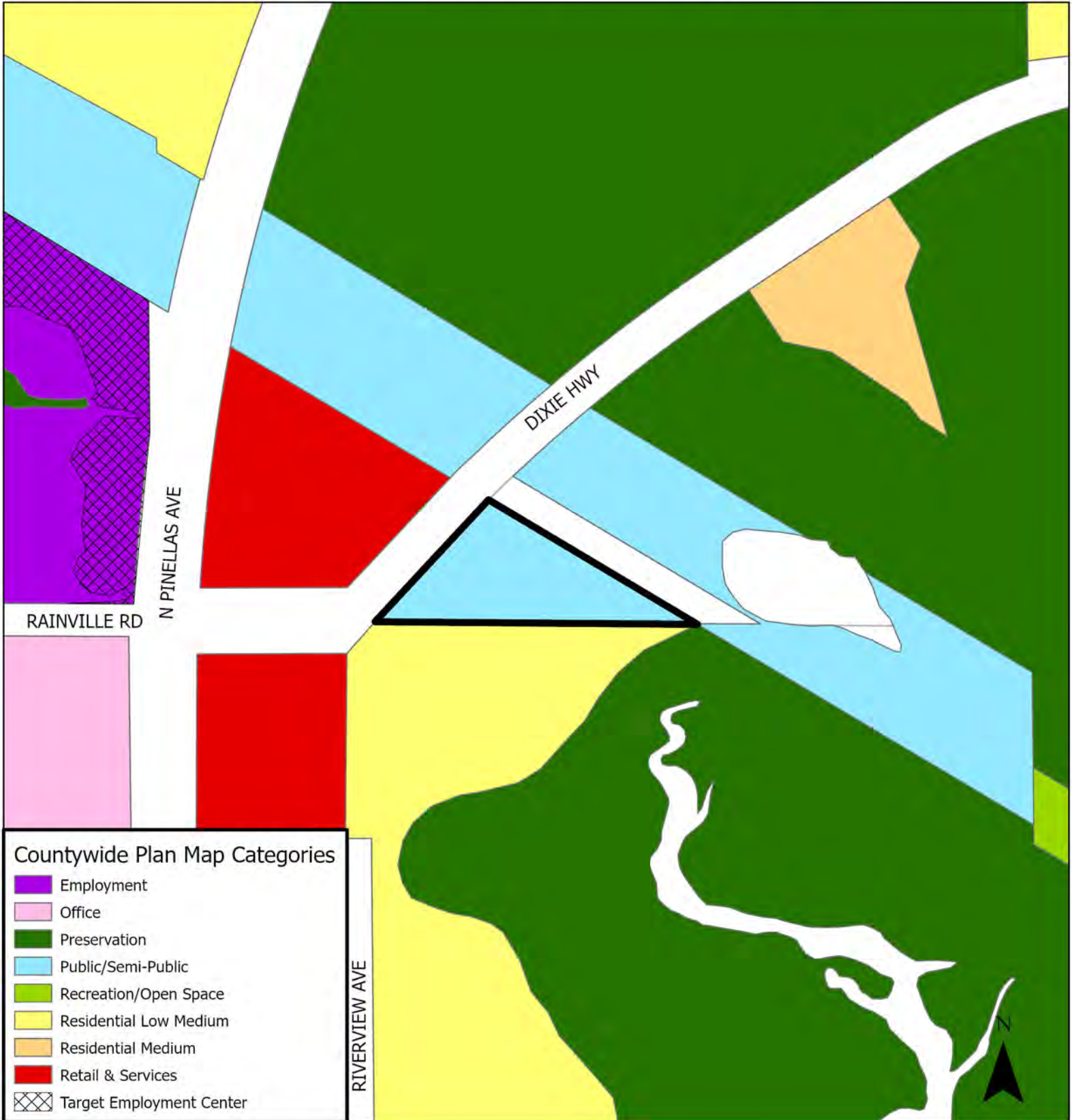
- Employment
- Office
- Preservation
- Public/Semi-Public
- Recreation/Open Space
- Residential Low Medium
- Residential Medium
- Retail & Services
- Target Employment Center

**JURISDICTION: Tarpon Springs FROM: Residential Medium**

**AREA: 1.06 acres m.o.l**

**TO: Public/Semi-Public**



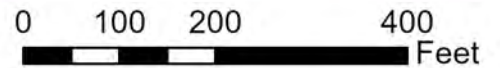


**JURISDICTION: Tarpon Springs**

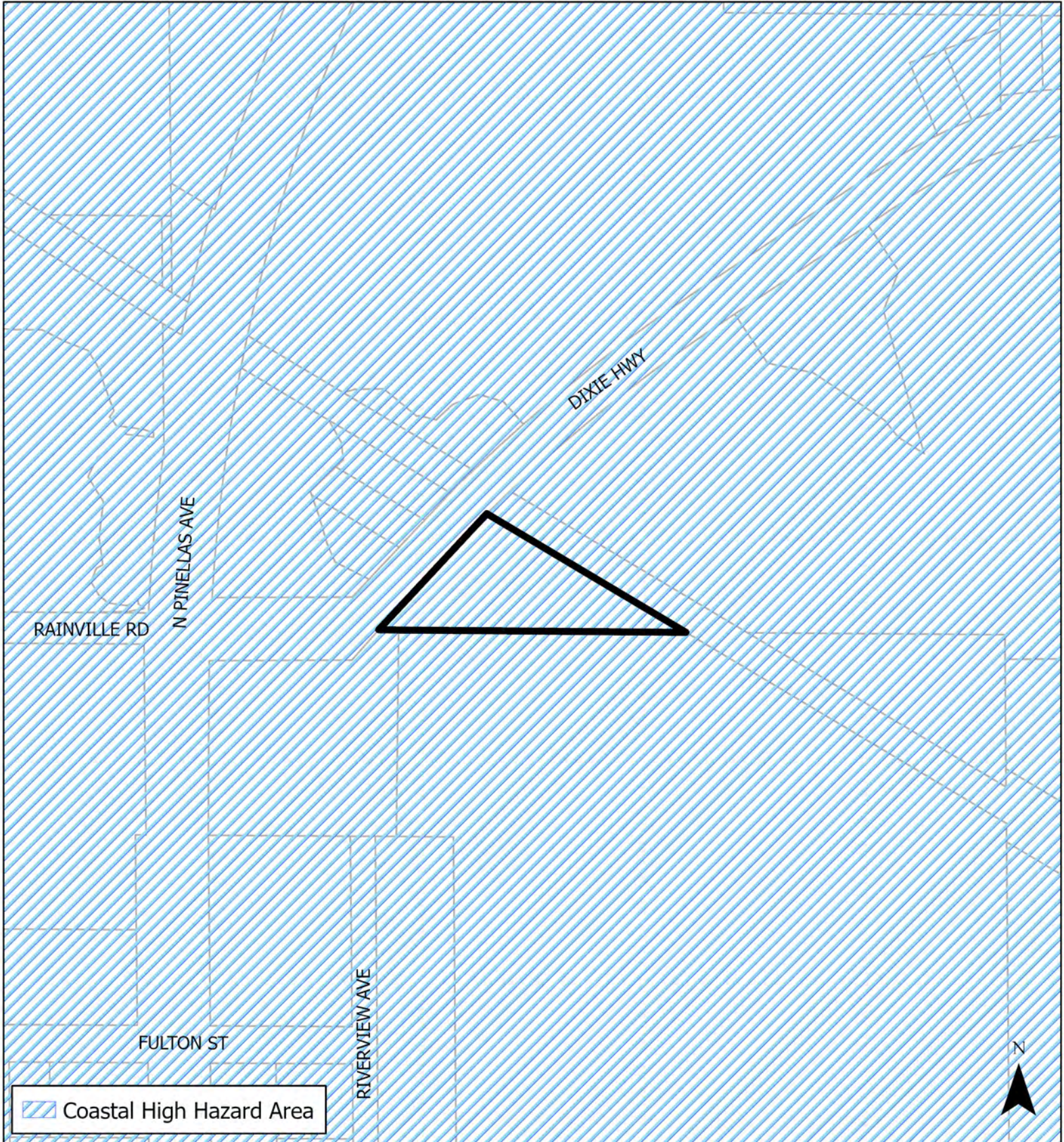
**AREA: 1.06 acres m.o.l.**

**FROM: Residential Medium**

**TO: Public/Semi-Public**







**JURISDICTION:** Tarpon Springs    **FROM:** Residential Medium

**AREA:** 1.06 acres m.o.l.    **TO:** Public/Semi-Public



## FORWARD PINELLAS STAFF ANALYSIS



**APPLICATION NO.:** Case CW 23-06

**STAFF:** Rodney Chatman, AICP, Planning Division Manager

**APPLICANT:** City of Tarpon Springs

**PROPERTY SIZE:** 1.06 acres

**CURRENT COUNTYWIDE PLAN MAP CATEGORY:** Residential Medium (RM)

**PROPOSED COUNTYWIDE PLAN MAP CATEGORY:** Public/Semi-Public (P/SP)

**CURRENT LOCAL FUTURE LAND USE PLAN MAP CATEGORY:** City of Tarpon Springs – Residential Medium (RM)

**PROPOSED LOCAL FUTURE LAND USE PLAN MAP CATEGORY:** City of Tarpon Springs – Transportation/Utility (T/U)

**LOCATION / PARCEL ID:** 200 Dixie Highway / 01-27-15-00000-420-0500

### **BACKGROUND SUMMARY:**

The applicant is requesting an amendment to the Countywide Plan Map from Residential Medium (RM) to Public/Semi-Public (P/SP) to address an inconsistency between the existing uses and the future land use map category.

### **STAFF RECOMMENDATION:**

Staff recommends approval of an amendment to the Countywide Plan Map from Residential Medium (RM) to Public/Semi-Public (P/SP).

### **PLANNERS ADVISORY COMMITTEE RECOMMENDATION:**

To be updated after the Planners Advisory Committee meeting.

**LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:**

The Tarpon Springs Board of Commissioners held a public hearing on the local future land use map amendment on May 9, 2023. The Board approved the first reading of Ordinance 2023-03 and public comments opposing the request were heard.

**CURRENT PROPERTY INFORMATION:**

<b>Property Use(s):</b>	Offices and public infrastructure
<b>Site Features:</b>	Currently used by the City of Tarpon Springs Utilities Department for workshops, offices, storage, as well as a lift station and water injection well

**PLANNING CONSIDERATIONS:**

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The City of Tarpon Springs has utilized this site to support the operations of its Utilities Department since 1985.
2. These uses are considered “Transportation/Utility” and are permitted on properties up to three acres in the countywide Residential Medium category. However, the local Residential Medium category does not permit these uses.
3. The City of Tarpon Springs is taking proactive steps to resolve this inconsistency between the existing uses and the future land use category to ensure that existing and future services can be accommodated on the subject property.

**RELEVANT COUNTYWIDE CONSIDERATIONS:**

The proposed amendment to the Countywide Plan Map is a legislative decision. The standards for the current and proposed Countywide Plan Map categories are summarized below:

	<b>Current Countywide Plan Map Category:</b> Residential Medium (RM)	<b>Proposed Countywide Plan Map Category:</b> Public/Semi-Public
<b>Purpose:</b>	Intended to depict those areas of the county that are now developed, or appropriate to be developed, in a medium-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities, including transit, and natural resources of such areas.	Intended to recognize institutional, and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features, and may include residential as part of the mix of uses.

<b>Permitted Uses:</b>	Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light.;  Ancillary Nonresidential; Office; Personal Service/Office Support; Retail Commercial; Transportation/Utility are subject to a three-acre maximum.  Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2) are subject to a five-acre maximum.	Institutional; Transportation/Utility; Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Storage/Warehouse/Distribution-Light; Storage/Warehouse/Distribution-Heavy; Recreation/Open Space; Community Garden; Agricultural-Light; Ancillary Nonresidential.
<b>Max. Density:</b>	15 units per acre	12.5 units per acre
<b>Max. Floor Area Ratio (FAR):</b>	0.50	Institutional uses shall not exceed 0.65 (except for hospital uses which shall not exceed an FAR of 1.0 within any single jurisdiction) / Transportation/utility uses shall not exceed an FAR of 0.70
<b>Max. Impervious Surface Ratio (ISR):</b>	0.75	Institutional uses shall not exceed 0.85 / Transportation/utility uses shall not exceed 0.90

Section 6.5.3. of the Countywide Rules provides the review criteria for amendments to the Countywide Plan Map. An analysis of these criteria are provided below:

**1. The manner in, and extent to, which the amendment is consistent with the Countywide Rules and with the Countywide Plan Strategies as implemented through the Countywide Rules.**

*Staff Analysis:* The Countywide Rules state that the Public/Semi-Public category is “intended to recognize institutional, and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features, and may include residential as part of the mix of uses.”

The locational characteristics of the Public/Semi-Public category are “generally appropriate to those locations where institutional uses (such as educational, health, public safety, civic, religious and like uses) and transportation/utility uses (such as air and sea transport terminals, utility installations, major transmission lines, refuse disposal, and public works facilities) are required to serve the community; and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access.”

The 1.06-acre subject property is located on the south side of Dixie Highway about 400 feet east of North Pinellas Avenue and adjacent to the right-of-way of the Elfers’ Spur Extension of the Pinellas Trail. It is developed with portable and permanent buildings and paved areas that are used to store vehicles, materials, and equipment. The site is also the location of a sewer lift station and water injection well which is maintained by the Tarpon Springs Utilities Department. These uses are consistent with the Public/Semi-Public category and the City is requesting an amendment to correct this longstanding inconsistency.

- 2. For amendments not involving the Activity Center (AC), Multimodal Corridor (MMC) and Planned Redevelopment District (PRD) categories, the manner in, and extent to, which the amendment significantly impacts a roadway segment where the existing Level of Service (LOS) is below LOS “D” or where projected traffic resulting from the amendment would cause the existing LOS to fall below LOS “D.”**

*Staff Analysis:* Dixie Highway is the roadway that’s adjacent to the subject property and it currently operates at an acceptable level of service. However, it is important to note that if approved, this amendment would reduce the estimated average daily trips from 101 trips per day to 16 trips per day.

- 3. If located within a Scenic/Noncommercial Corridor, the manner in, and extent to, which the amendment conforms to the criteria and standards contained in Section 6.5.4.1 of these Countywide Rules.**

*Staff Analysis:* The amendment area is not located on a Scenic/Noncommercial Corridor.

- 4. If located within a Coastal High Hazard Area, the manner in, and extent to, which the amendment conforms to the terms set forth in Section 4.2.7.**

*Staff Analysis:* The subject property is located within the Coastal High Hazard Area. However, this amendment would not impact hurricane shelter space or evacuation routes, it enables the use of existing infrastructure and disturbed areas, and is a reduction in any potential future development density.

- 5. If the amendment involves the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category, the manner in, and extent to, which the amendment conforms to the purpose and requirements of the applicable category, and addresses the**

**relevant Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies.**

*Staff Analysis:* The amendment area does not involve the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category.

**6. The manner in, and extent to, which the amendment significantly impacts a public educational facility or an adjoining jurisdiction.**

*Staff Analysis:* The amendment area is located adjacent to unincorporated Pinellas County and they have no objections to the requested amendment. If approved, the amendment would not significantly impact a public educational facility.

**7. If the amendment involves the conversion from the Employment (E), Industrial (I), or Target Employment Center (TEC) category, the extent to which the amendment area can continue to provide for target employment opportunities as evaluated and set forth in Section 6.5.4.5.**

*Staff Analysis:* The amendment area does not involve the conversion of Employment, Industrial, or Target Employment Center designated land.

**PUBLIC CORRESPONDENCE**

The proposed Countywide Plan Map amendment was publicly advertised as required by Section 7.8.4. of the Countywide Rules. No public correspondence has been received to date.

**CONCLUSION**

Staff finds the proposed amendment is consistent with the Relevant Countywide Considerations found in Section 6.5.3.1 of the Countywide Rules.

**July 12, 2023**

**6D3. Case CW 23-07 Pinellas County**



**SUMMARY**

From: Employment (E), Target Employment Center (TEC) and No Designation  
To: Public/Semi-Public (P/SP) and Target Employment Center (TEC)  
Area: 18.5 acres  
Location: 13690 Stoneybrook Drive  
Jurisdiction: Pinellas County

**RECOMMENDATION**

Pinellas Planning Council staff recommends that the proposed map amendment to Public/Semi-Public and Target Employment Center be approved.

**BACKGROUND**

This proposed amendment is submitted by Pinellas County to amend a portion of a property from Employment, Target Employment Center and No Designation to Public/Semi-Public and Target Employment Center. The current Employment category is intended to recognize areas developed with, or appropriate to be developed with, a wide range of employment uses, including primary industries (i.e., those with a customer base that extends beyond Pinellas County), allowing for flex space, and for uses that have minimal external impacts. The proposed Public/Semi-Public category is intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, and which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features.

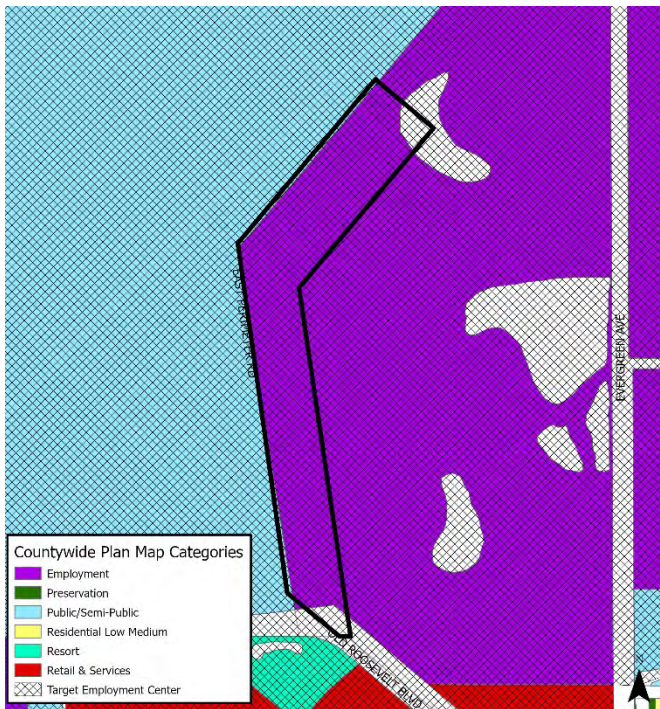
The current and proposed Target Employment Center is intended to depict, utilizing an overlay, those areas of the county that are now developed, or appropriate to be developed, in a concentrated and cohesive pattern to facilitate employment uses of countywide significance.

Airports receiving development grants from the Federal Aviation Administration (FAA) and Florida Department of Transportation (FDOT) are required to conduct periodic updates of their planning documents. In 2017, airport management and the Pinellas County Board of County Commissioners began the process of developing a new master plan for the St. Pete-Clearwater International Airport (PIE). The new master plan was adopted by the Board of County Commissioners in 2020 with the approval of Resolution 20-162.

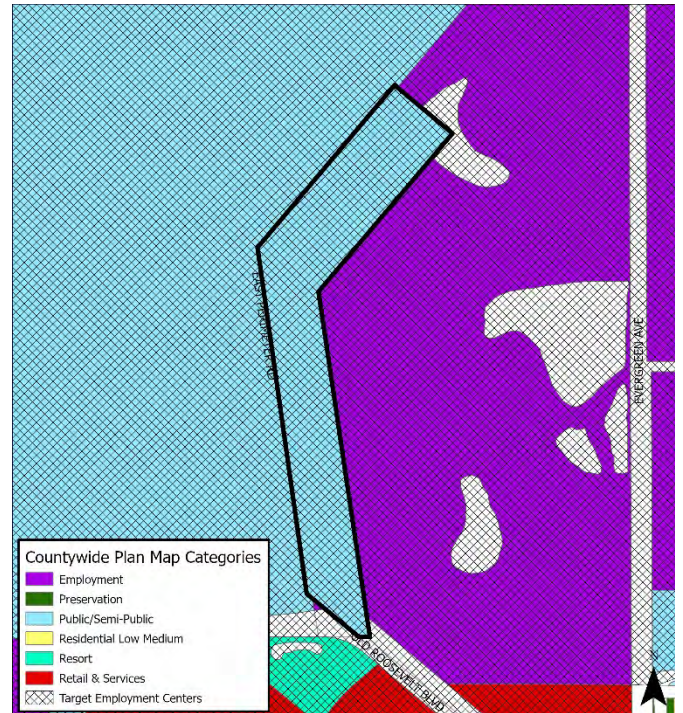
To ensure that PIE can adequately accommodate the demand expected during the 20-year planning period, the master plan identified several improvements that are necessary to maintain a safe and efficient facility and maximize the airport's flexibility to respond to future development opportunities. One of those proposed improvements is the construction of a partial parallel taxiway southeast of Runway 4-22. To begin the process of advancing this

improvement, Pinellas County is seeking a future land use map amendment on an 18.5-acre portion of the 126.9-acre former Airco property.

Current Countywide Plan Map



Proposed Countywide Plan Map



## FINDINGS

Staff submits the following findings in support of the preliminary recommendation:

- A. The Public/Semi-Public and Target Employment Center categories are appropriate for the proposed use of the property and is consistent with the criteria for utilization of this category.
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Please see accompanying attachments in explanation and support of these findings.

## LIST OF MAPS & ATTACHMENTS:

- |       |                              |
|-------|------------------------------|
| Map 1 | Location Map                 |
| Map 2 | Jurisdictional Map           |
| Map 3 | Aerial Map                   |
| Map 4 | Current Countywide Plan Map  |
| Map 5 | Proposed Countywide Plan Map |

Forward Pinellas Staff Analysis

[Presentation](#)



**MEETING DATES:**

Planners Advisory Committee, July 3, 2023, at 1:30 p.m.

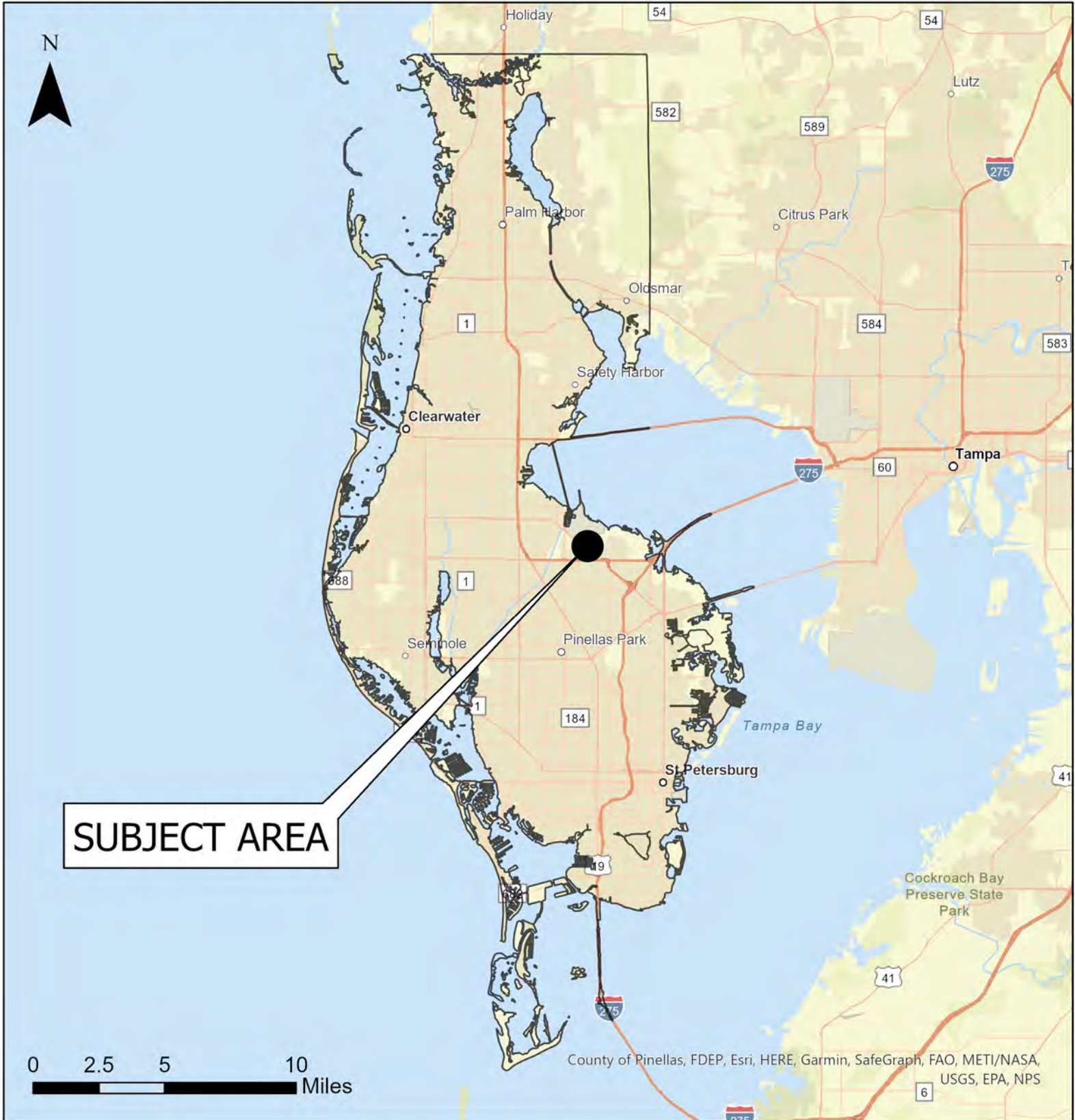
Forward Pinellas, July 12, 2023, at 1:00 p.m.

Countywide Planning Authority, Aug 1, 2023, at 9:30 a.m.

**ADVISORY COMMITTEE RECOMMENDATION:** At its July 3, 2023 meeting, the Planners Advisory Committee voted 11-0 to recommend approval of this amendment.

# Case CW23-07

## Map 1: Location Map



**JURISDICTION: Pinellas County**

**AREA: 18.5 acres m.o.l.**

**FROM: Employment, Target Employment Center and No Designation**

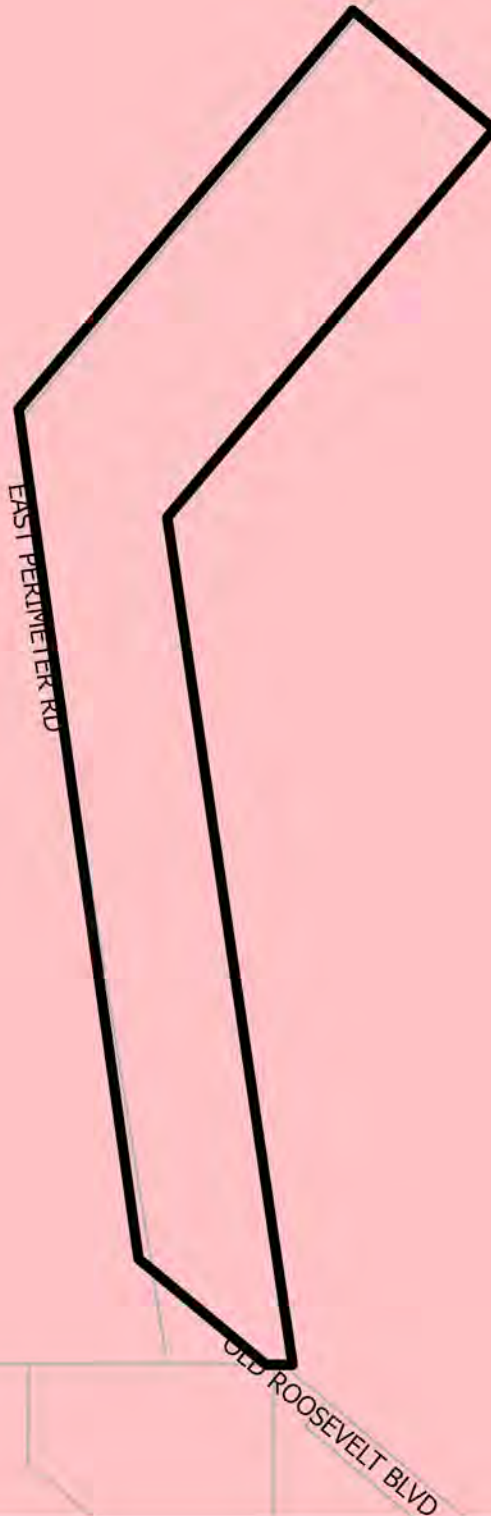
**TO: Public/Semi-Public, Target Employment Center and No Designation**

# Case CW23-07

## Map 2: Jurisdictional Map



0 200 400 800 Feet



Jurisdiction  
UNINCORPORATED

**JURISDICTION:** Pinellas County

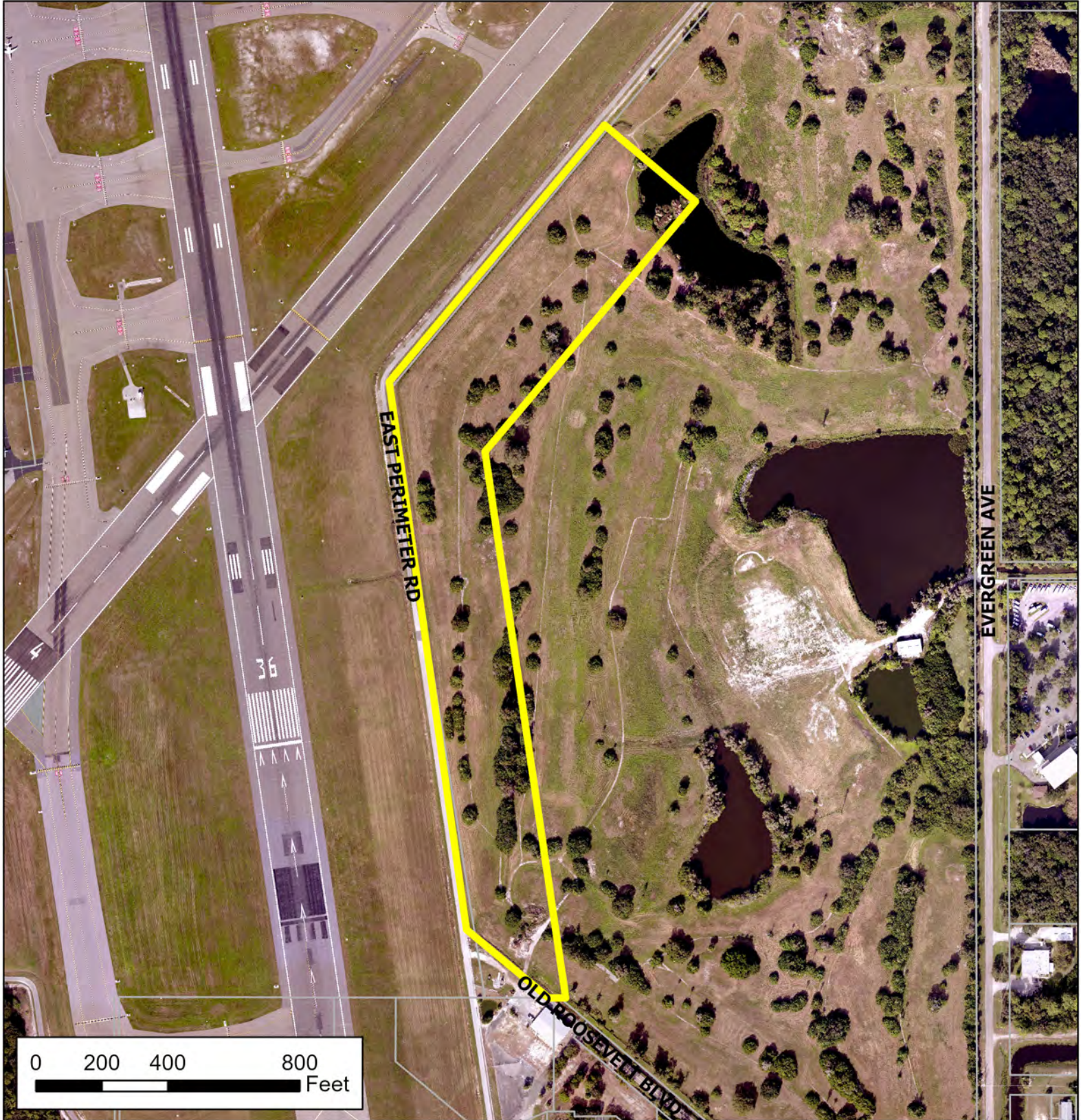
**AREA:** 18.5 acres m.o.l.

**FROM:** Employment, Target Employment Center and No Designation

**TO:** Public/Semi-Public, Target Employment Center and No Designation

# Case CW23-07

## Map 3: Aerial Map



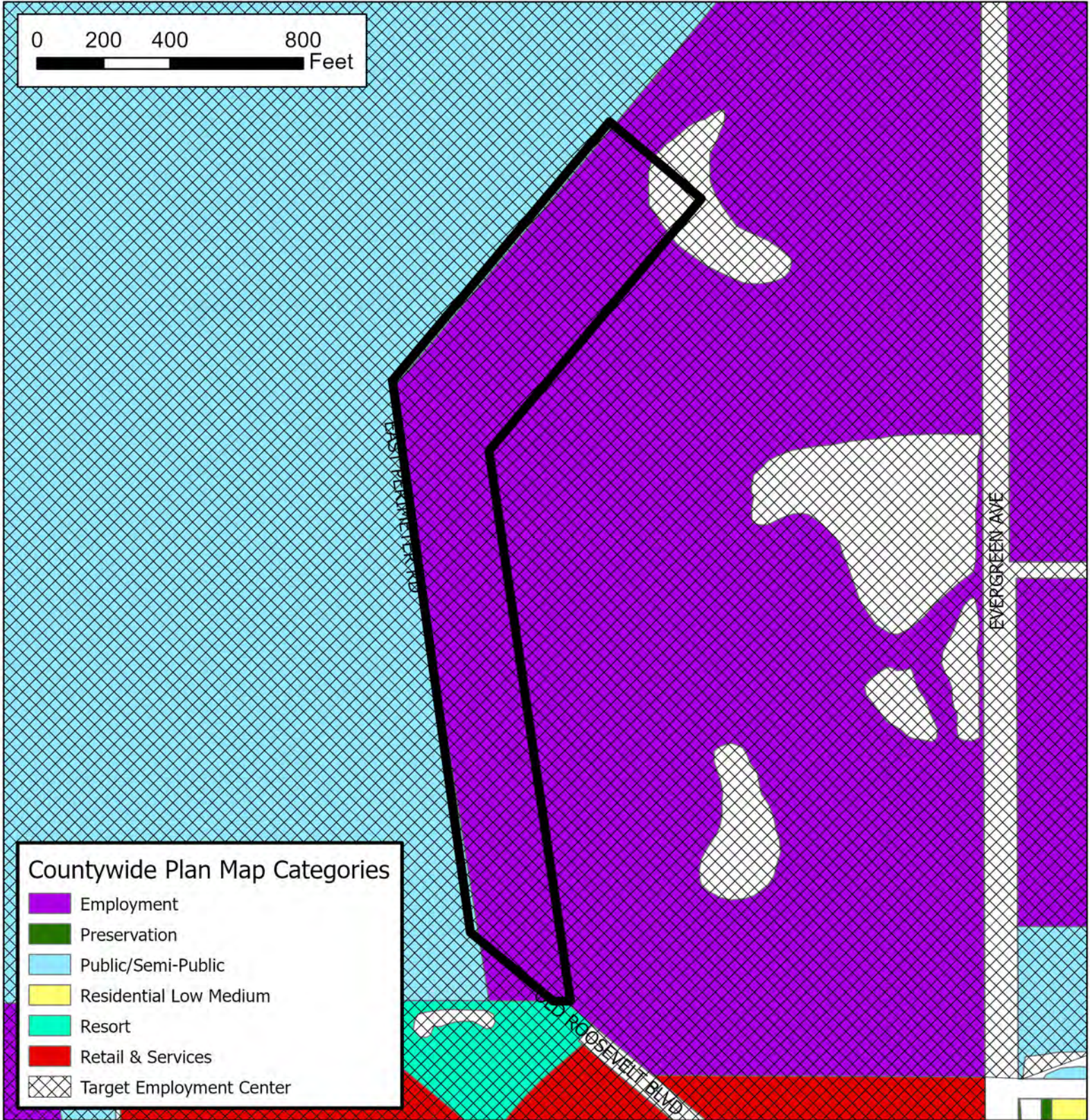
**JURISDICTION:** Pinellas County

**AREA:** 18.5 acres m.o.l.

**FROM:** Employment, Target Employment Center and No Designation

**TO:** Public/Semi-Public, Target Employment Center and No Designation





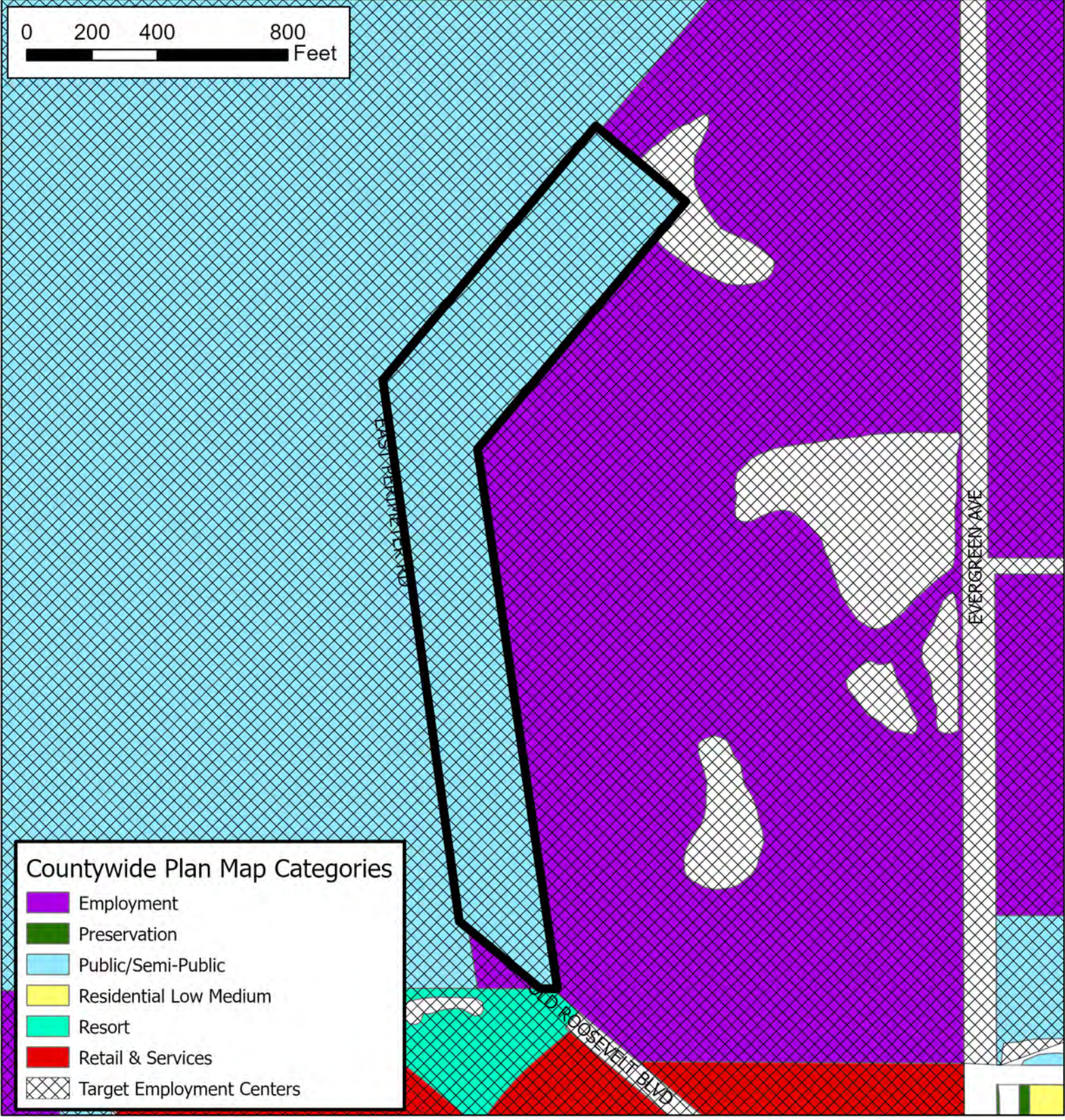
**JURISDICTION: Pinellas County**

**AREA: 18.5 acres m.o.l.**

**FROM: Employment, Target Employment Center and No Designation**

**TO: Public/Semi-Public, Target Employment Center and No Designation**





**JURISDICTION: Pinellas County**

**AREA: 18.5 acres m.o.l.**

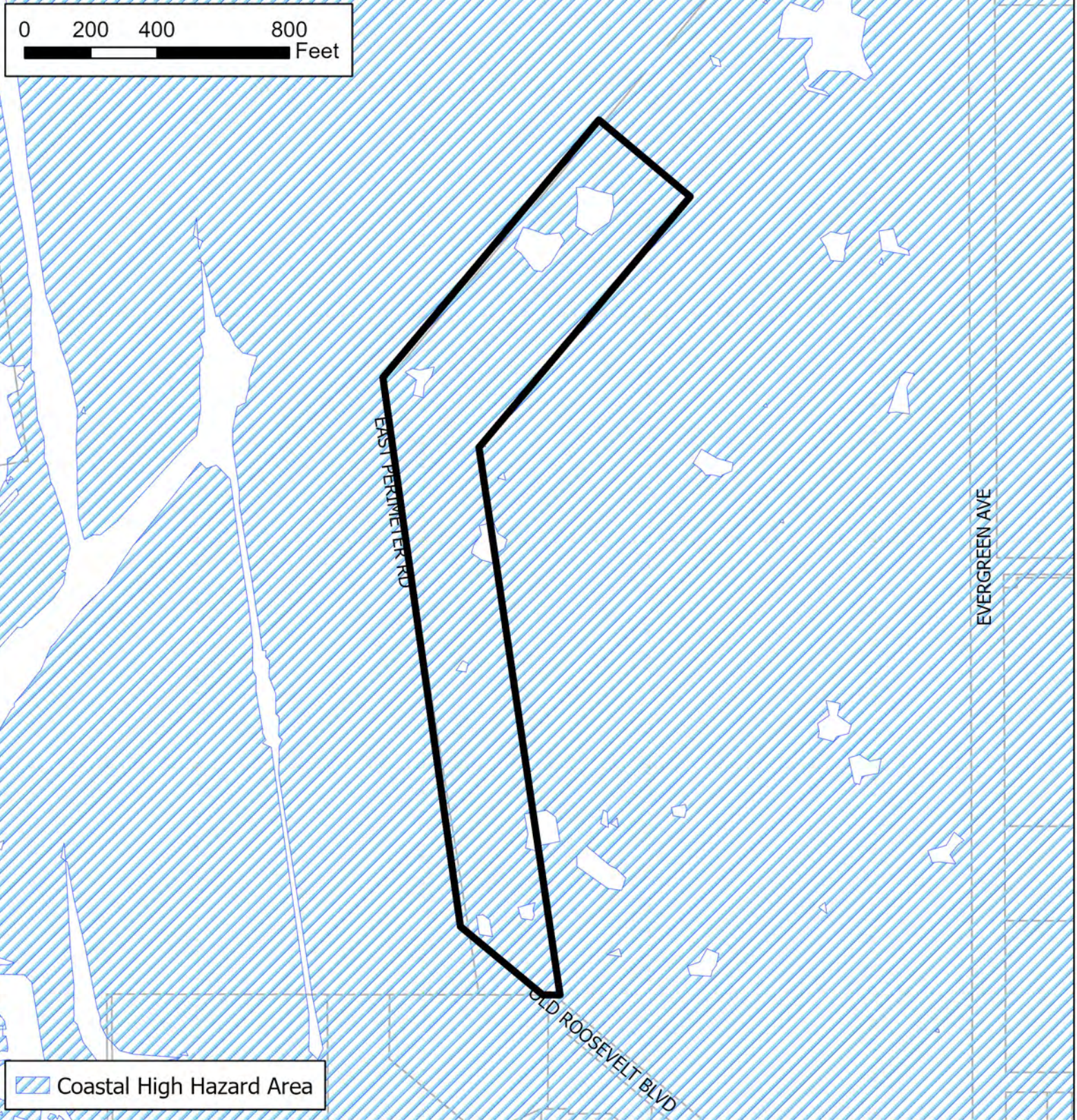
**FROM: Employment, Target Employment Center and No Designation**

**TO: Public/Semi-Public, Target Employment Center and No Designation**



# Case CW23-07

## Map 6: Coastal High Hazard Area



**JURISDICTION:** Pinellas County

**AREA:** 18.5 acres m.o.l.

**FROM:** Employment, Target Employment Center and No Designation

**TO:** Public/Semi-Public, Target Employment Center and No Designation



## FORWARD PINELLAS STAFF ANALYSIS



**APPLICATION NO.:** Case CW 23-07

**STAFF:** Rodney Chatman, AICP, Planning Division Manager

**APPLICANT:** Pinellas County

**PROPERTY SIZE:** 18.5 acres

**CURRENT COUNTYWIDE PLAN MAP CATEGORY:** Employment (E), Target Employment Center (TEC) and No Designation

**PROPOSED COUNTYWIDE PLAN MAP CATEGORY:** Public/Semi-Public (P/SP) and Target Employment Center (TEC)

**CURRENT LOCAL FUTURE LAND USE PLAN MAP CATEGORY:** Pinellas County – Employment (E-1)

**PROPOSED LOCAL FUTURE LAND USE PLAN MAP CATEGORY:** Pinellas County – Transportation/Utility (T/U)

**LOCATION / PARCEL ID:** 13690 Stoneybrook Drive / 34-29-16-00110-000-0023 (portion)

### **BACKGROUND SUMMARY:**

The applicant is requesting an amendment to the Countywide Plan Map from Employment (E), Target Employment Center (TEC) and No Designation to Public/Semi-Public (P/SP) and Target Employment Center (TEC) to allow for the construction of a new airport taxiway within the amendment area that would help meet aviation activity forecasts and provide access to future aviation-related uses.

### **STAFF RECOMMENDATION:**

Staff recommends approval of an amendment to the Countywide Plan Map from Employment (E), Target Employment Center (TEC) and No Designation to Public/Semi-Public (P/SP) and Target Employment Center (TEC).

### **PLANNERS ADVISORY COMMITTEE RECOMMENDATION:**

To be updated after the Planners Advisory Committee meeting.



**LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:**

The Pinellas County Board of County Commissioners held a public hearing on the local future land use map amendment on June 13, 2023. The Board approved the first reading of Ordinance 23-7 and there were no public comments.

**CURRENT PROPERTY INFORMATION:**

<b>Property Use(s):</b>	Vacant (former Airco Golf Course)
<b>Site Features:</b>	Vacant land and open water bodies

**PLANNING CONSIDERATIONS:**

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The requested future land use designation is consistent with the Pinellas County Comprehensive Plan and the St. Petersburg/Clearwater International Airport (PIE) Master Plan.
2. The subject property is within the Coastal High Hazard Area (CHHA), however neither the Comprehensive Plan nor Land Development Code prohibits aviation-related uses in such areas.
3. Two persons appeared in opposition and two letters in opposition were received during the local approval process. Noise impacts were a primary concern. PIE staff indicated that any increase in noise would be negligible.
4. On the southeast side of PIE is a 126.9-acre tract of land currently referred to as the Airco site. Previously this portion of the airport’s property was developed and operated as a municipal golf course. Since the closure of the golf course in 2011, the land has sat idle. The airport is currently moving forward with plans to redevelop the Airco site for both aviation-related and non-aeronautical development.
5. Any future development project recommended as part of the master plan is subject to the appropriate level of environmental review by the Federal Aviation Administration (FAA) at such time that a specific project is considered ready for implementation. Most airport development actions require some level of National Environmental Policy Act (NEPA) review, and a project does not need to be federally funded to require NEPA compliance.
6. There is also a Green Area Buffer on the east side of the airfield. This area includes 46.5 acres of vegetated land that lies between Evergreen Avenue and the communities just east of the airport. In 2010, the FAA agreed to the airport’s request to make the Green Area Buffer permanent as part of their ongoing commitment to be compatible with the surrounding community. Development rights were transferred to the Airco parcel as part of this agreement.

**RELEVANT COUNTYWIDE CONSIDERATIONS:**

The proposed amendment to the Countywide Plan Map is a legislative decision. The standards for the current and proposed Countywide Plan Map categories are summarized below:

	<b>Current Countywide Plan Map Category:</b> Employment	<b>Proposed Countywide Plan Map Category:</b> Public/Semi-Public	<b>Current and Proposed Countywide Plan Categories:</b> Target Employment Center
<b>Purpose:</b>	Intended to recognize areas developed with, or appropriate to be developed with, a wide range of employment uses, including primary industries (i.e., those with a customer base that extends beyond Pinellas County), allowing for flex space, and for uses that have minimal external impacts.	Intended to recognize institutional, and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features, and may include residential as part of the mix of uses.	Intended to depict, utilizing an overlay, those areas of the county that are now developed, or appropriate to be developed, in a concentrated and cohesive pattern to facilitate employment uses of countywide significance.
<b>Permitted Uses:</b>	Office; Research/Development-Light; Research/Development-Heavy; Storage/Warehouse/Distribution-Light; Storage/Warehouse/Distribution-Heavy; Manufacturing-Light; Manufacturing-Medium; Incinerator Facility.  Retail Commercial; Personal Service/Office Support; Transfer/Recycling are subject to a three-acre maximum.  Temporary Lodging; Commercial/Business Service; Commercial Recreation; Institutional; Transportation/Utility; Community Garden;	Institutional; Transportation/Utility; Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Storage/Warehouse/Distribution-Light; Storage/Warehouse/Distribution-Heavy; Recreation/Open Space; Community Garden; Agricultural-Light; Ancillary Nonresidential.	See applicable underlying categories.

	Agricultural-Light; Agricultural are subject to a five-acre maximum.		
<b>Max. Density:</b>	Temporary Lodging Use – Shall not exceed: 50 units per acre (UPA)	12.5 units per acre	Densities and intensities will be guided per the underlying plan categories, plus a 100% intensity bonus for Manufacturing, Office, and Research/Development uses.
<b>Max. Floor Area Ratio (FAR):</b>	Nonresidential Use - 0.65	Institutional uses shall not exceed 0.65 (except for hospital uses which shall not exceed an FAR of 1.0 within any single jurisdiction) / Transportation/utility uses shall not exceed an FAR of 0.70	Densities and intensities will be guided per the underlying plan categories, plus a 100% intensity bonus for Manufacturing, Office, and Research/Development uses.
<b>Max. Impervious Surface Ratio (ISR):</b>	Nonresidential Use - 0.85	Institutional uses shall not exceed 0.85 / Transportation/utility uses shall not exceed 0.90	N/A

Section 6.5.3. of the Countywide Rules provides the review criteria for amendments to the Countywide Plan Map. An analysis of these criteria are provided below:

**1. The manner in, and extent to, which the amendment is consistent with the Countywide Rules and with the Countywide Plan Strategies as implemented through the Countywide Rules.**

*Staff Analysis:* The Countywide Rules state that the Public/Semi-Public category is “intended to recognize institutional, and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features, and may include residential as part of the mix of uses.”

The locational characteristics of the Public/Semi-Public category are “generally appropriate to those locations where institutional uses (such as educational, health, public safety, civic, religious and like uses) and transportation/utility uses (such as air and sea transport terminals, utility installations, major transmission lines, refuse disposal, and public works facilities) are required to serve the community; and to recognize the special needs of these uses relative to their relationship with surrounding

uses and transportation access.”

The Target Employment Center designation is an overlay that is used to depict those areas of the county that are now developed, or appropriate to be developed, in a concentrated and cohesive pattern to facilitate employment uses of countywide significance.

The subject property is a portion of the former Airco golf course within the St. Petersburg/Clearwater International Airport (PIE) property. The entirety of the Airco parcel covers 126.9 acres, however only approximately 18.5 acres on its west side adjacent to Runway 4-22 is proposed for amendment. Approval of the amendment will allow for the construction of a new airport taxiway that is needed to meet projected demand and provide access to future planned aviation uses. The current designation permits a variety of uses such as light manufacturing, offices, research and development, and accessory retail, but it does not allow airport taxiways/runways. Therefore, the applicant is seeking an amendment to the Public/Semi-Public category while maintaining the existing Target Employment Center overlay to allow for the current and future uses of the airport, consistent with the adopted PIE Master Plan.

- 2. For amendments not involving the Activity Center (AC), Multimodal Corridor (MMC) and Planned Redevelopment District (PRD) categories, the manner in, and extent to, which the amendment significantly impacts a roadway segment where the existing Level of Service (LOS) is below LOS “D” or where projected traffic resulting from the amendment would cause the existing LOS to fall below LOS “D.”**

*Staff Analysis:* The amendment area is located on a roadway segment of LOS “D” or better.

- 3. If located within a Scenic/Noncommercial Corridor, the manner in, and extent to, which the amendment conforms to the criteria and standards contained in Section 6.5.4.1 of these Countywide Rules.**

*Staff Analysis:* The amendment area is not located on a Scenic/Noncommercial Corridor.

- 4. If located within a Coastal High Hazard Area, the manner in, and extent to, which the amendment conforms to the terms set forth in Section 4.2.7.**

*Staff Analysis:* The amendment area is located within the Coastal High Hazard Area. However, this amendment would not impact hurricane shelter space or evacuation routes, it enables the use of existing infrastructure and disturbed areas and maintains the same level of future nonresidential development potential.

- 5. If the amendment involves the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category, the manner in, and extent to, which the amendment conforms to the purpose and requirements of the applicable category, and addresses the**

**relevant Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies.**

*Staff Analysis:* The amendment area does not involve the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category.

**6. The manner in, and extent to, which the amendment significantly impacts a public educational facility or an adjoining jurisdiction.**

*Staff Analysis:* The amendment area is not located adjacent to an adjoining jurisdiction and if approved, the amendment would not significantly impact a public educational facility.

**7. If the amendment involves the conversion from the Employment (E), Industrial (I), or Target Employment Center (TEC) category, the extent to which the amendment area can continue to provide for target employment opportunities as evaluated and set forth in Section 6.5.4.5.**

*Staff Analysis:* The amendment area does involve the conversion of Employment designated land. However, the master plan includes an economic impact section which estimates PIE's job creation at 4,102.1 local full-time equivalent (FTE) jobs created by direct effect, another 1,540.3 via indirect effect, and another 1,377.5 via induced effect (7,109.9 FTE jobs on airport property and in the surrounding area). Local and regional annual labor income totals \$310.1 million dollars. This translates to a per FTE job annual labor income of \$44,176.

If the recommended future development concept outlined in the master plan is realized, approximately 80.1 acres for aviation-related development and 45.4 acres for compatible nonaeronautical uses would be created. The remaining 5.5 acres would be dedicated for access road right-of-way, utility right-of-way, and stormwater management system improvements. Hundreds of high-wage job opportunities could be created under this concept through the construction of a large aircraft maintenance facility, an air cargo handling facility, and six smaller flex buildings.

**PUBLIC CORRESPONDENCE**

The proposed Countywide Plan Map amendment was publicly advertised as required by Section 7.8.4. of the Countywide Rules. No public correspondence has been received to date.

**CONCLUSION**

Staff finds the proposed amendment is consistent with the Relevant Countywide Considerations found in Section 6.5.3.1 of the Countywide Rules.



July 12, 2023

## 6E. Proposed Amendments to the Countywide Plan



### SUMMARY

At its April and May meetings, the board received presentations on a proposed Countywide Plan amendment package to address the 2023 Target Employment and Industrial Land Study (TEILS) Update as well as additional planning topics that have been discussed with our member local governments since the plan was last updated in 2021. This month, the board will hold a public hearing to consider these amendments. Subsequently, the Countywide Planning Authority (CPA) will hold two public hearings to consider the proposed amendments. These public hearings are currently scheduled to occur on August 1<sup>st</sup> and August 15<sup>th</sup>.

Proposed amendments in this package include:

- *Amendments to implement the TEILS Update* – Creates four new subcategories of the Target Employment Center (TEC) overlay with associated standards and incentives; creates Countywide Plan Map Submap No. 2 depicting the locations of the subcategories for adopted TECs; creates a process for adjustment to the TEC subcategories initiated by local governments with jurisdiction; establishes special area plan requirements for the TEC-Local subcategory; and modifies the review criteria for Countywide Plan Map amendments of employment-related categories
- *The Multimodal Accessibility (MAX) Index* – Creates a new index to evaluate transportation impacts of proposed Countywide Plan Map amendments across various modes rather than just automobile level of service
- *Transfers of Density/Intensity* – Reorganizes and clarifies Rules provisions for transferable development rights, density/intensity averaging, and density pools
- *Multi-jurisdictional Activity Centers (ACs) and Multimodal Corridors (MMCs)* – Provides guidelines for partnerships to facilitate annexation of unincorporated parcels into municipal ACs or MMCs
- *Coastal High Hazard Area (CHHA)* – Adds resilient building to the CHHA balancing criteria; requires adoptions of new ACs and MMCs increasing densities or intensities in the CHHA to be reviewed as Tier III amendments; requires amendments to existing ACs and MMCs to address the CHHA balancing criteria before Tier I review criteria can be met; and requires amendments to ACs, MMC, and Planned Redevelopment Districts in the CHHA to provide information about evacuation routes and clearance times

- *Density/Intensity Bonuses* – Reorganizes and clarifies Rules provisions for density/intensity bonuses; recognizes the graywater bonus allowed by Florida Statutes; and a proposes a new type of bonus to incentivize water conservation and water quality, as requested by Pinellas County
- *Housekeeping amendments* – Minor updates or clarifications to advertising requirements, review timelines and reporting, definitions, table numbers, and section references

Staff will present an informational summary of proposed amendments to the Countywide Plan at the July board meeting for their consideration, recommendation of approval, and transmittal to the CPA.

**ATTACHMENT(S):**

- Draft Resolution and Ordinance
- Exhibit A - Draft Countywide Rules Articles 2-8
- Exhibit B - Submap No. 2: Target Employment Centers Map
- [TEILS Presentation](#)
- [MAX Index Presentation](#)
- [Other Amendments Presentation](#)

**ACTION:** Board, in its role as the Pinellas Planning Council, to adopt Resolution 23-03 and transmit the proposed ordinance and plan to the CPA.

**STAFF RECOMMENDATION:** Staff recommends that the board approve Resolution 23-03 and transmit the proposed ordinance and proposed plan to the CPA.

**ADVISORY COMMITTEE RECOMMENDATION:** At its July 3, 2023 meeting, the Planners Advisory Committee voted 12-0 to recommend that the board approve the resolution and transmit to the CPA.



FORWARD PINELLAS  
RESOLUTION NO. 23-03

A RESOLUTION APPROVING AMENDMENTS TO PINELLAS COUNTY ORDINANCE NO. 15-30, AS AMENDED, TO UPDATE THE COUNTYWIDE PLAN FOR PINELLAS COUNTY; MODIFYING STANDARDS OF THE COUNTYWIDE RULES ADDRESSING CONVERSION OF INDUSTRIAL AND EMPLOYMENT LAND, INCREASES OF DENSITY OR INTENSITY IN THE COASTAL HIGH HAZARD AREA, DENSITY/INTENSITY BONUSES, TRANSFERS OF DENSITY/INTENSITY, TRANSPORTATION IMPACTS OF PROPOSED AMENDMENTS, PROCEDURES FOR MULTI-JURISDICTIONAL AMENDMENTS, TIMEFRAMES AND REPORTING PROCEDURES FOR CERTAIN LAND USE SUBMITTALS, PUBLIC NOTICE REQUIREMENTS FOR COUNTYWIDE PLAN MAP AMENDMENTS, AND DEFINITIONS; CREATING COUNTYWIDE PLAN MAP SUBMAP NO. 2; UPDATING SECTION NUMBERS, REFERENCES AND TERMINOLOGY FOR INTERNAL CONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners, acting pursuant to its countywide planning authority, adopted the Countywide Plan Strategies, Countywide Plan Map, and the Countywide Rules, which collectively comprise the Countywide Plan, by adoption of Ordinance No. 15-30 on August 7, 2015, which has been subsequently amended; and

WHEREAS, Forward Pinellas, in its role as the Pinellas Planning Council, pursuant to Section 6(7)(b), Chapter 2012-245, Laws of Florida, is authorized to develop rules, standards, policies, and objectives that will implement the Countywide Plan; and

WHEREAS, Forward Pinellas, in its role as the Pinellas Planning Council, pursuant to Section 10(3)(a), Chapter 2012-245, Laws of Florida, is authorized to initiate amendments to the rules and strategies of the Countywide Plan as determined necessary by Forward Pinellas to establish effective countywide planning; and

WHEREAS, the Countywide Plan, consisting of the Countywide Plan Map Strategies, Countywide Rules, and Countywide Plan Map, provides for the coordination of land use and transportation planning among the 25 local governments in Pinellas County; and

WHEREAS, Forward Pinellas, in its role as the Pinellas Planning Council, has determined that it is necessary and appropriate to add, modify, reorganize, and clarify Countywide Plan provisions in order to fulfill to identified planning objectives; and

WHEREAS, the requisite procedures concerning notice and public hearing for amendment of the Countywide Plan have been met.

NOW, THEREFORE, BE IT RESOLVED by Forward Pinellas, in its role as the Pinellas Planning Council, that:

SECTION 1. Purpose. The Countywide Rules set forth land use categories applicable to the Countywide Plan Map, together with use characteristics, density/intensity standards, locational criteria, other standards, and review procedures, in accordance with the policy direction of the Countywide Plan Strategies.

SECTION 2. Intent. Amendments to Countywide Rules are needed to implement policy objectives that encourage the reservation of land for high-wage target employers; discourage increases of density or intensity in the Coastal High Hazard Area; allow flexible land use planning techniques such as transferable development rights, density/intensity averaging, and density/intensity bonuses; evaluate the potential transportation impacts of proposed Countywide Plan Map amendments; establish timeframes, reporting, and public notice requirements; establish a set of definitions used in review procedures with which adopted local government plans and codes must be consistent; and provide locational criteria for Countywide Plan Map amendments.

SECTION 3. Transmittal. Forward Pinellas hereby transmits a copy of this Resolution, including Exhibit “A” and “B”, to the Pinellas County Board of County Commissioners, acting pursuant to its countywide planning authority, for consideration and action.

SECTION 4. Recommendation of Approval. Forward Pinellas hereby recommends said amendments to the Countywide Plan, as set forth in Exhibit “A” and “B”, be approved by the Pinellas County Board of County Commissioners, acting pursuant to its countywide planning authority.

This Resolution offered and adopted at the July 12, 2023 meeting of the Pinellas Planning Council as hereinafter set forth:

\_\_\_\_\_ offered the foregoing Resolution

which was seconded by \_\_\_\_\_ and the vote

was:

AYES:

NAYS:

ABSENT AND NOT VOTING:

ATTEST:

---

Whit Blanton, Executive Director  
Forward Pinellas

---

Commissioner Janet Long, Chairman  
Forward Pinellas

ORDINANCE NO. 23-

AN ORDINANCE AMENDING PINELLAS COUNTY ORDINANCE NO. 15-30, AS AMENDED, TO UPDATE THE COUNTYWIDE PLAN FOR PINELLAS COUNTY; MODIFYING STANDARDS OF THE COUNTYWIDE RULES ADDRESSING CONVERSION OF INDUSTRIAL AND EMPLOYMENT LAND, INCREASES OF DENSITY OR INTENSITY IN THE COASTAL HIGH HAZARD AREA, DENSITY/INTENSITY BONUSES, TRANSFERS OF DENSITY/INTENSITY, TRANSPORTATION IMPACTS OF PROPOSED AMENDMENTS, PROCEDURES FOR MULTI-JURISDICTIONAL AMENDMENTS, TIMEFRAMES AND REPORTING PROCEDURES FOR CERTAIN LAND USE SUBMITTALS, PUBLIC NOTICE REQUIREMENTS FOR COUNTYWIDE PLAN MAP AMENDMENTS, AND DEFINITIONS; CREATING COUNTYWIDE PLAN MAP SUBMAP NO. 2; UPDATING SECTION NUMBERS, REFERENCES AND TERMINOLOGY FOR INTERNAL CONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners, acting pursuant to its countywide planning authority, adopted the Countywide Plan Strategies, Countywide Plan Map, and the Countywide Rules, which collectively comprise the Countywide Plan, by adoption of Ordinance No. 15-30 on August 7, 2015, which has been subsequently amended; and

WHEREAS, Forward Pinellas, in its role as the Pinellas Planning Council, pursuant to Section 6(7)(b), Chapter 2012-245, Laws of Florida, is authorized to develop rules, standards, policies, and objectives that will implement the Countywide Plan; and

WHEREAS, Forward Pinellas, in its role as the Pinellas Planning Council, pursuant to Section 10(3)(a), Chapter 2012-245, Laws of Florida, is authorized to initiate amendments to the rules and strategies of the Countywide Plan as determined necessary by Forward Pinellas to establish effective countywide planning; and

WHEREAS, the Countywide Plan, consisting of the Countywide Plan Map Strategies, Countywide Rules, and Countywide Plan Map, provides for the coordination of land use and transportation planning among the 25 local governments in Pinellas County; and

WHEREAS, Forward Pinellas, in its role as the Pinellas Planning Council, has determined that it is necessary and appropriate to add, modify, reorganize, and clarify Countywide Plan provisions in order to fulfill to identified planning objectives; and

WHEREAS, the requisite procedures concerning notice and public hearing for amendment of the Countywide Plan have been met.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pinellas County, Florida, pursuant to its countywide planning authority, in regular meeting duly assembled on August 15, 2023, as follows:

SECTION 1. Purpose. The Countywide Rules set forth land use categories applicable to the Countywide Plan Map, together with use characteristics, density/intensity standards, locational criteria, other standards, and review procedures, in accordance with the policy direction of the Countywide Plan Strategies.

SECTION 2. Intent. Amendments to Countywide Rules are needed to implement policy objectives that encourage the reservation of land for high-wage target employers; discourage increases of density or intensity in the Coastal High Hazard Area; allow flexible land use planning techniques such as transferable development rights, density/intensity averaging, and density/intensity bonuses; evaluate the potential transportation impacts of proposed Countywide Plan Map amendments; establish timeframes, reporting, and public notice requirements; establish a set of definitions used in review procedures with which adopted local government plans and codes must be consistent; and provide locational criteria for Countywide Plan Map amendments

SECTION 3. Text Amendments. Articles 2 through 8 of the Countywide Rules are hereby amended as set forth in Exhibit "A". All other portions of the Countywide Rules not included in this ordinance are preserved and remain as previously set forth.

SECTION 4. Creation of Countywide Plan Submap No. 2. Countywide Plan Map Submap No. 2 is created as set forth in Exhibit "B" and shall be part of the Countywide Plan Map series pursuant to Division 2.2 of the Countywide Rules. All other portions of the Countywide Plan Map series not included in this ordinance are preserved and remain as previously set forth.

SECTION 5. Areas Embraced. Pursuant to Section 2.01 of the Pinellas County Charter, this ordinance shall be effective in the incorporated as well as unincorporated areas of the County."

SECTION 6. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, sentence, clause, phrase, or provision of this ordinance is held invalid or unconstitutional, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

SECTION 7. Filing of Ordinance; Effective Date. Pursuant to Section 125.66, Florida Statutes, a certified copy of this Ordinance shall be filed with the Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This Ordinance shall become effective upon filing with the Department of State.

**ARTICLE 2**

**COUNTYWIDE PLAN MAP AND CATEGORIES**

**DIV. 2.1 ADOPTION AND AMENDMENT.**

**SEC. 2.1.1 COUNTYWIDE PLAN MAP.**

The Countywide Plan Map was originally adopted by Ordinance No. 89-4, as referenced in Exhibits I and II thereof, effective February 6, 1989, and has been repealed and replaced by Ordinance No. 15-30, effective August 7, 2015, as referenced in Exhibit A, Part III thereof.

**SEC. 2.1.2 COUNTYWIDE RULES.**

The Countywide Rules were originally adopted by Ordinance No. 89-4, as referenced in Exhibits I and II thereof, effective February 6, 1989, and have been repealed and replaced by Ordinance No. 15-30, effective August 7, 2015, as referenced in Exhibit A, Part II thereof.

**DIV. 2.2 COUNTYWIDE PLAN MAP PREPARATION AND MAINTENANCE.**

**SEC. 2.2.1 COUNTYWIDE PLAN MAP ORIGIN AND STATUS.**

The Countywide Plan Map has been compiled and stored on the Pinellas County Enterprise Geographic Information System computer system. The computer-generated composite map and map series have been accepted by the Countywide Planning Authority (CPA), upon recommendation by the Pinellas Planning Council (PPC), and filed with the Clerk of the Board of County Commissioners, as the official Countywide Plan Map.

**SEC. 2.2.2 COUNTYWIDE PLAN MAP CUSTODY AND MAINTENANCE.**

The Countywide Plan Map is maintained by the PPC. The PPC shall be responsible for the maintenance and distribution of the plan map and shall retain all authority therefor. The Countywide Plan Map will be updated to reflect subsequent amendments on a regular basis, and a current copy of said composite map and map series will be printed and officially accepted by the CPA and filed with the Clerk of the Board of County Commissioners not less than on an annual basis.

**SEC. 2.2.3 SUBSEQUENT COUNTYWIDE PLAN MAP AMENDMENTS.**

Amendments to the Countywide Plan Map made subsequent to the effective date of these Countywide Rules shall correspond to and be based on the map legend as set forth in Division 2.3 of these Countywide Rules. All Countywide Plan Map amendments shall be made in accordance with the provisions of these Countywide Rules, as amended. [While only a local government may initiate an amendment to the Countywide Plan Map for a particular parcel of property over which it has jurisdiction, the PPC may initiate adoption of a submap or supplementary map providing locational criteria to guide such locally initiated amendments.](#)



**DIV. 2.3 COUNTYWIDE PLAN MAP CATEGORIES.**

**SEC. 2.3.1 APPLICABILITY.**

The categories and standards contained in this article shall be applied as set forth in these Countywide Rules. Specific reference to the standards contained in this article and the criteria by which they shall be applied are found in Article 4 and Article 5 of these Countywide Rules.

**SEC. 2.3.2 LEGEND.**

**2.3.2.1** The Countywide Plan Map and the Countywide Rules provide for the categories and symbols applicable to the Countywide Plan Map and Countywide Rules as set forth below:

<u>Plan Categories</u>	<u>Plan Symbols</u>
Residential Rural	RR
Residential Very Low	RVL
Residential Low Medium	RLM
Residential Medium	RM
Residential High	RH
Office	O
Resort	R
Retail & Services	R&S
Employment	E
Industrial	I
Public/Semi-Public	P/SP
Recreation/Open Space	R/OS
Preservation	P
Target Employment Center	TEC
Activity Center	AC
Multimodal Corridor	MMC
Planned Redevelopment District	PRD
Scenic/Noncommercial Corridor	SNCC

**SEC. 2.3.3 COUNTYWIDE PLAN MAP CATEGORIES.**

The Countywide Plan Map categories, symbols and the purpose, use characteristics, locational characteristics, traffic generation characteristics, density/intensity standards and other standards shall be as set forth for each of the following categories.

Within the framework provided by these standards, local governments shall have the authority to determine appropriate density and intensity standards for parcels within their jurisdictions. Local plans and regulations may be more restrictive, in accordance with the local government consistency provisions of Article 3, and should be consulted for authorized uses and applicable standards.

### **2.3.3.1. Category/Symbol – Residential Rural (RR).**

**Purpose** – It is the purpose of this category to depict those areas of the county that are now developed, or appropriate to be developed, in a rural, very low density residential manner; and to recognize such areas as primarily well-suited for residential and agricultural uses that are consistent with the rural, exurban, non-intensive qualities and natural resources of such areas.

**Use Characteristics** – Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light; Agricultural.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold as specified below, alone or when added together, exceeding the applicable total acreage maximum shall require a Countywide Plan Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply:
  - Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Transportation/Utility.
  - Uses Subject to Five Acre Maximum – Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2).
- Locational Characteristics – This category is generally appropriate to locations distant from urban activity centers; in areas where use and development characteristics are rural in nature; and in areas where environmental features are linked to the protection of natural resources such as aquifer recharge and groundwater resource areas.
- Scenic/Noncommercial Corridor (SNCC) – Amendments to Residential Rural in SNCCs are governed by Section 6.5.4.1.4, which restricts the category to certain SNCC classifications.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 5 trips per day per acre.

**Density/Intensity Standards** – Shall include the following:

- Residential and Vacation Rental Use – Shall not exceed .5 dwelling unit per acre.
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at .5 dwelling unit per acre.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) of .60.

- Mixed-Use – Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use bonus provisions of Section 4.2.~~3~~4.6 may be used.

### **2.3.3.2 Category/Symbol – Residential Very Low (RVL).**

**Purpose** – It is the purpose of this category to depict those areas of the county that are now developed, or appropriate to be developed, in a large lot, very low density residential manner; and to recognize such areas as primarily well-suited for estate residential uses that are consistent with the suburban, non-intensive qualities and natural resources of such areas.

**Use Characteristics** – Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light; Agricultural.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the applicable acreage maximum shall require a Countywide Plan Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply:
  - Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Transportation/Utility.
  - Uses Subject to Five Acre Maximum – Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2).
- Locational Characteristics – This category is generally appropriate to locations distant from urban activity centers; in areas where use and development characteristics are rural or estate residential in nature; and ranging from areas where environmental features are linked to the protection of natural resources such as aquifer recharge or groundwater resource areas to areas serving as a transition between more rural and more suburban residential areas.
- Scenic/Noncommercial Corridor (SNCC) – Amendments to Residential Very Low in SNCCs are governed by Section 6.5.4.1.4, which restricts the category to certain SNCC classifications.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 8 trips per day per acre.

**Density/Intensity Standards** – Shall include the following:

- Residential and Vacation Rental Use – Shall not exceed 1 unit per acre (UPA).
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 1 UPA.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) of .60.

- Mixed-Use – Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use bonus provisions of Section 4.2.~~3~~4.6 may be used.

### **2.3.3.3 Category/Symbol – Residential Low Medium (RLM).**

**Purpose** – This category is intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas.

**Use Characteristics** – Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light; Agricultural.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the applicable acreage maximum shall require a Countywide Plan Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply:
  - Uses Subject to One Acre Maximum – Office; Personal Service/Office Support; Retail Commercial.
  - Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Transportation/Utility.
  - Uses Subject to Five Acre Maximum – Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2).
- Locational Characteristics – This category is generally appropriate to locations ranging from rural areas distant from urban activity centers, to suburban areas near or in proximity to urban activity centers; in close, walkable, or bikeable proximity to low-intensity neighborhood servicing uses and low to mid-intensity and density mixed-use areas; in areas where use and development characteristics are residential in nature; and in areas serving as a transition between rural or suburban to more urban residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial and highway network.
- Scenic/Noncommercial Corridor (SNCC) – Amendments to Residential Low Medium in SNCCs are governed by Section 6.5.4.1.4, which restricts the category and its permitted uses to certain SNCC classifications.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 67 trips per day per acre.

**Density/Intensity Standards** – Shall include the following:

- Residential and Vacation Rental Use – Shall not exceed 10 units per acre (UPA).
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 10 UPA.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75.
- Mixed-Use – Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use bonus provisions of Section 4.2.34.6 may be used.

#### **2.3.3.4 Category/Symbol – Residential Medium (RM).**

**Purpose** – It is the purpose of this category to depict those areas of the county that are now developed, or appropriate to be developed, in a medium-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities, including transit, and natural resources of such areas.

**Use Characteristics** – Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the applicable acreage maximum shall require a Countywide Plan Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply:
  - Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Office; Personal Service/Office Support; Retail Commercial; Transportation/Utility.
  - Uses Subject to Five Acre Maximum – Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2).
- Locational Characteristics – This category is generally appropriate to locations within or in proximity to urban activity centers; in areas where use and development characteristics are medium-density residential in nature; and in areas serving as a transition between less urban and more urban residential and mixed-use areas. These areas are generally served by and accessed from minor and collector roadways, which connect to arterial roadways and/or highways. The higher densities are typically in proximity to, and may have direct access from, the arterial and highway network.
- Scenic/Noncommercial Corridor (SNCC) – Amendments to Residential Medium in SNCCs are governed by Section 6.5.4.1.4, which restricts the category and its permitted uses to certain SNCC classifications.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 96 trips per day per acre.

**Density/Intensity Standards** – Shall include the following:

- Residential and Vacation Rental Use – Shall not exceed 15 units per acre (UPA).



- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 15 UPA.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75.
- Mixed-Use – Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use bonus provisions of Section 4.2.~~3~~4.6 may be used.

### **2.3.3.5 Category/Symbol – Residential High (RH).**

**Purpose** – It is the purpose of this category to depict those areas of the county that are now developed, or appropriate to be developed, in a high-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban and intensive qualities, transportation facilities, including transit, and natural resources of such areas.

**Use Characteristics** – Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the acreage maximum shall require a Countywide Plan Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply:
  - Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Office; Personal Service/Office Support; Retail Commercial; Transportation/Utility.
  - Uses Subject to Five Acre Maximum – Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2).
- Locational Characteristics – This category is generally appropriate to locations within or in proximity to urban activity centers; often in close, walkable, or bikeable proximity to high-intensity communities and supporting services; or in areas where use and development characteristics are high density residential in nature. These areas are typically in proximity to and may have direct access from the arterial and highway network and are served by transit in a manner that provides an alternative to individual automobile use.

Amendments designating the Residential High category on the Countywide Plan Map are most appropriate within ½ mile of Multimodal Corridors or Future Transit Corridors depicted on the Land Use Strategy Map, and shall be discouraged in other locations.

- Scenic/Noncommercial Corridor (SNCC) – Amendments to Residential High in SNCCs are governed by Section 6.5.4.1.4, which restricts the category to certain SNCC classifications.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 162 trips per day per acre.

**Density/Intensity Standards** – Shall include the following:

- Residential and Vacation Rental Use – Shall not exceed 30 units per acre (UPA).

- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 30 UPA.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .60, nor an impervious surface ratio (ISR) of .85.
- Mixed-Use – Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use bonus provisions of Section 4.2.~~3~~4.6 may be used.

### **2.3.3.6 Category/Symbol – Office (O).**

**Purpose** – This plan category is intended to accommodate areas developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed-use development.

**Use Characteristics** - Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Office; Personal Service/Office Support; Residential Equivalent; Research/Development-Light; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the acreage maximum shall require a Countywide Plan Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply:
  - Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Transportation/Utility; Manufacturing-Light.
  - Uses Subject to Five Acre Maximum – Residential; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2).
- Locational Characteristics – This category is generally appropriate to locations where it would serve as a transition from an urban activity center or more intensive nonresidential use to low density residential or public/semi-public use; and in areas where the size and scale of office and residential use is appropriate to free standing office, medium density residential or a combination thereof. These areas are typically in proximity to and served by the arterial, collector, and highway network, as well as Multimodal Corridors and Future Transit Corridors depicted on the Land Use Strategy Map.
- Scenic/Noncommercial Corridor (SNCC) – Amendments to Office in SNCCs are governed by Section 6.5.4.1.4, which restricts the category to certain SNCC classifications.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 89 trips per day per acre. When located in a Target Employment Center, the standard shall be 101 trips per day per acre.

**Density/Intensity Standards** – Shall include the following:

- Residential and Vacation Rental Use – Shall not exceed 15 units per acre (UPA).
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 15 UPA.

- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75.
- Mixed-Use – Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use bonus provisions of Section 4.2.34.6 may be used.
- When located in a Target Employment Center – [See Section 2.3.3.14, Table 2-2.](#) ~~Shall not exceed an FAR of 1.0 for Manufacturing, Office, and Research/Development uses.~~

### **2.3.3.7 Category/Symbol – Resort (R).**

**Purpose** – This plan category is intended to depict areas developed, or appropriate to be developed, in high-density residential and resort use; and to recognize such areas as well-suited for the combination of residential and temporary lodging use consistent with their location, surrounding uses, transportation facilities, and natural resources of such areas.

**Use Characteristics** - Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Temporary Lodging; Recreational Vehicle Parks; Office; Personal Service/Office Support; Retail Commercial; Convention Center; Commercial/Business Service; Commercial Recreation; Recreation/Open Space; Community Garden; Agricultural-Light.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the acreage maximum shall require a Countywide Plan Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply:
  - Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Transportation/Utility.
  - Uses Subject to Five Acre Maximum – Institutional
- Locational Characteristics – This category is generally appropriate to locations characterized by, and appropriate for, a highly intensive mix of residential and temporary lodging uses; in locations where unique recreational assets warrant the combination of permanent and temporary accommodations in proximity to and served by the arterial and highway network, as well as Multimodal Corridors and Future Transit Corridors depicted on the Land Use Strategy Map.
- Scenic/Noncommercial Corridor (SNCC) – Amendments to Resort in SNCCs are governed by Section 6.5.4.1.4, which restricts the category to the enhancement connector SNCC classification.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 279 trips per day per acre.

**Density/Intensity Standards** – Shall include the following:

- Residential and Vacation Rental Use – Shall not exceed 30 units per acre (UPA).
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 30 UPA.
- Recreational Vehicle Use – Shall not exceed 30 UPA.

- Temporary Lodging Use – Shall not exceed: 1) 50 UPA; or 2) in the alternative, upon adoption of provisions for compliance with Section 5.2.2.1-3, the density and intensity standards set forth in Table 65-1 therein; or 3) in the alternative, the nonresidential intensity standards may be used.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of 1.2, nor an impervious surface ratio (ISR) of .95.
- Mixed-Use – Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use bonus provisions of Section 4.2.34.6 may be used.

### **2.3.3.8 Category/Symbol – Retail & Services (R&S).**

**Purpose** – This plan category is intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses.

**Use Characteristics** - Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Commercial Recreation, Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Recreational Vehicle Park; Temporary Lodging; Research/Development- Light; Storage/Warehouse/Distribution-Light; Manufacturing-Light; Recreation/Open Space; Community Garden; Agricultural-Light.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the acreage maximum shall require a Countywide Plan Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply:
  - Uses Subject to Three Acre Maximum – Manufacturing-Medium.
  - Uses Subject to Five Acre Maximum – Institutional; Transportation/Utility; Agricultural; Ancillary Nonresidential.
- Locational Characteristics – This category is generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use; in areas in proximity to and with access to major transportation facilities, including transit; and on Multimodal Corridors and Future Transit Corridors depicted on the Land Use Strategy Map, where its proximity to transit service supports the type and density/intensity of the proposed use characteristics.
- Scenic/Noncommercial Corridor (SNCC) – Amendments to Retail & Services in SNCCs are governed by Section 6.5.4.1.4, which restricts the category and its permitted uses to certain SNCC classifications.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 433 trips per day per acre; which impacts may take into account the proximity and availability of transit service.

**Density/Intensity Standards** – Shall include the following:

- Residential and Vacation Rental Use – Shall not exceed 24 units per acre (UPA).
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 24 UPA.



- Recreational Vehicle Use – Shall not exceed 24 UPA.
- Temporary Lodging Use – Shall not exceed: 1) 40 UPA; or 2) in the alternative, upon adoption of provisions for compliance with Section 5.2.2~~1-3~~, the density and intensity standards set forth in Table ~~65-1~~ therein; or 3) in the alternative, the nonresidential intensity standards may be used.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .55, nor an impervious surface ratio (ISR) of .90.
- Mixed-Use – Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use bonus provisions of Section 4.2.3~~4~~.6 may be used.
- When located in a Target Employment Center – [See Section 2.3.3.14, Table 2-2.](#) ~~Shall not exceed an FAR of 1.1 for Manufacturing, Office, and Research/Development uses.~~

### **2.3.3.9. Category/Symbol – Employment (E).**

**Purpose** – This plan category is intended to recognize areas developed with, or appropriate to be developed with, a wide range of employment uses, including ~~primary~~ Target Industries (i.e., those with a customer base that extends beyond Pinellas County), allowing for flex space, and for uses that have minimal external impacts.

**Use Characteristics** - Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Office; Research/Development-Light; Research/Development-Heavy; Storage/Warehouse/Distribution-Light; Storage/Warehouse/Distribution-Heavy; Manufacturing-Light; Manufacturing-Medium; Incinerator Facility.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the respective acreage threshold specified below, alone or when added together within any distinct, separately delineated area designated Employment, exceeding the acreage maximum shall require a Countywide Plan Map amendment to another category that permits the use(s) where the acreage maximum does not apply:
  - Uses Subject to Three Acre Maximum – Retail Commercial; Personal Service/Office Support; Transfer/Recycling.
  - Uses Subject to Five Acre Maximum – Temporary Lodging; Commercial/Business Service; Commercial Recreation; Institutional; Transportation/Utility; Community Garden; Agricultural-Light; Agricultural.
- Locational Characteristics – This category is generally appropriate to locations with sufficient size to support target employment and other industrial uses, as well as integrated industrial/mixed-use projects, with provision for internal service access and other necessary site improvements in locations suitable for light industrial use with minimal adverse impact on adjoining uses; served by the collector, arterial, and highway network; and on Multimodal Corridors and Future Transit Corridors depicted on the Land Use Strategy Map, where its proximity to transit service supports the type and density/intensity of the proposed use characteristics.
- Scenic/Noncommercial Corridor (SNCC) – Amendments to Employment in SNCCs are governed by Section 6.5.4.1.4, which restricts the category to the enhancement connector SNCC classification.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 206 trips per day per acre; which impacts may take into account the proximity and availability of transit in a designated Multimodal Corridor or Future Transit Corridor. When located in a Target Employment Center, the standard shall be 236 trips per day per acre.

**Density/Intensity Standards** – Shall include the following:

- Temporary Lodging Use – Shall not exceed: 1) 50 units per acre (UPA); or 2) in the alternative, upon adoption of provisions for compliance with Section 5.2.2-3, the density and intensity standards set forth in Table 65-1 therein; or 3) in the alternative, the nonresidential intensity standards may be used.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .65, nor an impervious surface ratio (ISR) of .85.
- Mixed-Use – Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property.
- When located in a Target Employment Center – [See Section 2.3.3.14, Table 2-2](#). ~~Shall not exceed an FAR of 1.3 for Manufacturing, Office, and Research/Development uses.~~

### **2.3.3.10 Category/Symbol – Industrial (I).**

**Purpose** – This plan category is intended to depict areas developed, or appropriate to be developed, in a general industrial manner; and so as to encourage the reservation and use of areas for industrial use in a manner consistent with surrounding use, transportation facilities, other necessary infrastructure, and natural resources.

**Use Characteristics** - Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds or Other Limitations – Research/Development-Light; Research/Development-Heavy; Storage/Warehouse/Distribution-Light; Storage/Warehouse/Distribution-Heavy; Manufacturing-Light; Manufacturing-Medium; Manufacturing-Heavy; Agricultural Processing; Vehicular Salvage; Transfer/Recycling; Solid Waste/Refuse Disposal; Electric Power Generation Plant; Incinerator Facility; Commercial Recreation.
- Permitted Uses Subject to Acreage Thresholds – Institutional, Transportation/Utility, Community Garden, Agricultural-Light, and Agricultural uses are subject to a five-acre maximum. Any contiguous use or combination of uses subject to this acreage threshold, alone or when added together, exceeding the acreage maximum shall require a Countywide Plan Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply.
- Permitted Uses Subject to Other Limitations – Office; Retail Commercial; Personal Service/Office Support; Commercial/Business Service are allowed only as accessory to the uses listed under “Permitted Uses Not Subject to Acreage Thresholds or Other Limitations” above; must be located within the structure to which they are accessory; and may not exceed 25% of the floor area of the permitted use to which they are accessory.
- Locational Characteristics – This category is generally appropriate to locations with sufficient size to encourage an industrial park type arrangement with provision for internal service access and adequate buffering of adverse noise, odor, or emissions; with minimal adverse impact on adjoining uses; and served by the arterial and highway network.
- Scenic/Noncommercial Corridor (SNCC) – Amendments to Industrial in SNCCs are governed by Section 6.5.4.1.4, which restricts the category to the enhancement connector SNCC classification.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 216 trips per day per acre. When located in a Target Employment Center, the standard shall be 246 trips per day per acre.

**Density/Intensity Standards** – Shall include the following:

- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .75, nor an impervious surface ratio (ISR) of .95.
- When located in a Target Employment Center – [See Section 2.3.3.14, Table 2-2.](#) ~~Shall not exceed an FAR of 1.5 for Manufacturing, Office, and Research/Development uses.~~

### **2.3.3.11 Category/Symbol – Public/Semi-Public (P/SP).**

**Purpose** – This plan category is intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features, and may include residential as part of the mix of uses.

**Use Characteristics** – Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Institutional; Transportation/Utility; Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Storage/Warehouse/Distribution-Light; Storage/Warehouse/Distribution-Heavy; Recreation/Open Space; Community Garden; Agricultural-Light; Ancillary Nonresidential.
- Locational Characteristics – This category is generally appropriate to those locations where institutional uses (such as educational, health, public safety, civic, religious and like uses) and transportation/utility uses (such as air and sea transport terminals, utility installations, major transmission lines, refuse disposal, and public works facilities) are required to serve the community; and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access.
- Scenic/Noncommercial Corridor (SNCC) – Amendments to Public/Semi-Public in SNCCs are governed by Section 6.5.4.1.4, which restricts the category to certain SNCC classifications.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 192 trips per day per acre for institutional uses, 114 trips per day per acre for educational uses, 173 trips per day per acre for medical uses, 104 trips per day per acre for religious/civic facilities, 835 trips per day per acre for municipal/public facilities, 67 trips per day per acre for other institutional uses, 15 trips per day per acre for transportation uses, 16 trips per day per acre for municipal/public utilities uses, and 79 trips per day per acre for other transportation/utility uses.

**Density/Intensity Standards** – Shall include the following:

- Residential and Vacation Rental Use – Shall not exceed 12.5 units per acre (UPA).
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 12.5 UPA.

- Nonresidential Use:
  - Institutional uses shall not exceed a floor area ratio (FAR) of .65, except for hospital use which shall not exceed an FAR of 1.0 within any single jurisdiction, subject to and based on the bonus provision set forth below. Institutional uses shall not exceed an impervious surface ratio (ISR) of .85.
  - Transportation/utility uses shall not exceed an FAR of .70, nor an impervious surface ratio (ISR) of .90
- Mixed-Use – Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use bonus provisions of Section 4.2.34.6 may be used.

Under the bonus provision, a hospital use may exceed an FAR of .65 provided that it does not exceed an FAR of 1.0 and further provided that conditions 1, 2, 3 and 4, as set forth below are complied with:

1. The hospital use must not exceed an ISR of .85; and
2. The hospital use must be based upon and subject to an approved final master plan or site plan; and
3. The master plan or site plan must include any and all adjacent, contiguous, or touching property, structures, facilities, and uses which are:
  - a. attributable to common ownership; or
  - b. part of a common plan of operation, administration, promotion, advertising, service, or business; or
  - c. voluntarily sharing facilities or infrastructure; or
  - d. used in any way in conjunction with the hospital use; and
4. Where the municipal boundary of any adjoining local government is contiguous to or within one hundred fifty (150) feet of the hospital use, the provisions set forth hereunder shall apply. It is the purpose of this requirement to create a transition area that ensures respect for and compatibility with the physical and visual character, intensity of development, and type, of use in the adjoining jurisdiction(s). In particular, the local government in which jurisdiction the FAR bonus is approved shall review and approve the final master or site plan, or any amendment thereto, subject to the following specific provisions:
  - a. The hospital use shall not exceed an FAR of .65 for the uses located within one hundred fifty (150) feet of a municipal boundary of adjoining local government(s);
  - b. Adjoining local government(s) shall be given an opportunity to review and comment on the master plan or site plan, or any amendment thereto, as it applies to the property within one hundred fifty (150) feet of the municipal boundary. This shall include, at a minimum, the following:
    - 1) Transmittal of two (2) copies of the master plan or site plan, or any amendment thereto, to the adjoining local government(s) not less than thirty (30) days prior to scheduled action by the approving local government;

- 2) The opportunity and specific process by which to provide comments and recommendations by the adjoining local government(s) so as to be timely and meaningfully considered by the approving local government.
- c. The final master plan or site plan, or any amendment thereto, will be reviewed and approved only after full and fair consideration of its impact on the adjoining local government(s) with the objective of maintaining the integrity of the land use plan, land development regulations and existing use of land in the adjoining local government(s). In particular any proposed use within one hundred fifty (150) feet shall be so designed and located as to specifically consider each of the following:
- 1) The height of any building or structure in relationship to the distance from adjoining property and buildings in the adjoining jurisdiction(s) to ensure minimum negative visual impact based on the standards for setback, separation distance and buffering in the adjoining local government(s).
  - 2) The separation distance and landscape buffer provisions for any vehicular use, storage, or service area or structure, consistent with the character and use of the adjoining property based on the standards for such buffer area in the adjoining local government(s).
  - 3) The landscape treatment, including the type, size and intensity of vegetative buffer areas consistent with the character and use of the adjoining property based on the standards for such landscape treatment in the adjoining local government(s).
  - 4) That no use shall constitute a nuisance with respect to noise, odor, air quality, fire or explosive hazard, vibration or electromagnetic interference based on the performance standards in the adjoining local government(s).

### **2.3.3.12 Category/Symbol – Recreation/Open Space (R/OS).**

**Purpose** – This plan category is intended to recognize recreation/open space uses that serve the community or region.

**Use Characteristics** – Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Recreation/Open Space; Community Garden; Agricultural-Light; Electric substations in compliance with Section 163.3208, F.S.
- Permitted Uses Subject to Acreage Thresholds – Transportation/Utility uses (excluding electric substations) are subject to a five-acre maximum. Any contiguous use or combination of uses subject to this acreage threshold, alone or when added together, exceeding the acreage maximum, shall require a Countywide Plan Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply.
- Locational Characteristics – This category is generally appropriate to those public and private open spaces and recreational facilities dispersed throughout the county; and in recognition of the natural and man-made conditions which contribute to the active and passive open space character and recreation use of such locations.
- Scenic/Noncommercial Corridor (SNCC) – Per the provisions of Section 6.5.4.1.4, this category is permitted in all SNCC classifications.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 3 trips per day per acre.

**Density/Intensity Standards** – Shall include the following:

- No use shall exceed a floor area ratio (FAR) of .25 nor an impervious surface ratio (ISR) of .60.
- Transfer of development rights shall be allowed consistent with Section 5.2.21.1.

**Other Standards** – Shall include the following:

- An appropriate buffer, as determined by the local jurisdiction, shall be provided between any electric substation and any other adjoining use.



### **2.3.3.13 Category/Symbol – Preservation (P).**

**Purpose** – This plan category is intended to recognize natural resource features worthy of preservation and those areas of the county that are now used, or are appropriate to be used, for the conservation, production, and management of the regional potable water supply and the supporting infrastructure, consistent with the natural resources of the area.

**Use Characteristics** – Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Preservation; Environmental Education/Research; Wellfield Protection, and Groundwater Monitoring and Recharge; Resource-Based Recreation; Replacement/Repair of Water Infrastructure; Site Alterations as Permitted by a Management Plan Approved by a Local Government
- Uses subject to requirements per the local government management plan: Wellfield Development; Water Supply Infrastructure and Facilities
- Locational Characteristics – This category is generally appropriate to those natural resource features it is designed to recognize wherever they may appear and at a size significant to the feature being depicted in relationship to its surroundings. In recognition of the natural conditions which they are intended to preserve, these features will frequently occur in a random and irregular pattern interposed among the other categories. This category is also generally appropriate to those properties that are the assets of a regional, county or municipal utility, held and operated for the provision, operation and delivery of a public water supply system consistent with the natural resource features of the property, pursuant to a management plan approved by the local government.
- Scenic/Noncommercial Corridor (SNCC) – Per the provisions of Section 6.5.4.1.4, this category is permitted in all SNCC classifications.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 0.3 trips per day per acre.

**Density/Intensity Standards** – Shall include the following:

- Nonresidential Use:
  - Shall not exceed a floor area ratio (FAR) of .10, nor an impervious surface ratio (ISR) of .20.
  - No public water supply use shall exceed an FAR of .25 nor an ISR of .50.
- Where an entire parcel of property is located seaward of the Coastal Construction Control Line and no transfer of development rights has occurred, the property shall be permitted a minimum beneficial use subject to the various provisions of these Countywide Rules and the Countywide Plan Map, but private property shall not be taken without due process of law and

the payment of just compensation. In particular, any such property shall be permitted, as a minimum, one (1) dwelling unit irrespective of parcel size, and a maximum of one (1) dwelling unit per acre.

**Other Standards** – Shall include the following:

- An appropriate buffer, as determined by the local jurisdiction, shall be provided for wetland Preservation areas.
- Where the mapped delineation of these areas is inconclusive due to the scale of the Countywide Plan Map, or the nature of the environmental feature, a field determination and mapping of the actual boundary at an appropriate scale may be required as part of any amendment or project approval determination. Where determined necessary, such field survey will be conducted by the local government with jurisdiction, or by a qualified Consultant, consistent with the above described purpose and use characteristics and the provisions of ~~Division 7.3, and in particular Section 7.3.8.~~ [Section 7.4.2.](#)
- Appropriate height, setback and buffer requirements, as determined by the local jurisdiction in conjunction with the regional, county or municipal facility operator and set forth in the local government management plan shall be provided between any facility located within this category and the adjoining plan category.

### **2.3.3.14 Category/Symbol – Target Employment Center (TEC).**

**Purpose** – It is the purpose of this category to depict, utilizing an overlay, those areas of the county that are now developed, or appropriate to be developed, in a concentrated and cohesive pattern to facilitate employment uses of countywide significance. Per the completion of the 2023 Target Employment and Industrial Lands Study (TEILS) Update, the TEC category and its associated sub-categories are intended to reflect the unique location, intended use, appropriate density/intensity, and pertinent planning considerations associated with each TEC overlay boundary that is unique to each jurisdiction.

#### **Use Characteristics**

- Permitted Uses – See applicable underlying categories and Table 2-2. For uses permitted by Table 2-2 that are not otherwise permitted by the underlying category, Target Employment uses are required to be developed concurrently with or before all other non-Target Employment uses.
- Scenic/Noncommercial Corridor (SNCC) – Amendments to Target Employment Center in SNCCs are governed by Section 6.5.4.1.4, which restricts the category to certain SNCC classifications.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be: 1) for the Office, Employment, and Industrial categories, the traffic generation rate (trips per day per acre) of the underlying category, multiplied by 114% to account for the higher intensity allowed for Manufacturing, Office, and Research/Development uses when using this overlay; and 2) for all other categories, the traffic generation rate of the underlying category.

**Locational Characteristics** - This category is generally appropriate to those areas based on their size, concentration of, and potential for, Target Employment opportunities, i.e., those employers and industries paying above-average wages and producing goods and services for sale and consumption that import revenue to the community, consistent with the locational criteria identified in the 2023 TEILS Update and in Table 2-1 below, and depicted on Submap No. 2, entitled *Target Employment Centers Map*. The North American Industry Classification System (NAICS) codes for associated Target Employment clusters can be found in the Countywide Plan Appendix.

**Table 2-1**  
**Locational Characteristics for Target Employment Centers**

Target Employment Center Subcategory	Description	Typical Target Employment Clusters
<b>TEC - Urban</b>	These are the existing and emerging urban areas of the county with larger scale target employment uses with <b>denser, vertically mixed-use character</b> . These are areas where the highest value Class A Office users seek to be. These locations also have high quality placemaking attributes that enable walk, bike and transit access with nearby amenities. Examples of these areas include Downtown St. Petersburg and Downtown Clearwater.	Business Services, Financial Services, Information Technology, and Marketing, Design & Publishing.
<b>TEC – Suburban Office</b>	These areas are where suburban office, retail and residential already exists in a campus-style character. These are areas with the <b>most potential for infill and redevelopment in more urban patterns with a greater vertical mix of uses</b> . These are areas also in need of the strongest placemaking enhancements to improve the sense of place, walkability and other amenities needed to attract more Class A Office users and create new ‘centers’ of mixed-use activity. An example of this type of place is Northern Gateway (Bay Vista).	Business Services, Financial Services, Information Technology, and Marketing, Design & Publishing.
<b>TEC – Suburban Industrial</b>	These are areas characterized by <b>lower densities, large building footprints, suburban character and high auto-access</b> . These areas would encourage a mix of industrial and commercial uses, with an emphasis on industrial use preservation for target industries. An example of the Suburban Industrial designation would be the Central Gateway TEC.	Medical Technologies/Life & Marine Sciences, Micro-Electronics Manufacturing, Aviation/Aerospace/Defense.
<b>TEC - Local</b>	These areas that house <b>smaller scale manufacturers and artisan users with industrial and warehouse space needs</b> . The TEC Local designation would allow for flex-space and mixed use in conjunction with local sub-area planning efforts (visioning studies, special area plans, etc.). An example of a TEC Local area would be the Warehouse Arts District in Downtown St. Petersburg.	See Local Special Area Plan

Density/Intensity Standards – Maximum permitted density-intensity standards for each TEC subcategory are listed in Table 2-2 below, provided that the applicable uses are permitted by the underlying category and subject to the following:

- Residential Use – Local governments can choose to use either the common standard of units per acre (UPA) in determining how many dwellings are allowed on a parcel, or floor area ratio (FAR) can be used as the measure instead, regardless of the number of dwelling units included.
- Mixed-Use – For mixed-use projects, either an all-inclusive FAR or a proportionate share of UPA and FAR can be used. In the alternative, the mixed-use bonus provisions of Section 4.2.34.6 may be used.
- Density/Intensity Averaging – If the underlying category is Activity Center, Multimodal Corridor, or Planned Redevelopment District, maximum density and/or intensity standards may be calculated on an average areawide basis pursuant to Section 5.2.1.3.

Other Standards – Shall include the following:

- Amendment Process – Adoption or amendment of the Target Employment Center category is subject to the tiered review process provided in Section 6.1.2 and 6.5.4.4.2.
- Size Criteria – The size of a Target Employment Center shall be consistent with the acreage for the applicable subcategory listed in Table 2-2 below, except as follows:
  - If a Target Employment Center is less than the applicable minimum acreage, it will be considered consistent if it is located adjacent to, and functions in concert with, an existing Target Employment Center; or if geographic constraints of the jurisdiction prevent the minimum size from being achieved.
- Map Delineation – Amendments to Target Employment Center utilizing one of the four subcategories will be designated as the Target Employment Center category on the Countywide Plan Map and identified with the applicable subcategory on Submap No. 2 entitled *Target Employment Centers Map*.
- Subcategories – The Target Employment Center category includes four subcategories, enumerated in Table 2-2 below. All incentives associated with Target Employment subcategories listed in Table 2-2 below are dependent upon Target Employment uses being developed concurrently with or before all other non-Target Employment uses, through a commitment from the applicant such as a development agreement, or other binding action by the local government.
- Local adoption of a subcategory in the CHHA will be subject to the balancing criteria provisions of Section 4.2.7. of the Countywide Rules.

**Table 2-2**  
**Standards Applicable to Target Employment Center Subcategories**

<u>Target Employment Center Subcategory</u>	<u>Minimum Acreage</u>	<u>Maximum Allowable Density and Intensity</u>		<u>Intensity Bonus</u>	<u>Additional Incentives for Target Employment</u>
		<u>Residential Density (Units Per Acre)<sup>3</sup></u>	<u>Nonresidential or Mixed-Use Intensity (Floor Area Ratio)<sup>3</sup></u>		
<b><u>TEC - Urban</u></b>	<u>10</u>	<u>As permitted by the underlying category or 100 UPA, whichever is greater</u>	<u>8.0</u>	<u>100% intensity bonus, relative to underlying category, for Office and Research/Development uses.</u>	<b><u>For properties 15,000 sq.ft. or greater: Class A Office Units will not count towards maximum allowable FAR.</u></b>
<b><u>TEC – Suburban Office</u></b>	<u>10</u>	<u>As permitted by the underlying category or 50 UPA, whichever is greater</u>	<u>5.0</u>	<u>100% intensity bonus, relative to underlying category, for Manufacturing, Office, and Research/Development uses.</u>	<b><u>For properties 25,000 sq.ft. or greater: Class A Office Units will not count towards maximum allowable FAR.</u></b>
<b><u>TEC – Suburban Industrial</u></b>	<u>10</u>	<u>As permitted by the underlying category</u>	<u>3.0</u>	<u>100% intensity bonus, relative to underlying category, for Manufacturing, Office, and Research/Development uses.</u>	<b><u>For properties 25,000 sq.ft. or greater: Industrial and Manufacturing space will not count towards maximum allowable FAR.</u></b>
<b><u>TEC - Local</u></b>	<u>10</u>	<u>Determined by local Special Area Plan</u>	<u>Determined by local Special Area Plan</u>	<u>100% intensity bonus, relative to underlying category, for Manufacturing, Office, and Research/Development uses.</u>	<u>Additional Incentives reflected in local Special Area Plan per section 6.5.4.4.1 guidelines</u>

### ~~2.3.3.14 Category/Symbol – Target Employment Center (TEC).~~

~~**Purpose** – It is the purpose of this category to depict, utilizing an overlay, those areas of the county that are now developed, or appropriate to be developed, in a concentrated and cohesive pattern to facilitate employment uses of countywide significance,~~

#### ~~**Use Characteristics**~~

- ~~● Permitted Uses – See applicable underlying categories.~~
- ~~● Locational Characteristics – This category is generally appropriate to those areas based on their size, concentration of, and potential for, target employment opportunities, i.e., those employers and industries paying above average wages and producing goods and services for sale and consumption that import revenue to the community.~~
- ~~● Scenic/Noncommercial Corridor (SNCC) – Amendments to Target Employment Center in SNCCs are governed by Section 6.5.4.1.4, which restricts the category to certain SNCC classifications.~~
- ~~● Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be: 1) for the Office, Employment, and Industrial categories, the traffic generation rate (trips per day per acre) of the underlying category, multiplied by 114% to account for the higher intensity allowed for Manufacturing, Office, and Research/Development uses when using this overlay; and 2) for all other categories, the traffic generation rate of the underlying category.~~

~~**Density/Intensity Standards** – Shall include the following:~~

- ~~● Densities and intensities will be guided per the underlying plan categories, plus a 100% intensity bonus for Manufacturing, Office, and Research/Development uses.~~

~~**Other Standards** – Shall include the following:~~

- ~~● Minimum Size – These locations shall be a minimum of ten acres in size.~~

### **2.3.3.15**      **Category/Symbol – Activity Center (AC).**

**Purpose** – The purpose of this category is to recognize those areas of the county within each local government jurisdiction that have been identified and planned for in a special and detailed manner, based on their unique location, intended use, appropriate density/intensity, and pertinent planning considerations. In particular, it is the intent of this category to recognize those important, identifiable centers of business, public, and residential activity, as may be appropriate to the particular circumstance, that are the focal point of a community, and served by enhanced transit commensurate with the type, scale, and intensity of use. Activity Centers are designed at a size and scale that allows for internal circulation by pedestrians, bicyclists, and transit users, and typically encompass areas developed in a radial pattern within walking distance ( $\frac{1}{4}$  to  $\frac{1}{2}$  mile) of a central point or hub served by transit.

**Use Characteristics** – Those uses appropriate to and consistent with this category include:

- Permitted Uses – As determined by the local government’s implementing regulations adopted pursuant to Section 6.2.3.2. Amendments to permitted uses shall be pursuant to Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies, and the use provisions of Section 6.2.4.
- Locational Characteristics – The Land Use Strategy Map and Table 2-4 below identify locations appropriate to be designated as Activity Center utilizing one of four subcategories. Additional locations may be deemed appropriate pursuant to the Countywide Plan Map amendment process for Activity Centers and Multimodal Corridors provided in Division 6.2.
- Scenic/Noncommercial Corridor (SNCC) – Amendments adopting or modifying the Activity Center category within SNCCs are governed by Section 6.5.4.1.4, which restricts the category to certain SNCC classifications. Where an existing Activity Center overlaps a designated SNCC, the local regulatory provisions governing the Activity Center adopted pursuant to Section 6.2.3.2 shall take precedence.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to a Countywide Plan Map amendment for each Activity Center subcategory are listed in Table 2-3~~4~~ below.

**Density/Intensity Standards** – Maximum permitted density-intensity standards for each Activity Center subcategory are listed in Table 2-3~~4~~ below, and shall be subject to the following:

- Residential Use – Local governments can choose to use either the common standard of units per acre (UPA) in determining how many dwellings are allowed on a parcel, or floor area ratio (FAR) can be used as the measure instead, regardless of the number of dwelling units included. Vacation Rentals pursuant to the provisions of Section 509.242(1)(c), Florida Statutes are subject to the residential density/intensity standard.



- Temporary Lodging Use – Local governments can choose to use either the temporary lodging UPA standard in determining how many temporary lodging units are allowed on a parcel, or FAR can be used as the measure instead, regardless of the number of units included. In the alternative, upon adoption of provisions for compliance with Section 5.2.2~~1-3~~, the density and intensity standards set forth in Table ~~65-1~~ may be used.
- Mixed-Use – For mixed-use projects, either an all-inclusive FAR or a proportionate share of UPA and FAR can be used. In the alternative, the mixed-use bonus provisions of Section 4.2.3~~4~~.6 may be used.
- When Located in a Target Employment Center – ~~See Section 2.3.3.14, Table 2-2. A 100% intensity bonus may be applied to the applicable nonresidential intensity standard for Manufacturing, Office, and Research/ Development.~~
- Density/Intensity Averaging – Maximum density and/or intensity standards may be calculated on an average areawide basis pursuant to Section 5.2.1.2~~3~~.

**Other Standards** – Shall include the following:

- Amendment Process – Adoption or amendment of the Activity Center category is subject to the tiered review process provided in Division 6.2.
- Size Criteria – The size of an Activity Center shall be consistent with the acreage range for the applicable subcategory listed in Table ~~2-31~~ below, except as follows:
  - If an Activity Center exceeds the applicable maximum acreage, it will be considered consistent if it is organized into one or more smaller subarea(s) that are individually consistent with the applicable size range, and which facilitate internal circulation of pedestrians, bicyclists and transit users within each subarea.
  - If an Activity Center is less than the applicable minimum acreage, it will be considered consistent if it is located adjacent to, and functions in concert with, an existing Activity Center; or if geographic constraints of the jurisdiction prevent the minimum size from being achieved.
- Employment-Related Land Use Categories – Adoption or amendment of the Activity Center category is subject to the provisions of Section 6.5.4.4.
- Map Delineation – Amendments to Activity Center utilizing one of the four subcategories will be designated as the Activity Center category on the Countywide Plan Map and identified with the applicable subcategory on the Land Use Strategy Map. Where a more permissive subcategory is depicted on the Land Use Strategy Map than indicated by the locational characteristics of Table ~~2-4~~, the Land Use Strategy Map shall prevail.
- Subcategories – The Activity Center plan category includes four subcategories, enumerated in Tables ~~2-31~~ and ~~2-4~~ below.

**Table ~~2-31~~**  
**Standards Applicable to Activity Center Subcategories**

Activity Center Subcategory	Acreage Range	Maximum Density/Intensity Standard <sup>1</sup>			Traffic Generation Rate (Average Daily Trips Per Acre)
		Residential Density (Units Per Acre) <sup>3</sup>	Temporary Lodging Density (Units Per Acre) <sup>2</sup>	Nonresidential or Mixed-Use Intensity (Floor Area Ratio) <sup>3</sup>	
Urban Center	200 to 500	200	330	8.0	724
Major Center	100 to 500	150	250	5.0	542
Community Center	50 to 500	90	150	3.0	325
Neighborhood Center	20 to 500	60	100	2.0	216

**Notes:**

- <sup>1</sup> Maximum density/intensity may be calculated on an average areawide basis pursuant to Section 5.2.1.~~23~~.
- <sup>2</sup> For residential or temporary lodging units, either the applicable UPA or the nonresidential FAR standard may be used. In the alternative, upon adoption of provisions for compliance with Section 5.2.~~24-3~~, the density and intensity standards set forth in Table ~~65-1~~ may be used.
- <sup>3</sup> For mixed-use projects, either an all-inclusive FAR standard or a proportionate share of residential density and nonresidential intensity may be used. In the alternative, the mixed-use bonus provisions of Section 4.2.~~34~~.6 may be used.

**Table 2-4**  
**Locational Criteria for Activity Center Subcategories**

Appropriate Intersections <sup>1, 2, 3</sup>		Multimodal Corridor or Future Transit Corridor					
		Premium Transit Corridors	Primary Corridors	Secondary Corridors	Supporting Corridors	Other Arterials	Other Collectors
Multimodal Corridor or Future Transit Corridor	Premium Transit Corridors	Urban Center	Urban Center	Major Center	Major Center	Community Center	Neighborhood Center
	Primary Corridors	Urban Center	Major Center	Major Center	Community Center	Community Center	Neighborhood Center
	Secondary Corridors	Major Center	Major Center	Community Center	Community Center	Community Center	Neighborhood Center
	Supporting Corridors	Major Center	Community Center	Community Center	Neighborhood Center	Neighborhood Center	Neighborhood Center
	Other Arterials	Community Center	Community Center	Community Center	Neighborhood Center	Neighborhood Center	Neighborhood Center
	Other Collectors	Neighborhood Center	Neighborhood Center	Neighborhood Center	Neighborhood Center	Neighborhood Center	Neighborhood Center

**Notes:**

1. Intersections are as depicted on the Land Use Strategy Map. In locations where three or more corridor types intersect, the two corridor types with the most permissive density and intensity standards shall take precedence.
2. Local governments may choose to use more restrictive subcategories; for example, at an intersection deemed appropriate for a Major Center, a Community Center or Neighborhood Center is also considered appropriate.
3. Additional locations appropriate for an Activity Center subcategory may be approved through the Countywide Plan Map amendment process and shall be depicted on the Land Use Strategy Map. Where a more permissive subcategory is depicted on the Land Use Strategy Map, it shall supersede Table 2-4.

### **2.3.3.16 Category/Symbol – Multimodal Corridor (MMC).**

**Purpose** – This plan category is intended to recognize those corridors of critical importance to the movement of people and goods throughout the county, and that are served by a combination of automobile, bus, bicycle, rail, and/or pedestrian transportation. This category is characterized by mixed-use development, supported by and designed to facilitate transit, and is particularly appropriate for creating transit connections between Activity Centers.

**Use Characteristics** – Those uses appropriate to and consistent with this category include:

- Permitted Uses – As determined by the local government’s implementing regulations adopted pursuant to Section 6.2.3.2. Amendments to permitted uses shall be pursuant to the Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies, and the use provisions of Section 6.2.4.
- Locational Characteristics – The Land Use Strategy Map and Table [2-64](#) below identify locations appropriate to be designated as Multimodal Corridor utilizing one of four subcategories. Additional locations may be deemed appropriate pursuant to the Countywide Plan Map amendment process for Activity Centers and Multimodal Corridors provided in Division 6.2.
- Scenic/Noncommercial Corridor (SNCC) – Amendments adopting the Multimodal Corridor category within SNCCs are governed by Section 6.5.4.1.4, which restricts the category to certain SNCC classifications. Where an existing Multimodal Corridor designated on the Countywide Plan Map overlaps a designated SNCC, the local regulatory provisions governing the Multimodal Corridor adopted pursuant to Section 6.2.3.2 shall take precedence.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to a Countywide Plan Map amendment for each Multimodal Corridor subcategory is listed in Table [2-53](#) below.

**Density/Intensity Standards** – Maximum permitted density-intensity standards for each Multimodal Corridor subcategory are listed in Table [2-53](#) below, and shall be subject to the following:

- Residential Use – Local governments can choose to use either the common standard of units per acre (UPA) in determining how many dwellings are allowed on a parcel, or floor area ratio (FAR) can be used as the measure instead, regardless of the number of dwelling units included. Vacation Rentals pursuant to the provisions of Section 509.242(1)(c), Florida Statutes are subject to the residential density/intensity standard.
- Temporary Lodging Use – Local governments can choose to use either the temporary lodging UPA standard in determining how many temporary lodging units are allowed on a parcel, or FAR can be used as the measure instead, regardless of the number of units included. In the alternative, upon adoption of provisions for compliance with Section 5.2.[21-3](#), the density and intensity standards set forth in Table [65-1](#) may be used.

- Mixed-Use – For mixed-use projects, either an all-inclusive FAR or a proportionate share of UPA and FAR can be used. In the alternative, the mixed-use bonus provisions of Section 4.2.~~3~~4.6 may be used.
- When located in a Target Employment Center – [See Section 2.3.3.14, Table 2-2.A](#) ~~100% intensity bonus may be applied to the applicable nonresidential intensity standard for Manufacturing, Office, and Research/Development.~~
- Density/Intensity Averaging – Maximum density and/or intensity standards may be calculated on an average areawide basis pursuant to Section 5.2.1.~~2~~3.

**Other Standards** – Shall include the following:

- Amendment Process – Adoption or amendment of the Multimodal Corridor category is subject to the tiered review process provided in Division 6.2.
- Size Criteria – The width of a designated Multimodal Corridor may extend up to ½ mile from the parcel boundary adjacent to the corridor on either side. The length shall not be less than ½ mile, although longer lengths are encouraged. There is no maximum length for a designated Multimodal Corridor.
- Employment-Related Land Use Categories – Adoption or amendment of the Activity Center category is subject to the provisions of Section 6.5.4.4.
- Map Delineation – Amendments to Multimodal Corridor utilizing one of the four subcategories will be designated as the Multimodal Corridor category on the Countywide Plan Map, and identified with the applicable subcategory on the Land Use Strategy Map. Where a more permissive subcategory is depicted on the Land Use Strategy Map than indicated by the locational characteristics of Table [2-64](#), the Land Use Strategy Map shall prevail.
- Subcategories – The Multimodal Corridor plan category includes four subcategories, enumerated in Table [2-53](#) below.

**Table 2-53**  
**Standards Applicable to Multimodal Corridor Subcategories**

Multimodal Corridor Subcategory	Maximum Density/Intensity Standard <sup>1</sup>			Traffic Generation Rate (Average Daily Trips Per Acre)
	Residential Density (Units Per Acre) <sup>2</sup>	Temporary Lodging Density (Units Per Acre) <sup>2</sup>	Nonresidential or Mixed-Use Intensity (Floor Area Ratio) <sup>3</sup>	
Premium Transit Corridor	60	100	4.0	600
Primary Corridor	55	90	3.5	533
Secondary Corridor	50	85	3.0	467
Supporting Corridor	45	75	2.5	400

<sup>1</sup> Maximum density/intensity may be calculated on an average areawide basis pursuant to Section 5.2.1.23.

<sup>2</sup> For residential or temporary lodging units, either the applicable UPA or the nonresidential FAR standard may be used. In the alternative, upon adoption of provisions for compliance with Section 5.2.2.1-3, the density and intensity standards set forth in Table 65-1 may be used.

<sup>3</sup> For mixed-use projects, either an all-inclusive FAR standard or a proportionate share of residential density and nonresidential intensity may be used. In the alternative, the mixed-use bonus provisions of Section 4.2.34.6 may be used.

**Table [2-64](#)**  
**Locational Criteria for Multimodal Corridor Subcategories**

Future Transit Corridors <sup>1</sup>	Appropriate Multimodal Corridor Subcategory <sup>2,3</sup>
Premium Transit Corridor	Premium Transit Corridor
Primary Corridor	Primary Corridor
Secondary Corridor	Secondary Corridor
Supporting Corridor	Supporting Corridor

**Notes:**

1. Future Transit Corridors are as depicted on the Land Use Strategy Map. In locations where two or more corridors overlap, the Multimodal Corridor subcategory with the most permissive density and intensity standards shall take precedence.
2. Local governments may choose to use more restrictive subcategories; for example, in a location deemed appropriate for a Primary Corridor, a Secondary Corridor or Supporting Corridor is also considered appropriate.
3. Additional locations appropriate for a Multimodal Corridor subcategory may be approved through the Countywide Plan Map amendment process and shall be depicted on the Land Use Strategy Map. Where a more permissive subcategory is depicted on the Land Use Strategy Map, it shall supersede Table [2-64](#).

### **2.3.3.17 Category/Symbol – Planned Redevelopment District (PRD).**

**Purpose** – It is the purpose of this category to depict those areas of the county that are developed with a mix of residential and nonresidential uses, within neighborhoods or distinct areas that are interrelated and complementary, with densities/intensities and urban design that promote walking, biking and transit use. This category is intended for areas that are more dense/intense than typical for the surrounding community but less dense/intense than Activity Centers or Multimodal Corridors, with supportive planning that facilitates infill and redevelopment and may allow for a variety of densities and building styles.

**Use Characteristics** – Those uses appropriate to and consistent with this category include:

- Permitted Uses – As determined by the local government’s implementing regulations adopted pursuant to Section 6.2.3.2. Amendments to permitted uses shall be pursuant to the Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies, and the use provisions of Section 6.2.4.
- Locational Characteristics – This category is generally appropriate to locations in close, walkable, or bikeable proximity to Activity Centers and Multimodal Corridors, and may serve as a buffer between those categories and surrounding uses; or in other areas where use and development characteristics include higher densities and intensities than the surrounding community. These areas are typically in proximity to and may have direct access from the arterial and highway network and are served by transit in a manner that provides an alternative to individual automobile use.
- Scenic/Noncommercial Corridor (SNCC) – Amendments adopting or modifying the Planned Redevelopment District category within SNCCs are governed by Section 6.5.4.1.4, which restricts the category to certain SNCC classifications. Where an existing Planned Redevelopment District overlaps a designated SNCC, the local regulatory provisions governing the Planned Redevelopment District adopted pursuant to Section 6.2.1.2 shall take precedence.

**Density/Intensity Standards** – Shall include the following:

- Residential Use and Temporary Lodging Use – Local governments can choose to use either the common standard of units per acre (UPA) in determining how many dwelling units or temporary lodging units are allowed on a parcel, or floor area ratio (FAR) can be used as the measure regardless of the number of units included, subject to the following:
  - Residential use shall not exceed 45 UPA or 2.0 FAR; and
  - Temporary lodging use shall not exceed 75 UPA or 2.0 FAR. In the alternative, upon adoption of provisions for compliance with Section 5.2.~~21-3~~, the density and intensity standards set forth in Table ~~65-1~~ may be used.

Vacation Rentals pursuant to the provisions of Section 509.242(1)(c), Florida Statutes are subject to the residential density/intensity standard.



- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 45 UPA.
- Nonresidential Use – Shall not exceed an FAR of 2.0.
- Mixed-Use – For mixed-use projects, either an all-inclusive FAR or a proportionate share of UPA and FAR can be used. In the alternative, the mixed-use bonus provisions of Section 4.2.34.6 may be used.
- When located in a Target Employment Center – [See Section 2.3.3.14, Table 2-2.A](#) ~~100% intensity bonus may be applied to the applicable nonresidential intensity standard for Manufacturing, Office, and Research/ Development.~~
- Density/Intensity Averaging – Maximum density and/or intensity standards may be calculated on an average areawide basis pursuant to Section 5.2.1.23.

**Other Standards** – Shall include the following:

- Amendment Process – Adoption or amendment of the Planned Redevelopment District category is subject to the tiered review process provided in Division 6.2.
- Size Criteria – The minimum size of a Planned Redevelopment District shall be ten acres in size, except as follows:
  - If it is located adjacent to, and functions in concert with, an existing Planned Redevelopment District; or
  - If geographic constraints of the jurisdiction prevent the minimum size from being achieved.

**2.3.3.18**      **Category/Symbol – Scenic/Noncommercial Corridor (as noted on the Countywide Plan Map).**

**Purpose** – See Section 6.5.4.1, subsections 6.5.4.1.1 and 6.5.4.1.2.

**Use Characteristics**

- Permitted Uses – See applicable underlying categories and Section 6.5.41, Table 10.
- Locational Characteristics – Corridors shall be as set forth herein and depicted on the Countywide Plan Map and accompanying *Countywide Plan Map, Submap No. 1* entitled *Countywide Scenic/Noncommercial Corridor Map*, including:

**“Primary” Corridors:**

- Keystone Road from US 19 to Hillsborough County Line
- Alderman Road from US Alternate 19 to Fish Hatchery Road
- Tampa Road from US Alternate 19 to East Lake Woodlands Parkway
- Curlew Road from US Alternate 19 to McMullen-Booth Road
- CR-1/Keene Road from Alderman Road to East Bay Drive
- Belcher Road from Klosterman Road to 38th Avenue North
- McMullen-Booth Road/East Lake Road from Pasco County Line to SR-60
- 102nd Avenue North/Bryan Dairy Road from Oakhurst Road to Belcher Road
- Pinellas County Bayway from Gulf Boulevard to U.S. 19/I-275
- 113th Street/Ridge Road from West Bay Drive to Madeira Beach Causeway
- Park Street from Park Boulevard to Central Avenue
- Tyrone Boulevard from 113th Street North to Park Street

**“Unique” Corridors:**

- Edgewater Drive from Scotland Street (Dunedin) to Sunset Point Road
- Bayshore Drive from Main Street (Safety Harbor) to SR-60
- Courtney Campbell Parkway (Causeway) from McMullen-Booth Road/Bayside Bridge (49th Street Bridge) to Hillsborough County Line
- Dunedin Causeway from Honeymoon Island Park to east approach
- Memorial Causeway and its approaches
- Bayside Bridge (49th Street Bridge) and its approaches
- Gandy Bridge approach to Hillsborough County Line
- Howard Frankland Bridge (I-275) approach to Hillsborough County Line
- Belleair Causeway and its approaches
- Park Boulevard Bridge and its approaches
- Treasure Island Causeway and its approaches
- Pinellas Bayway (SR-679) from Fort DeSoto Park to Pinellas County Bayway (SR-682)
- Sunshine Skyway Bridge (I-275) approach to Hillsborough County line

- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to a Countywide Plan Map amendment for this category shall be based upon the respective principal categories.

**Density/Intensity Standards** – See applicable underlying categories.

**Other Standards** – See Section 6.5.4.1.

**Table 2-75**  
**Summary Category Matrix**

CATEGORY/SYMBOL	UPA MAX.	FAR MAX.	ISR MAX.	TRAFFIC GENERATION RATE (ADT/ACRE)
Residential Rural (RR)	0.5	.30	.60	5
Residential Very Low (RVL)	1.0	.30	.60	8
Residential Low Medium (RLM)	10	.50	.75	67
Residential Medium (RM)	15.0	.50	.75	96
Residential High (RH)	30.0	.60	.85	162
Office (O)	15.0	.50 <i>1.0 (specified uses in TEC)</i>	.75	89 <i>101 (in TEC)</i>
Resort (R)	30.0	1.2	.95	279
Retail & Services (R&S)	24.0	.55 <i>1.1 (specified uses in TEC)</i>	.90	433
Employment (E)	N/A	.65 <i>1.3 (specified uses in TEC)</i>	.85	206 <i>236 (in TEC)</i>
Industrial (I)	N/A	.75 <i>1.5 (specified uses in TEC)</i>	.95	216 <i>246 (in TEC)</i>
Public/Semi-Public (P/SP)	12.5	.65 (institutional) .70 (trans./utility) 1.0 (hospital)	.85 (institutional) .90 (trans./utility)	192 (institutional) 114 (educational) 173 (medical) 104 (religious/civic) 835 (municipal/public) 67 (other institutional) 15 (transportation) 16 (municipal/public utility) 79 (other transportation/utility)
Recreation/Open Space (R/OS)	N/A	.25	.60	3
Preservation (P)	N/A	.10 (preservation) .25 (water supply)	.20 (preservation) .50 (water supply)	0.3
<u>Target Employment Center (TEC)</u>	<u>See Otherwise Applicable Category and Multiplier Factor</u>			
<u>TEC - Urban</u>	<u>100*</u>	<u>8.0</u>	<u>N/A</u>	<u>469</u>
<u>TEC - Suburban Office</u>	<u>50*</u>	<u>5.0</u>	<u>N/A</u>	<u>424</u>
<u>TEC - Suburban Industrial</u>	<u>N/A</u>	<u>3.0</u>	<u>N/A</u>	<u>396</u>
<u>TEC - Local</u>	<u>N/A</u>	<u>Determined by Local Special Area Plan</u>	<u>N/A</u>	<u>216</u>
Activity Center (AC)				
Urban Center	200	8.0	N/A	724
Major Center	150	5.0	N/A	542
Community Center	90	3.0	N/A	325
Neighborhood Center	60	2.0	N/A	216
Multimodal Corridor (MMC)				
Premium Transit Corridor	60	4.0	N/A	600
Primary Corridor	55	3.5	N/A	533
Secondary Corridor	50	3.0	N/A	467
Supporting Corridor	45	2.5	N/A	400
Planned Redevelopment District (PRD)	45	2.0	N/A	364
Scenic/Noncommercial Corridor (SNCC)	See Otherwise Applicable Category			

**Key to abbreviations:**

UPA: dwelling units per acre  
FAR: floor area ratio

ISR: impervious surface ratio  
ADT: average daily trips

**TEC: Target Employment Center**

*\*See Table 2-2, column title "Residential Density (Units Per Acre)"*

**ARTICLE 3**

**LOCAL GOVERNMENT CONSISTENCY PROVISIONS**

**DIV. 3.1 AUTHORITY.**

The specific authority for consistency is contained in Sections 6(7)(b), 10(1)(e), 10(2)(a), and 10(2)(b) of Chapter 2012-245, Laws of Florida, as amended, as it relates to the Countywide Plan, including the Countywide Plan Map and the Countywide Rules. The consistency requirements as set forth in these Countywide Rules pertain to the Countywide Plan Map and were derived from Chapter 2012-245, Laws of Florida, as amended.

Chapter 2012-245, Laws of Florida, as amended, clearly distinguishes the Countywide Plan Map and the Countywide Rules from the Countywide Plan [Strategies](#) in its application of the consistency requirement. Sections 10(2)(b) and 6(7)(b), Chapter 2012-245, Laws of Florida, as amended, define consistency specifically with regard to how the local government future land use elements and plans and local land development regulations, and amendments thereto, relate to the Countywide Plan Map and the Countywide Rules. Section 6(7)(b), Chapter 2012-245, Laws of Florida, as amended, provides clear direction as to the minimum criteria to be used by the PPC and CPA to evaluate the consistency of local future land use plans and local development regulations, and amendments thereto, with the Countywide Plan Map and these Countywide Rules.

**DIV. 3.2 CONSISTENCY REQUIREMENT.**

Amendments to local future land use plans and land development regulations shall be consistent with the Countywide Plan Map and the criteria and standards set forth in these Countywide Rules.

Consistency, as used in the determination of whether or not a local government future land use plan or land development regulation is consistent with the Countywide Plan Map and these Countywide Rules, shall be construed to mean that the compared item is in accordance with, and is within the parameters specified, for the item by the criterion to which it is compared. If any one or combination of item(s), required to be compared, deviate or depart in any way from the parameters specified, other than as specifically provided in Chapter 2012-245, Laws of Florida, as amended, the compared item shall be deemed to be inconsistent with the norm and shall render the local government plan or land development regulation so compared, inconsistent.

**DIV. 3.3 LOCAL FUTURE LAND USE PLAN AND LAND DEVELOPMENT REGULATION AMENDMENTS.**

**SEC. 3.3.1 REQUIRED PROCEDURES.**

Local future land use plan and land development regulation amendments, other than future land use plan map amendments, which deal with any matter addressed by the criteria and standards set forth in Article 4 and Article 5 of these Countywide Rules, and which are proposed to be adopted by the local government, shall utilize the process set

forth herein in order to assure that consistency, once established, is maintained. Local future land use plan map amendments that require a corresponding Countywide Plan Map amendment shall be processed as set forth in Article 6 of these Countywide Rules.

**3.3.1.1 Local Government Referral.** Amendments to local future land use plans and local land development regulations which relate to, and are governed by, the criteria and standards in Article 4 and Article 5 of these Countywide Rules shall be submitted by the local government to the PPC not less than twenty-one days prior to the initial public hearing by the governing body.

**3.3.1.2 PPC Staff Review.** The PPC staff shall, within ~~fifteen~~-ten business days of the receipt of such proposed amendment, notify the local government if such amendment is not consistent with the criteria contained in these Countywide Rules. Absent such notification, the local government may proceed to adopt such amendment.

If notified by the PPC staff that such amendment is not consistent with the criteria contained in these Countywide Rules, the local government shall be given an opportunity to correct the inconsistency or request a determination by the PPC and CPA prior to adoption of the local ordinance. However, such amendment shall not be adopted by the local government until the issue as to the consistency of the proposed amendment has been reconciled pursuant to this Division.

**3.3.1.3 Recording with the PPC.** Upon adoption by the local government, a final copy of the ordinance, and any such subsequent codification thereof, for all such amendments shall be filed with and maintained by the PPC.

### **SEC. 3.3.2 APPEAL OF STAFF DETERMINATION.**

**3.3.2.1 Appeal to the Pinellas Planning Council.** If the local government disputes the PPC staff interpretation, they may request the PPC to review the subject amendment. The PPC will review the staff and local government positions at a public meeting and make a recommended determination concerning the consistency of the proposed amendment. If found consistent by the PPC, the local government may then adopt the proposed local amendment.

If the PPC concurs with staff and finds the item inconsistent, such amendment shall not be adopted by the local government.

**3.3.2.2 Appeal to the Countywide Planning Authority.** If the local government disputes the determination of the PPC, they may appeal such determination to the CPA. If the CPA determines the amendment to be consistent by a majority plus one vote of the entire CPA, the local government may then adopt the proposed amendment. If the CPA agrees with the PPC and determines the amendment not to be consistent, such amendment shall not be adopted by the local government.

**3.3.2.3**

**Administrative Hearing.** If the local government disagrees with the determination of the CPA, the local government may petition for administrative hearing under and pursuant to the Chapter 120, F.S., administrative hearing process as authorized in Chapter 2012-245, Laws of Florida, as amended. A final decision shall be rendered by the CPA following any administrative hearing based upon the findings of fact of the hearing officer.



**ARTICLE 4**

**PLAN CRITERIA AND STANDARDS**

**DIV. 4.1      APPLICABILITY.**

All local government future land use plans and land development regulations shall be consistent with the criteria and standards in these Countywide Rules. The parameters for the criteria and standards have been established by category and shall be the basis for the administration of the Countywide Plan Map. The specific criteria by which consistency of the local future land use plans and land development regulations shall be judged include the following:

- Nomenclature
- Plan Categories
- Density/Intensity Standards
- Use and Locational Characteristics
- Map Delineation
- Acreage Thresholds and Other Standards

**DIV. 4.2      CRITERIA AND STANDARDS.**

**SEC. 4.2.1                  NOMENCLATURE.**

**4.2.1.1**      Local government future land use categories shall be utilized in a manner that is consistent with the criteria and standards hereby established.

While the names or titles of local governments' future land use categories are not required to be precisely the same as the Countywide Plan Map categories, the names shall relate to the primary purposes of the categories as they relate to the Countywide Plan Map categories. For example, a local government category name of "Residential/Office Limited" would be deemed consistent with the Countywide Plan Map category of "Office," and "Planned Redevelopment-Mixed Use," would be deemed consistent with the "Activity Center" or "Multimodal Corridor" Countywide Plan Map category, depending upon intended use as addressed in the local government's amendment that addresses the Planning Criteria found in Article 2 for each respective category, specifically items 2-5.

The local government may, where it determines appropriate, append a local term to such category to tailor same to their local application; e.g., "Commercial General - Tarpon Springs Waterfront" or "Office - Downtown." Such local suffix may also be used to distinguish between the Countywide Plan Map category and its more specific local application.

**4.2.1.2**      [A local future land use map shall be consistent if the local future land use designation for each parcel does not exceed the criteria and standards of the corresponding Countywide Plan Map designation.](#)

4.2.1.3~~2~~ This shall not be interpreted to mean that a local future land use plan is required to contain all or any specific number of the Countywide Plan Map categories.

**SEC. 4.2.2 PLAN CATEGORIES.**

4.2.2.1 **Categories.** The Countywide Rules hereby establish the following Countywide Plan Map categories:

- Residential Rural
- Residential Very Low
- Residential Low Medium
- Residential Medium
- Residential High
- Office
- Resort
- Retail & Services
- Employment
- Industrial
- Public/Semi-Public
- Recreation/Open Space
- Preservation
- Target Employment Center
- Activity Center
- Multimodal Corridor
- Planned Redevelopment District
- Scenic/Noncommercial Corridor

Each jurisdiction within Pinellas County must include a table or matrix in the future land use element of its comprehensive plan that shows each local future land use category corresponding to one of these Countywide Plan Map categories.

4.2.2.2 **Continuum.** A local future land use category that reflects a countywide category of equal or lesser density/intensity shall be considered consistent.

4.2.2.2.1 A local future land use plan designation of Preservation shall be considered less dense/intense than all other Countywide Plan Map designations.

4.2.2.2.2 A local future land use plan designation of Recreation/Open Space shall be considered less dense/intense than all other Countywide Plan Map designations except Preservation.

**SEC. 4.2.3 DENSITY/INTENSITY AND SPECIAL USE STANDARDS.**

**4.2.3.1 Provision for Comparison.** Each local future land use category shall either:

- Identify specifically the density/intensity standard which shall be applicable to said category, consistent with the applicable standard as set forth in the Countywide Plan Map and these Countywide Rules; or
- Provide a definitive statement that the pertinent density/intensity standard shall comply with the applicable standard as set forth in the Countywide Plan Map and these Countywide Rules and shall be specifically set forth in the corresponding local land development regulations.

**4.2.3.2 Required Consistency.** A local future land use plan with no required reference to, or specific standard for density/intensity, and any local land development regulation that does not specifically set forth the required density/intensity standard, shall be inconsistent with the Countywide Plan Map and these Countywide Rules. The local future land use plan and corresponding land development regulation category shall be considered consistent provided the applicable density/intensity is equal to or less than the density/intensity of the corresponding Countywide Plan Map category.

**4.2.3.3 Measurement of Density/Intensity.** At a minimum, local future land use plan and local development regulation standards will include the following measures of density/intensity:

1. Nonresidential:
  - Floor area ratio (FAR); and
  - If required by the applicable Countywide Plan Map category, impervious surface ratio (ISR).
2. Residential, and Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes:
  - Dwelling units per net acre (UPA); or
  - If permitted by the applicable Countywide Plan Map category, FAR.
3. Residential Equivalent:
  - Equivalent beds per dwelling unit.
4. Temporary Lodging:
  - Temporary lodging UPA; or
  - Nonresidential FAR and (if required) ISR; or
  - If permitted by the applicable Countywide Plan Map category, upon adoption of provisions for compliance with Section 5.2.~~21.3~~, the density and intensity standards set forth in Table 6 may be used.

5. Mixed Use:

- A combination of the applicable residential and nonresidential density/intensity standards, allocated in their respective proportion of the total lot area; or
- If permitted by the applicable Countywide Plan Map category, all-inclusive FAR; or
- The mixed-use bonus provisions of Section 4.2.34.6 may be used.

Density and intensity standards are expressed as a maximum, with the upper end of any range being the effective maximum for each category as set forth in Article 2 of these Countywide Rules. In determining the maximum number of units to be allowed, any proportional fraction thereof can be rounded up to the nearest whole number, at the discretion of the local government with jurisdiction.

**4.2.3.4**

**Provision for Adjustment.** Adjustment of intensity standards for floor area ratio (FAR) and impervious surface ratio (ISR) is provided for as set forth in Division 7.4 of these Countywide Rules. The provision for adjustment of intensity standards shall be considered a legitimate means by which to administer these Countywide Rules, but shall not be construed to qualify or in any manner diminish the requirement for definitive intensity standards in the local future land use plan and land development regulations, consistent with the Countywide Plan Map and these Countywide Rules.

**[Note: The content of this section has been moved to new Section 4.2.4]**

~~**4.2.3.5** **Housing Density/Intensity Bonus.** A density/intensity bonus may be authorized by local government above the otherwise applicable maximum permitted density/intensity for each category as an incentive to provide affordable or Missing-Middle housing, in addition to providing opportunities for more Senior Housing accommodations. This housing density/intensity bonus may permit an increase in the number of dwelling units and floor area allowed as provided for in the local government plan and/or land development regulations. No Countywide Plan Map amendment is required to employ this density/intensity bonus, but amendments are subject to the consistency review procedures outlined in Section 3.3.1.~~

~~A. In order to utilize this bonus provision to encourage affordable housing, the local government shall approve an affordable housing plan and corresponding land development regulations, which shall be filed with the Council. An affordable housing plan shall contain, at a minimum, the following:~~

- ~~1. Definitions of what qualifies as affordable housing and other terms used within the plan;~~
- ~~2. Methodology for determining the maximum dwelling unit and/or floor area ratio bonuses relative to the underlying zoning district and/or future land use category;~~
- ~~3. Manner in which affordable housing density and/or intensity bonus units are calculated relative to the otherwise allowable mixed-use density/intensity formula;~~

- ~~4. Provisions that commit the resulting affordable units to a minimum specified period of time; and~~
- ~~5. Provisions for enforcement and monitoring, including any periodic reports required to be submitted to the local government.~~

~~B. The purpose of Missing Middle housing, as defined within these Countywide Rules, is to integrate more diverse types of housing into single-family neighborhoods while retaining compatibility with the existing neighborhood character. In order to utilize this housing density/intensity bonus for Missing Middle housing, the local government shall adopt applicable land development regulations, which shall be filed with the Council and which shall contain, at a minimum, the following:~~

- ~~1. Definitions of what qualifies as Missing Middle housing and other terms used within the regulations;~~
- ~~2. Identified locations or locational characteristics appropriate for Missing Middle housing, consistent with the Forward Pinellas *Finding the Missing Middle* study published October 2017, incorporated by reference in Countywide Plan Strategies LU-11.4;~~
- ~~3. Methodology for determining the maximum dwelling unit and/or floor area ratio bonuses relative to the underlying zoning district and/or future land use category;~~
- ~~4. Form-based or other land development regulations limiting the size and scale of Missing Middle housing to ensure its compatibility with adjacent neighborhood-scale development; and~~
- ~~5. Design features that encourage walking, biking and transit use, such as lower parking standards, reduced setbacks, required sidewalks, etc.~~

~~C. The Senior Housing bonus is intended to increase the number and diversity of dwelling units available to senior residents, provide for continuity of care across the aging spectrum, and encourage an active lifestyle. In order to utilize the housing density/intensity bonus for Senior Housing, as defined within these Countywide Rules, the local government shall adopt applicable land development regulations, which shall be filed with the Council and which shall contain, at a minimum, the following:~~

- ~~1. Definitions of what qualifies as Senior Housing and other terms used within the regulations;~~
- ~~2. Methodology for determining the maximum Residential dwelling unit, Residential Equivalent beds, and/or floor area ratio bonuses relative to the underlying zoning district and/or future land use category;~~
- ~~3. Form-based or other land development regulations determining the size and scale of Senior Housing to ensure its compatibility with adjacent developments;~~

- ~~4. Land development regulations prohibiting application of this density/intensity bonus in the Coastal High Hazard Area; and~~
- ~~5. Design features that ensure accessibility and promote age-appropriate physical activity.~~

~~**4.2.3.6 Mixed Use Density/Intensity Bonus.** A local government may authorize a waiver to the proportionate density/intensity allocation requirement of Section 4.2.3.3(5) as an incentive to encourage vertically integrated, transit supportive mixed use development. This bonus may permit the full allocation of residential density and nonresidential intensity to be used, as provided for in the local government plan and/or land development regulations, for developments containing a mix of residential and nonresidential land uses within the same building. No Countywide Plan Map amendment is required to employ this density/intensity bonus, but amendments are subject to the consistency review procedures outlined in Section 3.3.1.~~

~~In order to utilize this provision, a local government shall adopt applicable land development regulations, which shall be filed with the Council and which shall contain, at a minimum, the following:~~

- ~~Definitions of what qualifies as vertically integrated, transit supportive mixed use development, and other terms used within the regulations;~~
- ~~Identified locations or locational characteristics appropriate for such mixed use development, consistent with the Planning and Urban Design Principles described in Land Use Goal 16.0 of the Countywide Plan Strategies, or other best practices;~~
- ~~Form based or other land development regulations governing the size, scale, and mix of uses; and~~
- ~~Design features that encourage walking, biking and transit use, such as lower parking standards, reduced setbacks, required sidewalks, etc.~~

**4.2.3.57** **Development Impacts.** Density/intensity permitted at the time of application for platting or site plan approval, and subsequently impacted by the dedication of public right-of-way and/or the creation of submerged land as a function of that approval, shall thereafter be deemed to be consistent and conforming as to the maximum permitted density/intensity of the Countywide Rules.

4.2.3.68

**Previously Approved Transferable Development Rights and Density/Intensity**

**Averaging.** Density/intensity permitted as a function of transfer of development rights or density/intensity averaging through an approved master plan, planned development, or comparable process, prior to the effective date of this provision (Ordinance No. 10-23, April 15, 2010), including any density/intensity or transfer of development rights process adopted into a special area plan consistent with these Countywide Rules prior to that date, shall be deemed to be consistent and conforming as to the maximum permitted density/intensity requirements of the Countywide Rules, and any such permitted development that has received the appropriate development order may remain and be rebuilt or reconstructed to the same density or intensity after the effective date of Ordinance No. 10-23), unless such density or intensity is specifically prohibited by a local government’s code or ordinance. Any such permitted development shall be considered consistent with the recording and filing requirements of the Countywide Rules.

4.2.3.79

**Exemptions from Intensity Standards in the Activity Center and Multimodal Corridor**

**Categories.** To assist in achieving redevelopment goals within the Activity Center and Multimodal Corridor categories, exemptions to otherwise applicable intensity standards may be allowed as an incentive for limited uses that implement the Planning and Urban Design Principles described in Section 6.5.4.6 and Land Use Goal 16.0 of the Countywide Plan Strategies, and other local planning priorities (e.g., workforce housing and historic preservation), to a maximum of an additional 10% of the otherwise permitted floor area ratio. In order to utilize this provision, the local government shall adopt corresponding land development regulations which shall be filed with the Council. An FAR exemption subject to an applicable special area plan adopted prior to August 7, 2015, shall be considered to be consistent with the provisions of this section.

4.2.3.810

**Temporary Emergency Housing Following a Disaster.**

Temporary emergency housing shall be permitted in accordance with the provisions of Pinellas County Code Chapter 34 Article II Division 2, or other applicable local government ordinance that applies to those municipalities that have opted out of the countywide temporary emergency housing ordinance. Such provisions include, but are not limited to, the allowance of temporary emergency housing in certain future land use categories where residential uses are not typically permitted, and the placement of temporary housing units on parcels of land containing uninhabitable permanent dwellings for a length of time as specified in the County Code or applicable municipal ordinance.

4.2.3.911

**Submerged Lands.**

Submerged lands, as specifically defined within these Countywide Rules, shall have no designation and no associated density/intensity standards. Drainage detention areas created as a function of development that are recorded on an approved final site plan or other authorized development order action of the local government with jurisdiction, and wetlands landward of the mean and/or ordinary high water line, shall not be considered submerged land, and thus may be included in the computation of net land area for the purpose of determining permitted density/intensity, provided that they are also included in the computation of net land area for any applicable



acreage threshold. Submerged lands may be added, deleted, or adjusted pursuant to Section [7.4.27.3.8.4](#).

**4.2.3.10**

Land uses and densities authorized by Florida Statutes shall be permitted in addition to those established in Article 2 of these Countywide Rules.

## SEC. 4.2.4 DENSITY/INTENSITY BONUSES.

**4.2.4.1 Density/Intensity Bonuses Authorized.** A density/intensity bonus may be authorized by a local government above the otherwise applicable maximum permitted density/intensity for each category as an incentive for a public purpose as outlined in this section. A density/intensity bonus may permit an increase in the number of dwelling units and floor area allowed as provided for in the local government plan and/or land development regulations. No Countywide Plan Map amendment is required to employ this density/intensity bonus, but amendments are subject to the consistency review procedures outlined in Section 3.3.1.

**4.2.4.2 Application of Bonuses.** An applicable density and/or intensity bonus shall be calculated based on the allowable maximum density and intensity of the adopted local future land use category. When a property is eligible for multiple density and/or intensity bonuses, each bonus shall be calculated individually prior to being added together. Density or intensity generated by one bonus shall not be included in the calculation of another bonus.

If a local comprehensive plan and/or land development code adopted prior to [DATE] is in conflict with the provisions of this section, but was determined consistent with these Countywide Rules prior to [DATE], such provision shall continue to be determined consistent.

**4.2.4.3 Affordable Housing Bonus.** In order to utilize a density/intensity bonus provision to encourage affordable housing, the local government shall approve an affordable housing plan and corresponding land development regulations, which shall be filed with the Pinellas Planning Council. An affordable housing plan shall contain, at a minimum, the following:

1. Definitions of what qualifies as affordable housing and other terms used within the plan;
2. Methodology for determining the maximum dwelling unit and/or floor area ratio bonuses relative to the underlying zoning district and/or future land use category;
3. Manner in which affordable housing density and/or intensity bonus units are calculated relative to the otherwise allowable mixed-use density/intensity formula;
4. Provisions that commit the resulting affordable units to a minimum specified period of time; and
5. Provisions for enforcement and monitoring, including any periodic reports required to be submitted to the local government.

**4.2.4.4 Missing Middle Housing Bonus.** The purpose of Missing Middle housing, as defined within these Countywide Rules, is to integrate more diverse types of housing into single-family neighborhoods while retaining compatibility with the existing neighborhood

character. In order to utilize this housing density/intensity bonus for Missing Middle housing, the local government shall adopt applicable land development regulations, which shall be filed with the Pinellas Planning Council and which shall contain, at a minimum, the following:

1. Definitions of what qualifies as Missing Middle housing and other terms used within the regulations;
2. Identified locations or locational characteristics appropriate for Missing Middle housing, consistent with the Forward Pinellas *Finding the Missing Middle* study published October 2017, incorporated by reference in Countywide Plan Strategies LU 11.4;
3. Methodology for determining the maximum dwelling unit and/or floor area ratio bonuses relative to the underlying zoning district and/or future land use category;
4. Form-based or other land development regulations limiting the size and scale of Missing Middle housing to ensure its compatibility with adjacent neighborhood-scale development; and
5. Design features that encourage walking, biking and transit use, such as lower parking standards, reduced setbacks, required sidewalks, etc.

**4.2.4.5 Senior Housing Bonus.** The Senior Housing bonus is intended to increase the number and diversity of dwelling units available to senior residents, provide for continuity of care across the aging spectrum, and encourage an active lifestyle. In order to utilize the housing density/intensity bonus for Senior Housing, as defined within these Countywide Rules, the local government shall adopt applicable land development regulations, which shall be filed with the Pinellas Planning Council and which shall contain, at a minimum, the following:

1. Definitions of what qualifies as Senior Housing and other terms used within the regulations;
2. Methodology for determining the maximum Residential dwelling unit, Residential Equivalent beds, and/or floor area ratio bonuses relative to the underlying zoning district and/or future land use category;
3. Form-based or other land development regulations determining the size and scale of Senior Housing to ensure its compatibility with adjacent developments;
4. Land development regulations prohibiting application of this density/intensity bonus in the Coastal High Hazard Area; and
5. Design features that ensure accessibility and promote age-appropriate physical activity.

**4.2.4.6 Mixed Use Density/Intensity Bonus.** A local government may authorize a waiver to the proportionate density/intensity allocation requirement of Section 4.2.3.3(5) as an incentive to encourage vertically integrated, transit supportive mixed-use development.

This bonus may permit the full allocation of residential density and nonresidential intensity to be used, as provided for in the local government plan and/or land development regulations, for developments containing a mix of residential and nonresidential land uses within the same building. No Countywide Plan Map amendment is required to employ this density/intensity bonus, but amendments are subject to the consistency review procedures outlined in Section 3.3.1.

In order to utilize this provision, a local government shall adopt applicable land development regulations, which shall be filed with the Pinellas Planning Council and which shall contain, at a minimum, the following:

1. Definitions of what qualifies as vertically integrated, transit supportive mixed-use development, and other terms used within the regulations;
2. Identified locations or locational characteristics appropriate for such mixed-use development, consistent with the Planning and Urban Design Principles described in Land Use Goal 16.0 of the Countywide Plan Strategies, or other best practices;
3. Form-based or other land development regulations governing the size, scale, and mix of uses; and
4. Design features that encourage walking, biking and transit use, such as lower parking standards, reduced setbacks, required sidewalks, etc.

**4.2.4.7 Water Quality and Conservation Bonus.** A density/intensity bonus may be authorized by a local government as an incentive to encourage water conservation and improved water quality, through management of stormwater runoff, wastewater, surface waters or other related measures. Such incentives may include those authorized by Section 403.892, Florida Statutes, to encourage the use of graywater technology.

In order to utilize this provision, a local government shall adopt applicable land development regulations, which shall be filed with the Pinellas Planning Council and which shall contain, at a minimum, the following:

1. Definitions of what qualifies as water conservation, water quality, and other terms used within the regulations;
2. Methodology for determining the maximum dwelling unit and/or floor area ratio bonuses relative to the underlying zoning district and/or future land use category;
3. Manner in which housing density and/or intensity bonus units are calculated relative to the otherwise allowable mixed-use density/intensity formula;
4. Provisions for enforcement and monitoring, including any periodic reports required to be submitted to the local government.

**SEC. 4.2.54 USE/LOCATIONAL CHARACTERISTICS.**

Local future land use categories shall establish a description of appropriate uses and proper locations, in sufficient detail, so as to be determined comparable to, and consistent with, said characteristics for each Countywide Plan Map category as set forth in these Countywide Rules. Each local government designation in the local land development regulations must be consistent with the local future land use category and the corresponding Countywide Plan Map category.

**4.2.54.1** Locational characteristics as set forth in the local government land use plan or land development regulations shall be consistent with and sufficiently detailed so as to be comparable to the corresponding Countywide Plan Map category as enumerated in these Countywide Rules.

**4.2.54.2** Use characteristics, as set forth in the local government land use plan or land development regulations, shall be considered consistent where they are comparable to, less extensive than, or more narrowly defined than, the corresponding enumerated list of permitted uses for each category under these Countywide Rules. Such use characteristics in the local plan or regulations shall not exceed the parameters of, or provide for uses not allowed under, the corresponding categories of these Countywide Rules as established under Section 4.2.2.1, except as expressly and specifically provided in Section 4.2.45.3.

Accessory uses normally found in association with, incidental to, and subordinate to the permitted use characteristics of the Countywide Rules, are allowed as provided for by the local jurisdiction and subject to their specific requirements.

**4.2.54.3** Uses in the local government land use plan and land development regulations may provide for use characteristics not normally allowed under the respective category of these Countywide Rules, subject to all of the following criteria:

1. This section shall apply only to the Retail & Services and Office categories and the uses allowed under those categories;
2. This section shall not apply to any property located on a Scenic/Noncommercial Corridor of these Countywide Rules;
3. This section shall not apply to any property which has an area of more than three acres; and
4. Uses in the local government plan and regulations shall be subject to specified provisions of the local plan governing compatible land use relationships, and shall further be subject to all applicable density/intensity standards and traffic generation rates which govern the local plan map category in which the subject use is located, or the Countywide Plan Map category in which the subject use is located, whichever is more restrictive, said determinations to be made as follows:

- a. The maximum permitted density shall not exceed the maximum number of dwelling units per acre permitted under the land use category of record in the local plan or the Countywide Plan Map, whichever is more restrictive;
- b. The maximum permitted intensity shall not exceed the maximum floor area ratio or the maximum impervious surface ratio permitted under the land use category of record in the local plan or the Countywide Plan Map, whichever is more restrictive; and
- c. The maximum permitted density and/or intensity of use shall be further limited such that no additional traffic is generated above that which would have been produced by the maximum density/intensity of the uses otherwise permitted in the category of record in the local plan or the Countywide Plan Map, whichever is more restrictive. Traffic generation rates shall be calculated based upon the Countywide Plan standard for the land use category of record or as provided for under the local plan and regulations, whichever shall be the more restrictive.

~~SEC. 4.2.5 — MAP DELINEATION.~~

~~The local future land use plan maps shall be consistent if the local future land use plan designation for each parcel does not exceed the criteria and standards of the corresponding Countywide Plan Map designation.~~

**SEC. 4.2.6 ACREAGE THRESHOLDS AND OTHER STANDARDS.**

Local future land use plans and development regulations shall include policies and/or standards consistent with the acreage threshold and other standards contained in the description of each Countywide Plan Map category. Where no such standards are in place in the local future land use plan or land development regulations, the local future land use plan or land development regulation shall be amended to provide for same or be found inconsistent. This shall not be interpreted to preclude the local government from having a smaller, more restrictive acreage threshold for amendment.

**SEC. 4.2.7 COASTAL HIGH HAZARD AREAS.**

**4.2.7.1**

The Pinellas Planning Council and the Countywide Planning Authority shall deny an amendment to the Countywide Plan Map within the Coastal High Hazard Area (CHHA) which results in an increase of density or intensity; except that they may, at their sole and absolute discretion, consider approving such amendment based upon a balancing of the following criteria, as are determined applicable and significant to the subject amendment:

- A. Access to Emergency Shelter Space and Evacuation Routes – The uses associated with the requested amendment will have access to adequate emergency shelter space as well as evacuation routes with adequate capacities and evacuation clearance times.

- B. Utilization of Existing and Planned Infrastructure – The requested amendment will result in the utilization of existing infrastructure, as opposed to requiring the expenditure of public funds for the construction of new, unplanned infrastructure with the potential to be damaged by coastal storms.
- C. Utilization of Existing Disturbed Areas – The requested amendment will result in the utilization of existing disturbed areas as opposed to natural areas that buffer existing development from coastal storms.
- D. Maintenance of Scenic Qualities and Improvement of Public Access to Water – The requested amendment will result in the maintenance of scenic qualities, and the improvement of public access, to the Gulf of Mexico, inland waterways (such as Boca Ciega Bay), and Tampa Bay.
- E. Water Dependent Use – The requested amendment is for uses which are water dependent.
- F. Part of Community Redevelopment Plan – The requested amendment is included in a Community Redevelopment Plan, as defined by Florida Statutes for a downtown or other designated redevelopment areas.
- G. Overall Reduction of Density or Intensity –The requested amendment would result in an increase in density or intensity on a single parcel, in concert with corollary amendments which result in the overall reduction of development density or intensity in the surrounding CHHA.
- H. Clustering of Uses – The requested amendment within the CHHA provides for the clustering of uses on a portion of the site outside the CHHA.
- I. Resilient Building – The requested amendment includes a commitment from the applicant, such as a development agreement or other binding action by the local government, to make structures more resilient to disasters, through techniques such as building to more stringent wind standards, increasing building elevation, and/or providing an independent source of electricity.
- ~~I.~~ Integral Part of Comprehensive Planning Process – The requested amendment has been initiated by the local government as an integral part of its comprehensive planning process, consistent with the local government comprehensive plan.

#### 4.2.7.2

The Pinellas Planning Council and the Countywide Planning Authority shall deny an amendment to the Countywide Plan Map within the CHHA which would permit the siting or expansion of uses that are inconsistent with the CHHA, given their susceptibility to storm damage or special evacuation requirements, including hospitals, nursing homes, convalescent homes, adult living facilities, recreational vehicles, and mobile homes; except that they may, at their sole and absolute discretion, consider approving such amendment based upon a balancing of the criteria in Section 4.2.7.1, ~~A-H~~, as are determined applicable and significant to the subject amendment.

#### 4.2.7.3

Local government amendments that would result in an increase in density or intensity within the CHHA as discussed in Section 4.2.7.1, or would permit the siting or expansion of uses that are inconsistent with the CHHA as discussed in Section 4.2.7.2 must be

reviewed against locally-adopted requirements that are consistent with the balancing criteria found in Section 4.2.7.1. ~~A-H~~. For Tier II and III amendments, an evaluation of these criteria must be included with a Countywide Plan Map submittal pursuant to Section 6.1.3.2. For Tier I amendments, if a local government has not adopted and utilized the balancing criteria in its review process, any such amendments will be found inconsistent with the Countywide Plan pursuant to the provisions of Article 3.

**4.2.7.4** Nothing in these Countywide Rules shall be construed or applied to preclude a local government with jurisdiction from having requirements in the CHHA that are more restrictive than the terms set forth herein.

**4.2.7.5** Nothing in these Countywide Rules should be construed as superseding or otherwise modifying the local plan amendment requirements of Section 163.3178(8), Florida Statutes.



**ARTICLE 5**  
**OPTIONAL PROVISIONS**

**DIV. 5.1****APPLICABILITY.**

The following standards are provisions that local governments may choose to utilize in their local future land use plans and land development regulations:

- Transferable Development Rights
- Density/Intensity Averaging
- Temporary Lodging Use Standards

If a local government chooses to utilize such provisions, they shall be consistent with the applicable plan criteria and standards in this article.

**DIV. 5.2****CRITERIA AND STANDARDS.****SEC. 5.2.1** ~~SPECIAL RULES.~~ TRANSFERS OF DENSITY/INTENSITY**5.2.1.1** General Provisions.

5.2.1.1.1 Local governments may adopt provisions to allow density and/or intensity to be transferred between parcels, or portions of parcels, consistent with this section of the Countywide Rules. These provisions are intended to be used when traditional amendment of land use categories would be infeasible, or to incentivize a public purpose such as environmental or historic preservation, affordable housing, transit-oriented development, economic development, or other purpose as determined by the local government.

Use of these provisions requires:

- A sending area from which unused density or intensity entitlements will be transferred to the receiving area. The transferred entitlements will be subtracted from the allowable density/intensity standards of the land use category of the sending area.
- A receiving area to which density or intensity entitlements will be transferred from the sending area. Transferred entitlements will be in addition to the allowable density/intensity standards of the land use category of the receiving area.

The sending or receiving area may be an entire parcel, a portion of a parcel delineated by a land use category boundary, or a group of parcels under a unity of title. Common ownership of the sending and receiving areas is not required.

5.2.1.1.2 For purposes of this section, the term “land use category” shall mean the more restrictive of either the Countywide Plan Map category or the locally adopted future land use map category applicable to a given parcel.

**5.2.1.1.3** The following requirements apply to Transferable Development Rights, subject to the additional requirements of subsection 5.2.1.2; Density/Intensity Averaging, subject to the additional requirements of subsection 5.2.1.3, and Density/Intensity Pools, subject to the additional requirements of subsection 5.2.1.4:

- A. There shall be no transfer of density or intensity to the Recreation/Open Space or Preservation categories.
- B. There shall be no transfer of density or intensity from the Activity Center (AC), Multimodal Corridor (MMC), or Planned Redevelopment District (PRD) category to any category other than AC, MMC, or PRD, except as provide in subsection G below.
- C. There shall be no transfer of density or intensity into the Coastal High Hazard Area (CHHA) from outside the CHHA. Transfers within the CHHA are permitted.
- D. There shall be no transfer of density or intensity to submerged lands, unless the receiving area includes a drainage detention area created as a function of development, which has density/intensity entitlements recorded by the local government with jurisdiction pursuant to Section 4.2.3.9~~11~~.
- E. There shall be no transfer of nonconforming density or intensity from the sending area in excess of what is permitted by the adopted land use category.
- F. Following transfer of density and/or intensity, permitted uses in both the sending and receiving areas must remain consistent with their respective land use categories.
- G. If the local plan and/or code provisions filed of record in support of the AC, MMC or PRD plan category prior to [DATE] allow Transferable Development Rights, Density/Intensity Averaging, and/or a Density/Intensity Pool in conflict with the requirements of Section 5.2.1, the locally adopted provisions shall take precedence.

**5.2.1.1.4** Once density or intensity has been transferred using the Transferable Development Rights, Density/Intensity Averaging, or Density/Intensity Pool process adopted by the local government, the transferred density or intensity may no longer be used by the sending parcel. Following such transfer, the combined density/intensity entitlements of the sending and receiving area may not exceed the combined density/intensity entitlements allowed by the land use categories of the sending and receiving areas prior to the transfer.

For the purposes of this section, “density/intensity entitlements” shall mean the number of residential units, residential equivalent beds, temporary lodging units, and/or building square footage that can be built in the sending and receiving areas, as applicable.

The base density/intensity of the land use category must be used for all Transferable Development Rights, Density/Intensity Averaging, and Density/Intensity Pool calculations. If either the sending or receiving area is eligible for a density and/or

intensity bonus as provided in Section 2.3.3.14 or 4.2.4, the bonus shall be calculated after density and/or intensity is transferred.

**5.2.1.1.5** There shall be no transfer from existing developed property except as specifically provided in subsections 5.2.1.2, 5.2.1.3 and/or 5.2.1.4. Developed property shall include land containing one or more structures, whether currently occupied or not. Small or ancillary structures such as utility towers, storage sheds, or parking booths are considered structures for the purposes of this section.

The boundaries of an existing developed property shall consist of the boundaries of the parcel(s) or the land use category(ies) containing the developed use, whichever is smaller. If a portion of the land within such boundary is developed, the entire area within the boundary is considered developed.

**5.2.1.1.6** A sending area designated Preservation or Recreation/Open Space may transfer a density of one dwelling unit per acre or an intensity of 0.05 floor area ratio per acre, as an incentive to preserve these areas and to ensure a minimum beneficial use. Such transfer may occur only once and must be recorded pursuant to subsection 5.2.1.1.8. All other provisions of Section 5.2.1 apply.

**5.2.1.1.7** Unless otherwise provided by the local government with jurisdiction, density and/or intensity transferred using Transferable Development Rights, Density/Intensity Averaging, and/or Density/Intensity Pools will remain in effect notwithstanding any future amendment of the land use category of either the sending or receiving area, as follows:

- A. If the sending area is amended to a different land use category, the transferred density/intensity entitlements will be subtracted from the otherwise allowable density/intensity entitlements of the new category.
- B. If the receiving area is amended to a different land use category, the transferred density/intensity entitlements will remain in addition to the otherwise allowable density/intensity standards of the new land use category.
- C. Prior to amendment, the previously transferred entitlements will be taken into account as part of the Countywide Plan Map amendment review process.

Any locally adopted provisions that vary from this section remain subject to the requirements of subsection 5.2.1.1.4.

**5.2.1.1.8** In order to use Transferable Development Rights, Density/Intensity Averaging, or Density/Intensity Pools, land development regulations enabling their use must be adopted by the local government with jurisdiction and found consistent with these Countywide Rules pursuant to the provisions of Article 3.

Subsequent to the adoption of enabling local land development regulations, local actions implementing Transferable Development Rights, Density/Intensity Averaging, or

Density/Intensity Pool do not require review by PPC staff, but at local government request, PPC staff will provide an informal review for consistency.

All local actions implementing Transferable Development Rights, Density/Intensity Averaging, or Density/Intensity Pools must be recorded in the public records with the Clerk of the Circuit Court, and a copy filed with the PPC for tracking purposes. If the local government has an established procedure for annual or other periodic reporting, that information may be filed with the PPC on the same schedule. If no such procedure exists, individual actions must be filed with the PPC as soon as they are finalized by the local government.

### **5.2.1.2 Transferable Development Rights.**

**5.2.1.2.1** The Transferable Development Rights process may be used to transfer density and/or intensity between a sending and receiving area that are in different land use categories, that are non-contiguous, or both, subject to the general provisions of Section 5.2.1.1 and the following:

- A. Transfer of development rights from existing developed property shall only be allowed if the sending and receiving areas are part of a unified development; or as may be adopted by the local government with jurisdiction to incentivize a public purpose such as preservation of archaeological, historical, environmental, or architectural resources, or Leadership in Energy and Environmental Design (LEED) building certification.
- B. Transferred density/intensity entitlements shall not exceed 25 percent of the otherwise allowable density/intensity entitlements of the receiving area; except that the maximum transferred intensity entitlement to a receiving area designated Office, Employment, or Industrial shall not exceed 30 percent of the allowable intensity entitlement.

~~**5.2.1.1.1** Transfer of development rights shall be as provided for in the local government comprehensive plan or land development regulations, or if applicable, in a separate plan filed of record in support of the Activity Center (AC), Multimodal Corridor (MMC), or Planned Redevelopment District (PRD) category, subject to the following:~~

- ~~A. The land use characteristics within any given Countywide Plan Map category shall be consistent with those land use characteristics enumerated for each Countywide Plan Map category, and no transfer of development rights shall be permitted which is inconsistent with the use characteristics of a given Countywide Plan Map category.~~
- ~~B. There shall be no transfer of development rights from existing developed property, irrespective of whether or not that property has been developed to the maximum density/intensity permitted under the Countywide Plan and Countywide Rules, or the local future land use plan designation where it may be more restrictive, except~~

~~for preservation of archaeological, historical, environmental, or architectural sites or features or for Leadership in Energy and Environmental Design (LEED) building certification purposes, or as adopted into a special area plan consistent with these Countywide Rules prior to April 15, 2010.~~

~~C. Transfer of development rights is permitted between all Countywide Plan Map categories except as follows:~~

- ~~1. There shall be no transfer to the Recreation/Open Space or Preservation categories.~~
- ~~2. There shall be no transfer from the AC, MMC or PRD category to another category, except as may be provided for in the local plan and/or code provisions that establish the basis for and are filed of record in support of the AC, MMC or PRD plan category.~~

~~D. The maximum permitted density/intensity of the Countywide Plan Map category, or the local future land use plan designation where it may be more restrictive, for any parcel of land to which development rights are transferred shall not exceed twenty-five percent of the otherwise maximum permitted density/intensity allowed for each respective Countywide Plan Map category, or the local future land use plan designation where it may be more restrictive, applicable to such parcel, except as may be otherwise specifically provided for as follows:~~

- ~~1. If the local plan and/or code provisions filed of record in support of the AC, MMC or PRD plan category contain provisions governing transfer of development rights, those provisions shall take precedence.~~
- ~~2. For a parcel of land that provides or contains Manufacturing, Office, or Research/Development uses and to which development rights are transferred, the maximum permitted density/intensity of the Countywide Plan Map category, or the local future land use plan designation where it may be more restrictive, shall not exceed thirty percent of the otherwise maximum permitted density/intensity allowed for each respective Countywide Plan Map category, or the local future land use plan designation where it may be more restrictive, applicable to such parcel.~~

~~E. Where development rights are transferred from a sending parcel, that property shall only be used in a manner and to the extent specified in the transfer and recording mechanism. Any parcel from which development rights are transferred will be limited to the use and density/intensity that remains after the transfer. In particular:~~

- ~~1. The residual development rights on the sending parcel will be limited to the remnant use and density/intensity available under the Countywide Plan Map category, or the local future land use plan designation where it may be more restrictive, and not otherwise transferred.~~

- ~~2.— Determination of available remnant use and density/intensity for any mixed use, or combination of distinct uses, shall be in accord with the consistency criteria as set forth in Sec. 4.2.3 and 4.2.4 of the Countywide Rules.~~
  - ~~3.— Neither the use nor density/intensity of a sending parcel shall be double-counted and the transfer of development rights shall not result in any combination of use or density/intensity above that which was otherwise permitted under the applicable Countywide Plan Map category, or the local future land use plan designation where it may be more restrictive, for each the sending and receiving parcels, when taken together.~~
  - ~~4.— A sending parcel from which all development rights are transferred shall not thereafter be available for use except consistent with the use characteristics and density/intensity standards of the Recreation/Open Space category, except for sending parcels classified as Preservation or required to be classified as Preservation as a function of the transfer, in which case such parcels shall be limited to the use characteristics and density/intensity standards of the Preservation category.~~
- ~~F.— Where all development rights have previously been transferred from a sending parcel through a local government approved or Countywide Plan Map approved process, no additional development rights shall be transferable from that sending parcel.~~
  - ~~G.— There shall be no transfer of development rights from or to submerged land, or from outside the coastal high hazard area into the coastal high hazard area.~~
  - ~~H.— Where development rights cannot otherwise be determined for the Preservation or Recreation/Open Space category based on local government provisions for transfer of development rights, such categories shall be assigned a maximum density/intensity of one dwelling unit or five percent floor area ratio per acre, or both, as is applicable based on the use characteristics to be utilized in the receiving parcel for any transfer of development rights under the Countywide Plan Map and these Countywide Rules.~~
  - ~~I.— Where an entire parcel of property is located in a Preservation or Recreation/Open Space category, and the development rights of such parcel have not been and cannot be transferred, such property shall be permitted a minimum beneficial use subject to the various provisions of these Countywide Rules and the Countywide Plan Map, but private property shall not be taken without due process of law and the payment of just compensation.~~
  - ~~J.— Any project utilizing transfer of development rights shall require the local government having jurisdiction to provide for a recording mechanism, in a form approved by the Countywide Planning Authority, which shall as a minimum, require~~

~~written evidence of the transfer of development rights in a document to be recorded in the public records with the Clerk of the Circuit Court for Pinellas County, and a record copy of same to be filed with the PPC.~~

### **5.2.1.3~~2~~** Density/Intensity Averaging.

**5.2.1.3.1** The Density/Intensity Averaging process may be used to transfer density and/or intensity between sending and receiving areas that are contiguous or within a unified development, and which may be designated with the same or different land use categories, subject to the general provisions of Section 5.2.1.1 and the following:

- A. Density/Intensity Averaging from existing developed property shall only be allowed if the sending and receiving areas are part of a unified development; or as may be adopted by the local government with jurisdiction to incentivize a public purpose such as preservation of archaeological, historical, environmental, or architectural resources, or Leadership in Energy and Environmental Design (LEED) building certification.
- B. An individual Activity Center, Multimodal Corridor, or Planned Redevelopment District may be considered as a unified development for the purposes of this section.
- C. Where the sending and receiving areas are designated with different land use categories, the combined sending and receiving areas may not exceed five acres.

~~**5.2.1.2.1** Density/intensity averaging shall be permitted as provided for in the applicable local government comprehensive plan, or the local plan and/or land development code provisions filed of record in support of the Activity Center (AC), Multimodal Corridors (MMC) or Planned Redevelopment District (PRD) plan category, and in accordance with all applicable provisions of these Rules.~~

~~**5.2.1.2.2** Density/intensity averaging may occur from any Countywide Plan Map category to any other Countywide Plan Map category, or the local future land use plan designation where it may be more restrictive, except as follows:~~

- ~~A. There shall be no density/intensity averaging to the Preservation or Recreation/ Open Space categories.~~
- ~~B. There shall be no density/intensity averaging from the AC, MMC or PRD category to another category. However, density/intensity averaging is permitted within an Activity Center, Multimodal Corridor or Planned Redevelopment District pursuant to Section 5.2.1.2.4.~~
- ~~C. There shall be no density/intensity averaging from or to submerged land or from outside the coastal high hazard area into the coastal high hazard area.~~



~~5.2.1.2.3~~ Density/intensity averaging in categories other than AC, MMC or PRD may occur only in accordance with the following:

- ~~A.~~ Aggregation within contiguous property(ies) in the same Countywide Plan Map category, or the local future land use plan designation where it may be more restrictive, based on the maximum density/intensity allowed in that category.
- ~~B.~~ Aggregation within contiguous property(ies) in different Countywide Plan Map categories, or the local future land use plan designations where they may be more restrictive, based on the maximum density/intensity allowed in the combination of applicable categories, provided that the subject area (i.e., the combined area of all sending and receiving parcels) does not exceed a maximum area of five acres.
- ~~C.~~ Such aggregation of density/intensity as provided for in either A. or B. above shall require the property(ies) to be subject to a local government site plan or comparable approval process and a written record of the density/intensity averaging recorded in the public record with the Clerk of the Circuit Court for Pinellas County, and a record copy of same filed with the Pinellas Planning Council.

~~5.2.1.2.4~~ Density/intensity averaging is permitted within an individual Activity Center, Multimodal Corridor or Planned Redevelopment District as a whole, provided that:

- ~~•~~ For an Activity Center or Multimodal Corridor, the maximum density or intensity standard for the applicable subcategory classification is not exceeded on an average areawide basis; and
- ~~•~~ For a Planned Redevelopment District, the maximum density or intensity standard for the PRD category is not exceeded on an average areawide basis; and
- ~~•~~ Adoption and subsequent amendment of density/intensity standards is subject to the provisions of Division 6.2.

~~5.2.1.2.5~~ Density/intensity averaging as otherwise governed by these Countywide Rules shall be allowed to include any development rights available to, but previously unused by, existing developed property that is being added to or redeveloped using the density/intensity averaging provisions of these Rules.

#### 5.2.1.4 Density/Intensity Pools

5.2.1.4.1 The Density/Intensity Pool process may be used to transfer density and/or intensity from one or more sending areas into an entitlement pool from which density/intensity bonuses are granted to receiving areas meeting locally specified criteria, subject to the general provisions of Section 5.2.1.1 and the following:

- A. A Density/Intensity Pool may only be used within an individual Activity Center (AC), Multimodal Corridor (MMC), or Planned Redevelopment District (PRD).
- B. The sending and receiving areas may be contiguous or non-contiguous.
- C. Density and/or intensity may be transferred from either undeveloped or existing developed property.

D. The criteria and methodology for transferring density/intensity from a sending area to a Density/Intensity Pool, and from a Density/Intensity Pool to a receiving area, must be adopted as part of the local plan and/or code provisions filed of record in support of the AC, MMC or PRD.

**SEC. 5.2.21-3 ALTERNATIVE TEMPORARY LODGING USE STANDARDS.**

**5.2.2.11-3.1 Alternative Density/Intensity.** Local governments may utilize the provisions of this section in lieu of the standard temporary lodging densities or intensities specified within each Countywide Plan Map category that provides for such use, subject to the following:

- A. A local government may utilize all, or any part of, the higher temporary lodging densities and associated intensities included in the accompanying Table 65-1, provided that both a density and intensity standard are applied to the temporary lodging use.
- B. Amendment of the local government comprehensive plan and land development regulations to provide for all, or any portion of, the alternative densities and intensities in Table 65-1, based on a Development Agreement prepared and approved pursuant to ~~Chapter 163, Sections 3220-3243, F.S.,~~ Sections 163.3220-163.3243, Florida Statutes, as amended.
- C. A Development Agreement proposing to utilize the higher densities and intensities identified in Table 65-1 and authorized by this Section shall address, at a minimum, the following:
  1. The ability of the local government, or the applicable service provider, to meet the concurrency management standards for sanitary sewer, solid waste, drainage, and potable water, as required pursuant to Section 163.3180, Florida Statutes, F.S., and the applicable local government or service provider plan and regulations.
  2. Provision for all temporary lodging uses to comply with all county and local hurricane evacuation plans and procedures to ensure orderly evacuation of guests and visitors pursuant to the Pinellas County Code, Chapter 34, Article III. In particular, all temporary lodging uses which are located in Hurricane Evacuation Level A, as identified by the Pinellas County Comprehensive Emergency Management Plan, shall prepare a legally enforceable mandatory evacuation/closure covenant, stating that the temporary lodging use will be closed as soon as practicable after a hurricane watch is posted for Pinellas County by the National Hurricane Center. Further, a plan implementing the closure and evacuation procedures shall be prepared and submitted to the county or municipal emergency management coordinator, whichever is applicable, within 90 days of the issuance of a certificate of occupancy. This plan will be updated and sent for review when there is a change of ownership

or substantive change to the plan or as required by the county or municipal emergency management coordinator, whichever is applicable.

3. Design considerations in Section 5.2.1-32.2, the mobility management provisions in Section 5.2.1-32.3 and the restrictions on temporary lodging use in Section 5.2.1-32.4 set forth following.
  - D. A Development Agreement prepared pursuant to this Section shall be approved by the local government governing body, recorded with the Clerk of the Circuit Court pursuant to Section 163.3239, [Florida Statutes, F.S.](#), a copy filed with the Property Appraiser’s Office, and a copy submitted to the PPC and CPA for receipt and filing within fourteen days after recording. The development limitations set forth in the Development Agreement shall be memorialized in a deed restriction, which shall be recorded in the Official Records of Pinellas County prior to the issuance of a building permit for the temporary lodging use.
  - E. The alternative densities and intensities set forth in Table 65-1 are maximums, except as provided for in F. below. A local government may choose to utilize a density and intensity standard equal to or less than the alternative density and intensity standard, when adopted in their comprehensive plan and land development regulations, based on the maximums set forth in Table 65-1.
  - F. Intensity standards governing floor area ratio (FAR) and impervious surface ratio (ISR) may be varied by the local government with jurisdiction pursuant to the provisions of Division 7.4 of these Rules. The FARs in Table 65-1 apply to the temporary lodging use, residential dwelling uses integrated in the same structure with the temporary lodging use, associated parking structures, and uses accessory to temporary lodging uses (e.g., meeting space, restaurants, spas, clubs, etc.).
  - G. For development that includes a combination of temporary lodging and residential dwelling use, each use shall be allowed in proportion to the size of the property and the permitted density and intensity of the respective use.

**Table 65-1**  
**Alternative Temporary Lodging Density and Intensity Standards**

Plan Category	Temporary Lodging On Property That Is:	Maximum Density/Intensity Standards		
		Units/Acre	FAR	ISR
R, AC, MMC, PRD	Less Than One Acre	75	2.2	0.95
	Between One Acre And Three Acres	100	3.0	0.95
	Greater Than Three Acres	125	4.0	0.95
R&S	No Property Size Limitations	60	1.2	0.90

E	Subject To 5-Acre Property Size Limitation Per Section 2.3.3.8	75	1.5	0.85
---	--	----	-----	------

**5.2.2.2.1.3.2 Design Considerations.** The purpose of the design considerations is to enable the local government to authorize the increased density and intensity provided for in Table [65-1](#), subject to a determination that the project is compatible with the size, location, configuration and character of the site, its relationship to the Countywide Plan Map category in which it is located, and to adjoining uses; and that the overall principles of quality urban design as set forth in *Pinellas By Design: An Economic Development and Redevelopment Plan for the Pinellas Community* are furthered.

In particular, design considerations applicable to the proposed use shall address the following in the Development Agreement so as to ensure compatibility in terms of context-sensitive design, and the scale and placement of the proposed use so as to achieve a harmonious relationship and fit relative to its location and surroundings:

- A. Building scale, including height, width, location, alignment, and spacing.
- B. Building design, including elevations, façade treatment, entrance and porch or balcony projections, window patterns and roof forms.
- C. Site improvements, including building and site coverage, accessory structures, service and amenity features, walkway and parking areas, open space, and view corridors.
- D. Adjoining property use, including density/intensity, and building location, setbacks, and height.

**5.2.2.3.1.3.3 Mobility Management.** The applicant shall ensure that a project authorized to use the increased density and intensity provided for in Table [65-1](#) adequately addresses its impacts on the surrounding road network through the implementation of mobility improvements or strategies consistent with the Pinellas County Mobility Plan, as implemented by the countywide Multimodal Impact Fee Ordinance.

**5.2.2.4.1.3.4 Operating Characteristics and Restrictions.** The purpose of this provision is to ensure that a project authorized to use any portion of the increased density and intensity provided for in Table [65-1](#) is built, functions, operates, and is occupied exclusively as temporary lodging.

In particular, temporary lodging uses at the densities/intensities in Table [65-1](#), or any density higher than the standard density provided for such use in each applicable Countywide Plan Map category, or the local future land use plan designation where it may be more restrictive, shall comply with the following restrictions:

- A. No temporary lodging unit shall be occupied as a residential dwelling unit, and a locally-determined maximum length of stay for any consecutive period of time shall be established by the local government to ensure that any temporary lodging use does not function as a residential use.
- B. Temporary lodging units shall not qualify or be used for homestead or home occupation purposes.
- C. All temporary lodging units must be included in the inventory of units that are available within a temporary lodging use.
- D. No conversion of temporary lodging units to residential dwelling units shall be permitted unless the conversion is in compliance with the Countywide Rules with respect to the permitted residential density and, where applicable, the intensity for associated nonresidential uses.
- E. A temporary lodging use may include accessory uses, such as recreational facilities, restaurants, bars, personal service uses, retail uses, meeting space, fitness centers, spa facilities, parking structures and other uses commonly associated with temporary lodging uses. All such uses shall be included in the calculation of allowable floor area ratio.
- F. Any license required of a temporary lodging use by the local government, county, or state agency shall be obtained and kept current.
- G. Temporary lodging uses shall be subject to all applicable tourist development tax collections.
- H. A reservation system shall be required as an integral part of the temporary lodging use, and there shall be a lobby/front desk area that must be operated as a typical lobby/front desk area for temporary lodging would be operated.
- I. Temporary lodging uses must have sufficient signage that complies with local codes and is viewable by the public designating the use as a temporary lodging use.
- J. The books and records pertaining to use of each temporary lodging unit shall be open for inspection by authorized representatives of the applicable local government, upon reasonable notice, in order to confirm compliance with these regulations as allowed by general law.
- K. The applicable local government may require affidavits of compliance with this Section from each temporary lodging use and/or unit owner.

**ARTICLE 6**

**COUNTYWIDE PLAN MAP AMENDMENT**

**SEC. 6.1.1 APPLICATION.**

Local governments may initiate Countywide Plan Map amendments only as provided for in this Article in accordance with Section 10(3) of Chapter 2012-245, Laws of Florida, as amended, and the particular procedures established in these Countywide Rules. No amendment to the Countywide Plan Map shall be considered by the PPC until the local government applying for such amendment has established jurisdiction.

Applications for amendment of the Countywide Plan Map shall be preceded by, and based upon, a local ordinance considered at public hearing and authorized by an affirmative vote of the governing body for transmittal of, and concurrence with, the local government future land use map amendment; subject to any requisite determination of compliance by the State Land Planning Agency pursuant to Chapter 163, Part II, Florida Statutes, adoption of an ordinance effectuating a consistent amendment of the Countywide Plan Map by the Countywide Planning Authority pursuant to Chapter 2012-245, Laws of Florida, and final action by the local governing body.

**SEC. 6.1.2 TIERED REVIEW PROCESS.**

Local future land use map amendments and other requests to amend the Countywide Plan Map shall be evaluated according to the following process, consistent with Chapter 2012-245, Laws of Florida, as amended, to determine if an amendment to the Countywide Plan Map is required, and if so, to determine the applicable review standards. The PPC Executive Director will make a determination whether the local future land use map amendment is subject to review under the Tier I, II or III process. Boundary interpretations addressed by ~~Section 7.3.8~~ [Division 7.3 or 7.4](#) shall not be subject to the tiered review process.

**6.1.2.1** **Tier I.** A local future land use map amendment is classified as Tier I if the current and proposed land use categories fall within the same corresponding designation on the Countywide Plan Map as established pursuant to Section 4.2.2.1, with the exception of the Activity Center, Multimodal Corridor and Planned Redevelopment District categories, which are classified subject to the review provisions of Division 6.2.

Upon determination that an amendment is subject to the Tier I process, an administrative review notice will be forwarded to the local government within ten business days, and to the Pinellas Planning Council at their next scheduled meeting, with a finding that the amendment is subject to a Tier I review and did not require a Tier II or III amendment. As a Tier I amendment will not alter the Countywide Plan Map, a public hearing to amend the Countywide Plan Map is not required.

Tier I amendments that increase densities and/or intensities in the Coastal High Hazard Area shall require local adoption of standards consistent with Section 4.2.7.1 ~~A-H~~ in order to be found consistent.

**6.1.2.2** **Tier II.** A local future land use map amendment is classified as a Tier II amendment if the current and proposed land use categories do not fall within the same corresponding designation on the Countywide Plan Map as established pursuant to Section 4.2.2.1, with the exception of amendments to the Activity Center, Multimodal Corridor and Planned Redevelopment District categories, which are classified subject to the review provisions of Division 6.2. A public hearing to amend the Countywide Plan Map shall be required.

A request to amend the Countywide Plan Map without a corresponding amendment to a local future land use map may be initiated [to correct a documented inconsistency between the local future land use map and the Countywide Plan Map; as part of a multi-jurisdictional agreement pursuant to Section 6.2.8; consistent with Section 4.2.1.1 or](#) to implement a Rule amendment pursuant to Section 7.8.5, ~~and; or in other circumstances as determined applicable by the PPC Executive Director. The amendment shall be classified as a Tier II amendment. Such amendment~~ may be initiated only by the local government with jurisdiction, pursuant to a formal resolution adopted by its governing body requesting and setting forth the specifics of the amendment, [and shall be classified as a Tier II amendment.](#)

**6.1.2.3** **Tier III.** A local future land use map amendment to the Activity Center or Multimodal Corridor category is classified as Tier III subject to the review provisions of Division 6.2. A public hearing to amend the Countywide Plan Map shall be required.

### **SEC. 6.1.3 PROCEDURES.**

Countywide Plan Map amendments shall be considered according to the following process, consistent with Chapter 2012-245, Laws of Florida, as amended, and as provided for in each Division in this Article.

**6.1.3.1** **Initiation.** Only the governing body may initiate an amendment to the Countywide Plan Map for a particular parcel of property over which it has jurisdiction. An amendment of the Countywide Plan Map shall be transmitted to the PPC subsequent to the initial action by the governing body authorizing the transmittal of and concurrence with the local ordinance, and prior to finalizing adoption of the local ordinance, except where Section 163.3187(2), Florida Statutes, provides for a small-scale map amendment, which may be submitted subsequent to final adoption.

**6.1.3.2** **Submission of Application.** Before an application of a Countywide Plan Map amendment shall be heard by the PPC, a written application shall be submitted in a form established by the PPC, not later than twenty-eight days prior to the PPC meeting at which it is eligible to be considered.



At submittal, a Countywide Plan Map amendment request must include:

- A completed Countywide Plan Map amendment application form;
- A map or map series sufficient to depict the boundaries, current future land use categories, and proposed future land use categories of the subject property and surrounding area;
- A copy of the ordinance being considered by the governing body;
- If technically feasible, a shapefile of any wetlands or other irregular boundaries included in the amendment; and
- A copy of the local government staff report and any other pertinent information considered during the local public hearing process.

In addition, the following items must be submitted if applicable to the amendment:

- A boundary survey;
- A development agreement;
- If located in the Coastal High Hazard Area (CHHA), review against locally-adopted balancing criteria consistent with Section 4.2.7: ~~1-A-H~~; and
- If amending the Activity Center or Multimodal Corridor category, additional requirements as outlined in Section 6.2.3.

**6.1.3.3** **Determination of Completeness.** The Executive Director shall have the authority to make the interpretation as to the completeness of a submitted application to amend the Countywide Plan Map. If the Executive Director determines that the submitted application is not complete, the Executive Director shall provide written notice to the applicant specifying the deficiencies. No action shall be taken on the requested amendment until the Executive Director determines that the deficiencies have been remedied.

**6.1.3.4** **Notice and Public Hearing by PPC.** The PPC shall hold a public hearing, advertised and noticed as required by Division 7.8, prior to taking action on a requested amendment of the Countywide Plan Map.

**6.1.3.5** **Recommendation by PPC.** The PPC shall make a recommendation to the CPA within sixty days of receipt of a complete application for amendment.

#### **SEC. 6.1.4 DETERMINATION.**

Amendments to the Countywide Plan Map shall be reviewed by, and require the approval of, the CPA upon recommendation of the PPC. Decisions of the PPC and the CPA, with respect to the disposition of Countywide Plan Map amendments, are considered legislative in nature.

- 6.1.4.1**      **PPC Action.** The PPC may recommend approval, denial, continuation or alternative action to the CPA; any of which such recommendations shall constitute action by the PPC within the stipulated sixty-day period.
- 6.1.4.2**      **Notice of Denial.** The PPC shall, within five days, notify the applicant local government in writing of any recommendation by the PPC to deny an amendment eligible for administrative hearing, and shall advise the applicant local government of their right to apply for such administrative hearing and the time limitation applicable thereto.
- 6.1.4.3**      **Right to Administrative Hearing.** If the PPC recommends denial of an amendment to the Countywide Plan Map relating to the land use designation of a particular parcel of land, any substantially affected person may apply for an administrative hearing within twenty-one days of denial.
- 6.1.4.4**      **Applications for Administrative Hearing.** All applications for administrative hearing by a substantially affected person will be filed with the office of the PPC within twenty-one days of denial. Said application will be in a form for consideration under, and subject to the procedures of, Chapter 120, Florida Statutes. In the event an application for administrative hearing is filed, the Countywide Plan Map amendment shall not be considered by the CPA pending disposition of the administrative hearing.
- 6.1.4.5**      **CPA Consideration.** The CPA shall consider an application for amendment of the Countywide Plan Map upon receipt of the recommendation of the PPC.
- 6.1.4.6**      **Public Hearing by CPA.** The CPA shall hold a public hearing, advertised and noticed as required by Division 7.8, prior to taking action on a requested amendment of the Countywide Plan Map.
- 6.1.4.7**      **CPA Action.** The CPA may approve or deny the application for amendment upon consideration of the recommendation of the PPC. Any action by the CPA contrary to the PPC recommendation shall require a majority plus one vote of the entire CPA.
- 6.1.4.8**      **Reconsideration.** The reconsideration of any action on an amendment by the PPC or CPA shall be as otherwise prescribed by the respective operating procedures of each the PPC and the CPA. In the absence of such defined operating procedures, reconsideration shall be by motion of a member of the prevailing side on the applicable amendment vote, and affirmative action on such motion, at the same meeting at which the initial action was taken.
- 6.1.4.9**      **Right to Administrative Hearing.** If the CPA denies an amendment which was recommended to be approved by the PPC, any substantially affected person may apply for an administrative hearing within twenty-one days of denial.
- 6.1.4.10**     **Final Action by CPA After Administrative Hearing.** Final action by the CPA subsequent to any administrative hearing shall be limited to the findings of fact of the administrative hearing officer.

**SEC. 6.1.5 APPLICATIONS CONTAINING DEVELOPMENT AGREEMENTS.**

**6.1.5.1 Submission of a Development Agreement.** A development agreement is not required to be submitted as part of an application for Countywide Plan Map amendment, however a development agreement may be submitted in support of a Countywide Plan Map amendment. Such submission shall be entirely at the discretion of the local government jurisdiction.

Local governments shall enter into, amend, and revoke a development agreement per the requirements pertaining to development agreements found in Sections 163.3220 - 163.3243, Florida Statutes.

Prior to submission of the Countywide Plan Map amendment for consideration by the Council, any development agreement submitted for consideration as part of an application for Countywide Plan Map amendment shall, at a minimum, be approved by the local jurisdiction after public hearing by the legislative body and be executed by the applicant property owner and other private party(ies) to the agreement.

~~The amendments to the Rules, as contained in Article 6, Section 6.1.6, subsections 6.1.6.1 through 6.1.6.3, This provision~~ shall not apply retroactively to any development agreement submitted and made a condition of a plan amendment approved by the PPC and CPA prior to the effective date of ~~this provision~~ (Ordinance No. 08-81, December 24, 2008.).

**6.1.5.2 Consideration of Development Agreement by PPC and CPA.** The Council and CPA shall consider a development agreement, submitted by a local government jurisdiction in support of a Plan Map amendment request, in accordance with the consistency criteria and Relevant Countywide Considerations of the Countywide Plan Rules.

After all necessary approvals are obtained by the local jurisdiction and the development agreement is fully executed, a true and correct copy of the fully executed development agreement shall be submitted to the Council, to be filed with the corresponding Countywide Plan Map amendment ordinance.

**6.1.5.3 Change to Development Agreement Subsequent to Countywide Plan Map Approval.** The local government with jurisdiction will make the determination as to whether any change to an approved development agreement constitutes an amendment or revocation of the development agreement, and will make any such amendment or revocation in accordance with Sections 163.3220 – 163.3243, Florida Statutes.

A development agreement submitted and made a condition of a Countywide Plan Map amendment that is approved by the CPA, which development agreement is subsequently amended or revoked by a local government pursuant to the requirements in Sections 163.3220 – 163.3243, Florida Statutes, shall be resubmitted to the PPC and CPA.

~~The PPC shall recommend, and the CPA shall determine, based on the significance of the amendment or revocation in relation to the consistency criteria and the Relevant Countywide Considerations of the Countywide Rules pertaining to the Plan Map amendment, whether the amendment or revocation of the development agreement requires the Plan Map amendment to which it corresponded to be reconsidered.~~

If ~~the CPA~~ the PPC Executive Director determines that the amendment or revocation of the development agreement requires the Countywide Plan Map amendment to be reconsidered, the local government jurisdiction will be so notified and may request the Plan Map amendment be reheard, void and amend its local plan consistent with the Countywide Plan Map as it existed prior to the subject Plan Map amendment, resubmit an application for Plan Map amendment, with or without a revised development agreement, or such other action as will result in consistency between the local and Countywide Plan Maps.

A resubmitted Countywide Plan Map amendment will be processed as any other application for amendment.

#### **SEC. 6.1.6 OFFICIAL RECORD.**

Upon approval of a Countywide Plan Map amendment by the CPA, an official record copy of said ordinance will be maintained in the office of the Clerk of the Board. The office of the PPC shall maintain a record copy of all Countywide Plan Map amendments and, upon transmittal of the ordinance amending the Countywide Plan Map by the Clerk of the Board, shall cause such amendment to be properly recorded on the official Countywide Plan Map.

<b>DIV. 6.2</b>	<b>COUNTYWIDE PLAN MAP AMENDMENTS / ACTIVITY CENTERS, MULTIMODAL CORRIDORS AND PLANNED REDEVELOPMENT DISTRICTS.</b>
-----------------	---

#### **SEC. 6.2.1 NEW ADOPTIONS.**

**6.2.1.1 Adoption of New Activity Centers and Multimodal Corridors.** An amendment adopting the Activity Center (AC) plan category that is not contiguous to, and subject to the same plan/code provisions as, an existing AC designation results in the creation of a new Activity Center. An amendment adopting the Multimodal Corridor (MMC) plan category in a location that is not contiguous to, and subject to the same plan/code provisions as, an existing MMC designation results in the creation of a new Multimodal Corridor.

Each new Activity Center or Multimodal Corridor shall be classified with a subcategory based on the locational criteria of Sections 2.3.3.15-16, or as otherwise approved through the Countywide Plan Map amendment process. The subcategory shall be depicted on the Land Use Strategy Map.

Such amendments are subject to the tiered amendment review process set forth in Section 6.1.2, as determined by the eligibility criteria shown in Table 76-1. As part of the adoption process, the highest allowable density and/or intensity standard applicable to the Activity Center or Multimodal Corridor shall be filed of record and used in determining the applicable tier for subsequent amendments as set forth in Section 6.2.2.1. If residential, temporary lodging, nonresidential and/or mixed uses are differentiated with separate standards by the implementing plan/code provisions, these standards shall be recorded separately.

**Table 76-1  
Amendments Creating New Activity Centers or Multimodal Corridors**

Amendment Type	Eligibility Criteria
Tier II	Adoption of the AC or MMC category with implementing plan/code provisions that: <ul style="list-style-type: none"> <li>• Include density/intensity standards at or below the maximum for the applicable AC or MMC subcategory based on the locational criteria of Sections 2.3.3.15-16; and</li> <li>• Do not permit uses enumerated in Section 6.2.4.1; and</li> <li>• <a href="#">Do not eliminate permitted uses enumerated in Section 6.2.4.2; and</a></li> <li>• <a href="#">Do not increase densities or intensities in the Coastal High Hazard Area (CHHA).</a></li> </ul>
Tier III	Adoption of the AC or MMC category with implementing plan/code provisions that: <ul style="list-style-type: none"> <li>• Include density/intensity standards above the maximum for the applicable AC or MMC subcategory based on the locational criteria of Sections 2.3.3.15-16; or</li> <li>• Permit uses enumerated in Section 6.2.4.1; or</li> <li>• <a href="#">Eliminate permitted uses enumerated in Section 6.2.4.2; or</a></li> <li>• <a href="#">Increase densities or intensities in the CHHA.</a></li> </ul>

**6.2.1.2 Adoption of New Planned Redevelopment Districts.** An amendment adopting the Planned Redevelopment District (PRD) plan category in a location that is not contiguous to, and subject to the same plan/code provisions as, an existing PRD designation results in the creation of a new Planned Redevelopment District. Such amendments are subject to the Tier II amendment review process set forth in Section 6.1.2.2.

**SEC. 6.2.2 SUBSEQUENT AMENDMENTS.**

**6.2.2.1 Amendment of Existing Activity Centers or Multimodal Corridors.** An amendment to the local future land use map or plan/code provisions governing an existing Activity Center or Multimodal Corridor that results in a change to the permitted uses, density/intensity standards, or category boundaries on the Countywide Plan Map are subject to the tiered amendment review process set forth in Section 6.1.2, as determined by the eligibility criteria shown in Table 86-2.

**Table 86-2  
Amendments to Existing Activity Centers and Multimodal Corridors**

Amendment Type	Eligibility Criteria
Tier I	<p>Amendment does not exceed the highest allowable density or intensity standard filed of record; and</p> <p>Amendment does not alter the boundaries of the AC or MMC category on the Countywide Plan Map; and</p> <p>Amendment does not add permitted uses enumerated in Section 6.2.4.1 nor eliminate permitted uses enumerated in Section 6.2.4.2; and</p> <p>Amendment does not eliminate local future land use map categories enumerated in Section 6.5.4.4; and</p> <p>Planning and Urban Design Principles have previously been addressed and filed of record under the Tier II or Tier III process; <a href="#">and</a></p> <p><a href="#">If amendment increases densities or intensities in the Coastal High Hazard Area (CHHA), the balancing criteria of Section 4.2.7 have previously been addressed and filed of record under the Tier II or Tier III process.</a></p>
Tier II	<p>Amendment proposes one or more of the following:</p> <ul style="list-style-type: none"> <li>• Increases the highest allowable density or intensity standard consistent with the locational criteria of the Land Use Strategy Map as specified in Section 2.3.3.15-16; or</li> <li>• Alters the boundaries of the AC/MMC category on the Countywide Plan Map; or</li> <li>• Eliminates permitted uses enumerated in Section 6.2.4.2; or</li> <li>• <a href="#">Eliminates local future land use map categories enumerated in Section 6.5.4.4; or</a></li> <li>• <a href="#">If amendment increases densities or intensities in the CHHA, the balancing criteria of Section 4.2.7 have not previously been addressed and filed of record under the Tier II or Tier III process; or</a></li> <li>• Planning and Urban Design Principles have not previously</li> </ul>

	<p>been addressed and filed of record under the Tier II or Tier III process.</p> <p>and</p> <p>Amendment does not add permitted uses enumerated in Section 6.2.4.1.</p>
Tier III	<p>Amendment increases the highest allowable density or intensity standard exceeding the locational criteria of the Land Use Strategy Map as specified in Section 2.3.3.15-16; or</p> <p>Amendment adds permitted uses enumerated in Section 6.2.4.1.</p>

**6.2.2.2**

**Amendment of Existing Planned Redevelopment Districts.** An amendment to the local future land use map or plan/code provisions governing an existing Planned Redevelopment District that results in a change to the permitted uses, density/intensity standards, or category boundaries are subject to the tiered amendment review process set forth in Section 6.1.2, as determined by the eligibility criteria shown in Table 96-3.

**Table 96-3  
Amendments to Existing Planned Redevelopment Districts**

<b>Amendment Type</b>	<b>Eligibility Criteria</b>
Tier I	<p>Amendment does not alter the boundaries of the PRD category on the Countywide Plan Map; and</p> <p>Amendment does not add permitted uses enumerated in Section 6.2.4.1 nor eliminate permitted uses enumerated in Section 6.2.4.2; and</p> <p>Amendment does not eliminate local future land use map categories enumerated in Section 6.5.4.4; and</p> <p>Planning and Urban Design Principles have previously been addressed and filed of record under the Tier II or Tier III process.</p>
Tier II	<p>Amendment proposes one or more of the following:</p> <ul style="list-style-type: none"> <li>• Alters the boundaries of the PRD category on the Countywide Plan Map; or</li> <li>• Adds permitted uses enumerated in Section 6.2.4.1; or</li> <li>• Eliminates permitted uses enumerated in Section 6.2.4.2; or</li> <li>• Eliminates local future land use map categories enumerated in Section 6.5.4.4; or</li> <li>• Planning and Urban Design Principles have not previously been addressed and filed of record under the Tier II or Tier III process.</li> </ul>

A local map or plan/code amendment governing an existing Activity Center, Multimodal Corridor or Planned Redevelopment District that does not change the permitted uses, density/intensity standards, or category boundaries on the Countywide Plan Map is classified as Tier I.

**6.2.2.3 Reclassification of Special Centers and Special Corridors.** An Activity Center or Multimodal Corridor utilizing the Special Center or Special Corridor subcategory prior to October 24, 2019 shall, on October 24, 2019, be reclassified with a subcategory pursuant to Sections 2.3.3.15-16, which shall be depicted on the Land Use Strategy Map. Such subcategory reclassification shall occur in coordination with the local government with jurisdiction, shall be sufficient to accommodate the locally-adopted maximum density and intensity standards governing the Activity Center or Multimodal Corridor as of October 24, 2019, and shall not result in any nonconforming standard. Subsequent amendments to this subcategory classification shall be subject to the amendment process for existing Activity Centers and Multimodal Corridors outlined in the remainder of this section.

The highest allowable density and/or intensity standard filed of record for each reclassified Activity Center or Multimodal Corridor shall be used in determining the applicable tier for subsequent amendments as set forth in Section 6.2.2.1. If residential, temporary lodging, nonresidential and/or mixed uses are differentiated with separate standards by the implementing plan/code provisions, these standards shall be considered separately.

### **SEC. 6.2.3 SUBMITTAL REQUIREMENTS.**

#### **6.2.3.1 Additional Requirements for Tier I, II, and III Amendments.**

In addition to the general submittal requirements of Section 6.1.3.2, Tier I, II and III amendments to the Activity Center (AC), Multimodal Corridor (MMC), or Planned Redevelopment District (PRD) plan categories must include and address the items set forth below as part of the application, review, and approval process:

- A. **Boundary Map** – A parcel specific map or map series of sufficient detail to delineate the boundaries of the AC, MMC or PRD category. If technically feasible, a GIS shapefile of the boundary shall be provided, otherwise a list parcels to be amended shall be included with the submittal.
- B. **Current Land Use Designations** – A list of local future land use map designations that are currently within the proposed boundaries of the AC, MMC or PRD category, their acreages, and their associated permitted uses and maximum densities/intensities.



- C. **Proposed Land Use Designations** – A list of proposed future land use map designations, character districts, zoning districts or subdistricts within the proposed boundaries of the AC, MMC or PRD category, their acreages, and their associated permitted uses and maximum density/intensity standards.

If density/intensity averaging is being used pursuant to Section 5.2.1.3~~2-4~~, provide a calculation of the average areawide density/intensity that could potentially be achieved based on the proposed land use designations, and documentation that it is consistent with the proposed subcategory.

- D. **Size (AC Only)**. If the acreage of the proposed AC category exceeds the size criteria for the applicable subcategory pursuant to Section 2.3.3.15, demonstrate that the amendment area is organized into one or more subareas meeting the criteria.
- E. **Planning and Urban Design Principles** – For amendments affecting 10 acres or more, provide documentation of how the Planning and Urban Design Principles will be addressed, pursuant to Section 6.2.6 and Countywide Planning Strategies Land Use Goal 16.0, together with the purpose, objectives, and professionally established best practices contained therein.

#### **6.2.3.2 Additional Requirements for Tier II and Tier III Amendments.**

In addition to the submittal requirements of Section 6.1.3.2 and Section 6.2.3.1, Tier II and Tier III amendments to the Activity Center (AC), Multimodal Corridor (MMC) or Planned Redevelopment District (PRD) plan categories must include and address the items set forth below as part of the application, review, and approval process:

- A. **Pre-Application Meeting** – At least one pre-application coordinating conference with PPC staff will be required. The purpose of this meeting will be to discuss the review and approval process and to review the applicant’s proposed implementation plan to ensure that the strategies are met. After the conclusion of the meeting, PPC staff will provide meeting notes documenting topics covered, concerns/issues addressed, and any action steps agreed to with the applicant.
- B. **Transportation Impact Analysis** – Amendments affecting 10 acres or more must meet the requirements of Section 6.2.5. [Amendments of any size that increase densities or intensities in the Coastal High Hazard Area, in addition to meeting the requirements of Section 4.2.7, must demonstrate that the uses associated with the requested amendment will have access to evacuation routes with adequate capacities and evacuation clearance times.](#)

- C. **Implementation Tools** – For each proposed AC, MMC or PRD designation, the applicant will enumerate any existing and proposed plan/code provisions (e.g., special area plan, current zoning designations, special zoning designations, design overlays, and/or other regulatory tools) that will be used to implement the Planning and Urban Design Principles. In addition, the applicant will be required to submit a proposed adoption schedule for any new policies and/or regulations that will be required for such implementation.
- D. **Subsequent Review of Implementation Tools** – Upon initial adoption of the provisions identified by the implementation tools (described in subsection C above) by the local government, the implementation ordinances will be submitted and reviewed under the provisions of Section 6.2.2, in fulfillment of and for compliance with the Countywide Plan Map amendment to which they correspond. Addition or elimination of permitted uses consistent with the corresponding Countywide Plan Map amendment shall not be considered new changes under the provisions of Section 6.2.2.

### 6.2.3.3 Additional Requirements for Tier III Applications.

In addition to the submittal requirements of Section 6.1.3.2, Section 6.2.3.1, and Section 6.2.3.2, Tier III amendments to the Activity Center or Multimodal Corridor plan categories must include a Justification Narrative as to why the proposed amendment is consistent with the Countywide Plan.

The narrative must document the changes in conditions or other factors that warrant the proposed amendment, which could potentially include but are not limited to the following:

- A. **Improved transit facilities and service to the proposed Activity Center or Multimodal Corridor** – Improvements may include investment by PSTA in premium services that were not planned for during the most recent amendment of the Land Use Strategy Map, or a commitment by the applicant government to invest in multimodal infrastructure in the near term (5 to 15 years) that will quicken the evolution of the area into one that is transit-ready. These types of improvements will be coordinated closely with PSTA to ensure that they are consistent with the required standards for future premium transit.
- B. **Increases in population and/or employment densities not projected in adopted planning documents (MPO Long Range Transportation Plan, local comprehensive plans, etc.)** – These new increases in population and/or employment would need to be documented in an Economic Development Study that compares the new projections of population and/or employment to the projections contained in the MPO’s LRTP and the local comprehensive plans. The economic benefit from the increases in population and of employment would be quantified as well as the ability of the area to attract and absorb the increased population and/or employment over other similar developing areas.

- C. **Local government funding study for public infrastructure within the proposed Activity Center or Multimodal Corridor** – The funding study will include a detailed analysis of multimodal infrastructure needs within the study area, including the improvements identified in A. above and associated funding strategies to develop a financing plan that funds infrastructure projects within specific timeframes. The results of the Economic Development Study from B., if conducted, will be incorporated into the Funding Study.
- D. **Opportunities for increased resiliency** – An analysis showing that the amendment will create increase resiliency to hurricanes, flooding and sea level rise while not placing an undue burden on evacuation routes and shelter capacity. Examples could include building to more stringent wind standards, increasing building elevation, providing an independent source of electricity, funding improvements to make public infrastructure more resilient, and/or shifting density or intensity outside of the Coastal High Hazard Area.
- E. **Other unique conditions that would allow for consideration** – As an example, these conditions could include unique agreements or development partnerships that would create a significant opportunity for a more diverse development mix resulting in higher taxable values per acre and a more attractive mixed-use multimodal environment. The emphasis should be on getting both local government and development commitments needed to build unfunded multimodal projects build in the short- to mid-term within the subject area.

#### **SEC. 6.2.4 USE PROVISIONS.**

**6.2.4.1** The purpose of the Activity Center and Multimodal Corridor categories is to create areas of intensive residential density, nonresidential intensity, and mixed uses in conjunction with urban design that allows and encourages multimodal transportation, including pedestrian/bicycle circulation and transit use. Uses that do not support this purpose, as defined in Article 8 of these Countywide Rules, include:

- Storage/Warehouse/Distribution-Light and -Heavy;
- Commercial/Business Service Use; and
- Automobile-Oriented Retail Commercial Use.

An amendment adding one or more of these enumerated uses as a permitted use within an Activity Center or Multimodal Corridor, or within a character district, zoning district or subdistrict thereof, shall be classified as a Tier III amendment.

The enumerated uses may be permitted in the Planned Redevelopment District category in accordance with the Planning and Urban Design Principles. An amendment allowing one or more of these uses as a permitted use within a Planned Redevelopment District, or within a character district, zoning district or subdistrict thereof, shall be classified as a Tier II amendment.

**6.2.4.2** An amendment eliminating any of the following uses as a permitted use from an Activity Center, Multimodal Corridor, or Planned Redevelopment District, or from a character district, zoning district or subdistrict thereof, shall be classified as a Tier II amendment and reviewed against the provisions of Section 6.5.4.4:

- Manufacturing-Light, -Medium or -Heavy;
- Office; or
- Research/Development-Light or -Heavy.

**SEC. 6.2.5 TRANSPORTATION IMPACT ANALYSIS FOR THE ACTIVITY CENTER (AC), MULTIMODAL CORRIDOR (MMC), OR PLANNED REDEVELOPMENT DISTRICT (PRD) CATEGORY.**

An amendment adopting or amending the AC, MMC or PRD category and affecting fewer than 10 acres shall be subject to the Multimodal Accessibility Index (MAX Index) provisions of Section 6.5.5. An amendment adopting or amending the AC, MMC or PRD category and affecting 10 acres or more shall include the following transportation impact analysis:

- A. Calculate the average daily trips for the current land use category(ies) of the proposed AC, MMC or PRD category based on the acreage and traffic generation characteristics for each applicable category described in Section 2.3.3.
- B. Calculate the average daily trips for the proposed AC, MMC or PRD category based on the acreage and traffic generation characteristics for each applicable category described in Section 2.3.3, multiplied by 50%.
- C. If the proposed average daily trips calculated in (B) is smaller than the current average daily trips calculated in (A), then only the requirements of Section 6.2.3 must be met and no additional transportation assessment is required. If the proposed average daily trips is a larger number than the current average daily trips, then an additional transportation assessment will be required. This assessment will include the following steps:
  1. Safety – Documentation of safety issues and concerns within the proposed AC, MMC or PRD category boundary will be required. This documentation will at a minimum include a review and analysis of automobile and bike/pedestrian crashes over the last five years, and a summary of any plans or programs that are being implemented to address safety issues.
  2. Roadway Level of Service – Documentation of existing level of services on roadways within and intersecting with the proposed AC, MMC or PRD category boundary.
  3. Net Trips Impact on Level of Service – Completion of a level of service analysis documenting the projected level of service and potential impacts

resulting from the difference in trips between the existing land use category(ies) and the AC, MMC or PRD designation.

4. Multimodal Facilities and Services – Documentation of existing multimodal facilities and services within and adjacent to the proposed boundary for the AC, MMC or PRD category. This includes sidewalks, crosswalks, trails, bike treatments or facilities, bus stops and associated amenities, bus terminals/transfer centers, and bus route services. Other amenities may include, but are not limited to streetscape, landscaping and buffering improvements. The documentation will also identify any gaps in sidewalk, bike lane, or trail networks and areas where bus stop pads are not connected to sidewalks within the AC, MMC or PRD category.
  5. Planned Improvements – Documentation of planned/programmed multimodal improvements that will serve the purpose of reducing automobile congestion. Documentation shall include estimated reduction in automobile congestion, as well as the funding source and timing of planned/programmed multimodal improvements.
- D. Local governments are strongly encouraged to coordinate fulfillment of the transportation assessment requirement, if applicable, with the provisions of the Pinellas County Mobility Plan, as implemented by the countywide Multimodal Impact Fee ordinance.

#### **SEC. 6.2.6 PLANNING AND URBAN DESIGN PRINCIPLES.**

For all Tier II and Tier III amendments to the Activity Center (AC), Multimodal Corridor (MMC) or Planned Redevelopment District (PRD) category, the applicant must provide an evaluation of Countywide Planning Strategies Land Use Goal 16.0, Planning and Urban Design Principles, together with the purpose, objectives, and professionally established best practices contained therein.

The local government evaluation shall include: 1) documentation that for each Planning and Urban Design Principle, the local government can satisfy the purpose and objectives utilizing associated and necessary implementation initiatives (i.e., comprehensive plan policies, design guidelines, land development code amendments, etc.); and 2) documentation that each best practice was examined and determined to be applicable or not, and if not, demonstration that the purpose and objectives are being achieved through alternative means. At a minimum, this documentation will include narrative descriptions of how each of the Planning and Urban Design Principles will be addressed. Graphic illustrations of the implementation tools are strongly encouraged.

Documentation that the Planning and Urban Design Principles have been addressed shall be filed of record and used in determining the applicable tier for subsequent amendments to the AC, MMC, or PRD category as set forth in Section 6.2.2.

These review criteria addressing Planning and Urban Design Principles are in addition to and supplement the review criteria in Section 6.5.3, the Relevant Countywide Considerations.

Where a local government has made commitments to complete certain plans, programs, and initiatives to prove adherence to the Planning and Urban Design Principles, the commitments identified by the local government must be undertaken within five years of the approval of the plan amendment application. The local government shall request an extension of time if the commitments will not be implemented within the five year period. Such request for time extension shall be submitted to the PPC board who shall act on the local government request for time extension. A local government that does not meet its commitments for implementation within five years and does not obtain an extension will be found inconsistent with the Countywide Plan pursuant to Article 3 of these Countywide Rules.

## **SEC. 6.2.7 THE LAND USE STRATEGY MAP.**

**6.2.7.1 Locational Criteria.** The Land Use Strategy Map, located in the Countywide Plan Strategies as Figure 1, is an adopted policy document that provides guidance regarding proposed amendments to the Countywide Plan Map, by identifying those areas in the County most able to accommodate higher densities and intensities in coordination with transit service, other multimodal transportation, and other redevelopment factors, in concert with the MPO Long Range Transportation Plan.

Together with the eligible locations provided in Tables 2-4 and 42-6 of these Countywide Rules, the Land Use Strategy Map designates appropriate locations for Activity Center subcategories (including Urban Centers, Major Centers, Community Centers, and Neighborhood Centers) and Multimodal Corridor subcategories (including Premium Transit Corridors, Primary Corridors, Secondary Corridors, and Supporting Corridors).

Additional appropriate locations may be approved through the Countywide Plan Map amendment process, and once approved, shall be depicted on the Land Use Strategy Map. Where a more permissive subcategory is depicted on the Land Use Strategy Map, it shall supersede Tables 2-4 and 42-6.

**6.2.7.2 Amendments to the Land Use Strategy Map.** Countywide Plan Map amendments creating a new Activity Center or Multimodal Corridor, or reclassifying an applicable subcategory, will trigger an amendment to the Land Use Strategy Map pursuant to the requirements of Section 7.89.3. The amendment to the Land Use Strategy Map will be processed concurrently with the Countywide Plan Map amendment.

The Land Use Strategy Map will also be amended as necessary following relevant changes to the long range transportation plan adopted by the Metropolitan Planning Organization, or to Pinellas Suncoast Transit Authority provision of service, as determined appropriate. The PPC Executive Director may initiate an amendment of the Land Use Strategy Map for this purpose pursuant to the provisions of Section 7.89.3.

## SEC. 6.2.8 MULTI-JURISDICTIONAL ACTIVITY CENTERS AND MULTIMODAL CORRIDORS.

6.2.8.1 Unincorporated Parcels in a Planning Area Boundary. A municipality that adopts an Activity Center and/or Multimodal Corridor may include unincorporated parcels within its planning area boundary in order to identify and plan for parcels to be annexed in the future, but may not amend the Countywide Plan Map designations of those parcels, since they are not within the municipality's jurisdiction.

6.2.8.2 Agreements with Pinellas County. At the option of both parties, a municipality meeting the conditions of Section 6.2.8.1 may enter into an agreement with Pinellas County, in which the County submits a complementary application to amend the Countywide Plan Map designations of the unincorporated parcels within the Activity Center (AC) and/or Multimodal Corridor (MMC) planning area boundary identified by the municipality. The County may use the same application materials and support documents as the municipal amendment.

The County is not required to amend its local future land use map nor adopt implementing regulations pursuant to Section 6.2.3.2, in which case the amendment to the Countywide Plan Map must be initiated by a County resolution as outlined in Section 6.1.2.2 and shall be classified as a Tier II amendment. The resolution shall serve to memorialize the agreement between the municipality and County.

Pursuant to Section 171.062(2), Florida Statutes, the unincorporated County future land use map designation shall remain in effect until the municipality annexes a parcel and amends its own future land use map. The densities/intensities, permitted uses, and other standards of the new designation will not be applicable to the parcel until the municipality amends its local future land use map with a designation corresponding to the AC or MMC category. Such municipal future land use map amendments shall be processed as Tier I amendments as outlined in Section 6.1.2.1.

This process is intended to facilitate the orderly annexation of unincorporated parcels within an AC and/or MMC by amending their Countywide Plan Map designations as a group in advance of their individual annexation and amendment on the municipality's local future land use map. It does not replace the municipal future land use map amendment process.

The Countywide Plan Map is distinct from the County's future land use map and does not serve as the "county land use plan" referenced in Section 171.062(2), Florida Statutes, nor the "county comprehensive plan" referenced in the interlocal service boundary agreement provisions of Section 171.203, Florida Statutes.

With respect to any recommendation for an alternative compromise recommendation or request to continue, withdraw, resubmit, or modify an amendment to the Countywide Plan Map which has been submitted for consideration, the provisions as set forth following shall govern.

**SEC. 6.3.1 ALTERNATIVE COMPROMISE RECOMMENDATION.**

Pursuant to Section 10(3)(b) of Chapter 2012-245, Laws of Florida, as amended, the PPC shall forward recommendations for Countywide Plan Map amendments to the applicant local government when said action by the PPC constitutes denial with an alternative compromise recommendation. The process for referral to and action by the governing body shall be as hereinafter set forth.

- 6.3.1.1** The PPC shall transmit any such denial with an alternative compromise recommendation for amendment to the applicant local government within five days of action by the PPC.
- 6.3.1.2** The applicant governing body shall consider the alternative compromise recommendation of the PPC at an official meeting of the governing body and take formal action to accept or reject the PPC recommendation. The governing body action to accept or reject the PPC recommendation shall be as is determined necessary by the governing body to lawfully accomplish such action, and in the form required by the PPC.
- 6.3.1.3** The governing body action to accept or reject the PPC recommendation shall be transmitted to the PPC within forty-five days of receipt of the PPC recommendation, except as the governing body may require additional time to lawfully accomplish such action and shall request an extension as set forth below within the forty-five days.
- 6.3.1.4** If the governing body accepts the recommendation of the PPC, and transmits said acceptance in the requisite form within the required forty-five days, or as same may be extended, the PPC staff shall advertise and notice the amended application for Countywide Plan Map amendment in accordance with Section 6.1.54.6 for public hearing by the CPA, and forward the compromise amendment to the CPA with the PPC recommendation for approval.
- 6.3.1.5** Upon approval of the alternative compromise amendment by the CPA, the local governing body shall conform the ordinance amending the local government future land use map with the action of the CPA on the alternative compromise amendment to the Countywide Plan Map.
- 6.3.1.6** If the governing body does not accept the recommendation of the PPC as forwarded, or fails to take action in the requisite form or within the required forty-five days, or as same may be extended, the PPC staff shall advertise and notice the original application for Countywide Plan Map amendment in accordance with Section 6.1.54.6 for public



hearing by the CPA, and forward the original application to the CPA with the PPC recommendation for denial.

### **SEC. 6.3.2 CONTINUATION.**

A request to continue an amendment to the Countywide Plan Map, once formally submitted, shall be in writing by an authorized representative of the local government with jurisdiction. Such request for continuation may be submitted to the PPC at, or prior to, the applicant local government's opening statement to the PPC. The PPC shall review such request for continuation, consistent with the public purpose and intent of these Countywide Rules and their enabling legislation, and if approved, may reschedule the public hearing on the application for amendment to a specified future date. A request for continuation may also be submitted to the CPA subsequent to the PPC action, at or prior to the applicant local government's opening statement to the CPA. The CPA shall review such request for continuation, consistent with the public purpose and intent of these Countywide Rules and their enabling legislation, and if approved, may reschedule the public hearing on the application for amendment to a specified future date. If not rescheduled to a specified future date, the public hearing must be readvertised pursuant to the requirements of Section 7.89.4.

Nothing herein shall be construed to prohibit the PPC or CPA from continuing a public hearing at any time in the course of the proceeding, consistent with the public purpose and intent of these Countywide Rules and their enabling legislation.

Nothing herein shall prevent the CPA from continuing its hearing and requesting the PPC to rehear, clarify, or explain its initial action.

### **SEC. 6.3.3 WITHDRAWAL.**

Withdrawal of an application for an amendment to the Countywide Plan Map, once formally submitted, shall be in writing by an authorized representative of the local government with jurisdiction. The withdrawal shall be reported to the PPC at, or prior to, the applicant local government's opening statement to the PPC, and shall be forwarded to the CPA. A withdrawal may also be submitted to the CPA subsequent to PPC action, at or prior to the applicant local government's opening statement to the CPA. Withdrawal of an application for amendment shall remove the application for amendment from further consideration.

### **SEC. 6.3.4 RESUBMISSION.**

No Countywide Plan Map amendment denied by the CPA shall be resubmitted for consideration by the PPC within six months of the date of denial; except where denial is "without prejudice," which shall allow an application, as previously submitted, to be resubmitted without limitation as to the six month restriction. Any such resubmitted application shall be treated pursuant to, and meet the requirements of, Section 6.1.1.

**SEC. 6.3.5 MODIFICATION.**

Any request by a local government to modify an amendment to the Countywide Plan Map shall require the original amendment to be withdrawn as set forth in Section 6.3.3, and the modified amendment to be submitted as for a new amendment, as required in Section 6.1, including action by the applicant governing body as required in Sections 6.1.1, 6.1.2, and 6.1.3 to initiate the modified amendment, and consideration and recommendation by the PPC after public hearing.

<b>DIV. 6.4 COUNTYWIDE PLAN MAP AMENDMENTS / ECONOMIC DEVELOPMENT – EXPEDITED REVIEW.</b>
---

**SEC. 6.4.1 PURPOSE.**

It is the purpose of this expedited review process to recognize and provide for amendments of the Countywide Plan Map that result from economic development projects that have been certified by the Governor’s Office of Tourism, Trade, and Economic Development pursuant to Senate Bill 1154 [\(1997\)](#).

**SEC. 6.4.2 PROCEDURE.**

The procedure for expedited Countywide Plan Map amendments shall be conducted in accordance with the requirements of Division 6.1 and the process outlined herein.

**6.4.2.1 Notice and Public Hearing.** All expedited amendments shall be advertised, noticed and considered at a public hearing as required under Division 7.8. The advertisement, notice and public hearing will identify amendments to be considered under this expedited process. A single published advertisement and requisite personal notice for all expedited amendment actions shall be provided which shall include notice of both the PPC and CPA public hearings.

**6.4.2.2 Submission Requirements.** In addition to the application items in Section 6.1.3.2, all local government submittals of an expedited amendment shall include: 1) copy of the recommendation of the governing body for expedited review; 2) copy of the certificate of eligibility from the Governor’s Office of Tourism, Trade and Economic Development; and 3) copy of the finalized 90 day time schedule negotiated between the local government and the state, incorporating all deadlines, including public meetings and notices.

**6.4.2.3 Action by PPC and CPA.** The PPC and CPA shall act upon an expedited amendment within the finalized 90 day time schedule established between the local government and the State for the subject property.

**SEC. 6.5.1 PURPOSE.**

It is the purpose of this amendment review process to recognize and provide for amendments of the Countywide Plan Map that do not otherwise qualify as subthreshold amendments, but that do impact Relevant Countywide Considerations.

**SEC. 6.5.2 PROCEDURE.**

The procedure for Countywide Plan Map amendments shall be conducted in accordance with the requirements of Division 6.1.

**SEC. 6.5.3 REVIEW CRITERIA.**

**6.5.3.1 Relevant Countywide Considerations.** In the consideration of a Countywide Plan Map amendment, it is the objective of these Countywide Rules to evaluate the amendment so as to make a balanced legislative determination based on the following seven Relevant Countywide Considerations, as they pertain to the overall purpose and integrity of the Countywide Plan.

**6.5.3.1.1 Consistency with the Countywide Rules.** The manner in, and extent to, which the amendment is consistent with the Countywide Rules and with the Countywide Plan Strategies as implemented through the Countywide Rules.

**6.5.3.1.2 Transportation Impacts.** ~~For amendments not involving the Activity Center (AC), Multimodal Corridor (MMC) and Planned Redevelopment District (PRD) categories, the manner in, and extent to, which the amendment significantly impacts a roadway segment where the existing Level of Service (LOS) is below LOS "D" or where projected traffic resulting from the amendment would cause the existing LOS to fall below LOS "D." An amendment adopting or amending the AC, MMC or PRD category is subject to the requirements of Section 6.2.5. An amendment adopting or amending the Activity Center (AC), Multimodal Corridor (MMC) or Planned Redevelopment District (PRD) category and affecting 10 acres or more is subject to the requirements of Section 6.2.5. All other amendments are subject to the Multimodal Accessibility Index (MAX Index) provisions of Section 6.5.5.~~

**6.5.3.1.3 Scenic/Noncommercial Corridors.** If located within a Scenic/Noncommercial Corridor, the manner in, and extent to, which the amendment conforms to the criteria and standards contained in Section 6.5.4.1 of these Countywide Rules.

**6.5.3.1.4 Coastal High Hazard Areas (CHHA).** If located within a Coastal High Hazard Area, the manner in, and extent to, which the amendment conforms to the terms set forth in Section 4.2.7.

**6.5.3.1.5** **Activity Center, Multimodal Corridor, and Planned Redevelopment District Plan Categories.** If the amendment involves the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category, the manner in, and extent to, which the amendment conforms to the purpose and requirements of the applicable category, and addresses the relevant Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies.

**6.5.3.1.6** **Impact on a Public Educational Facility or an Adjoining Jurisdiction.** The manner in, and extent to, which the amendment significantly impacts a public educational facility or an adjoining jurisdiction.

**6.5.3.1.7** **Reservation of Industrial Land.** If the amendment involves the conversion of land now designated Target Employment Center, or Employment, Industrial, or Office within a Target Employment Center, to some other Countywide Plan Map category, the extent to which the amendment area can continue to provide for Target Employment opportunities as evaluated and set forth in Section 6.5.4.4. ~~If the amendment involves the conversion from the Employment (E), Industrial (I), or Target Employment Center (TEC) category, the extent to which the amendment area can continue to provide for target employment opportunities as evaluated and set forth in Section 6.5.4.5.~~

#### **SEC. 6.5.4 SPECIAL RULES.**

##### **6.5.4.1 Scenic/Noncommercial Corridors.**

**6.5.4.1.1** Designated Scenic/Noncommercial Corridors, as set forth in these Countywide Rules and depicted on the Countywide Plan Map, shall be deemed to have countywide significance and will be recognized as Scenic/Noncommercial Corridors, consistent with the Scenic/Noncommercial Corridor Plan Element of the Countywide Plan.

**6.5.4.1.2** The intent and purpose of the Scenic/Noncommercial Corridor designation is to guide the preservation and enhancement of scenic qualities, to ensure the integrity of the Countywide Plan Map, and to maintain and enhance the traffic operation of these especially significant roadway corridors in Pinellas County.

The principal objectives of Scenic/Noncommercial Corridor designations are:

- A. To preserve and enhance scenic qualities found along these corridors and to foster community awareness of the scenic nature of these corridors.
- B. To encourage superior community design and enhanced landscape treatment, both outside of and within the public right-of-way.
- C. To encourage land uses along these corridors which contribute to an integrated, well planned and visually pleasing development pattern, while discouraging the proliferation of commercial, office, industrial, or intense residential development beyond areas specifically designated for such uses on the Countywide Plan Map.

- D. To assist in maintaining the traffic operation of roadways within these corridors through land use type and density/intensity controls, and by conformance to access management regulations, by selective transit route location, and by the development of integrated and safe pedestrian and bicycle access systems.
- E. To encourage design standards identified within the Pinellas County Countywide Scenic/Noncommercial Corridor Master Plan, through the adoption of local ordinances and regulations consistent with those standards set forth within the Master Plan.

Amendments to certain Countywide Plan Map categories shall be subject to locational and use limitations as specified in Section 6.5.4.1.4, Table ~~106-4~~.

It is the intent of this provision to discourage the proliferation of nonresidential use and to monitor any increase in the density/intensity on a SNCC. Proposed map amendments allowing higher density and/or intensity on a parcel identified as within a Future Transit Corridor on the Land Use Strategy Map, and also within a Scenic/Noncommercial Corridor as indicated on the Scenic/Noncommercial Corridor Map, will be discouraged unless located within either a mixed-use node or an enhancement connector on the Scenic/Noncommercial Corridor Map.

**6.5.4.1.3**

Delineation of Scenic/Noncommercial Corridors shall be as follows:

- A. Corridors shall be as set forth herein and as depicted on the Countywide Plan Map and Submap No. 1 entitled Countywide *Scenic/Noncommercial Corridor Map*, including:

“Primary” Scenic/Noncommercial Corridors:

- Keystone Road from US 19 to Hillsborough County Line
- Alderman Road from US Alternate 19 to Fish Hatchery Road
- Tampa Road from US Alternate 19 to East Lake Woodlands Parkway
- Curlew Road from US Alternate 19 to McMullen-Booth Road
- CR-1/Keene Road from Alderman Road to East Bay Drive
- Belcher Road from Klosterman Road to 38th Avenue North
- McMullen-Booth Road/East Lake Road from Pasco County Line to SR-60
- 102nd Avenue North/Bryan Dairy Road from Oakhurst Road to Belcher Road
- Pinellas County Bayway from Gulf Boulevard to U.S. 19/I-275
- 113th Street/Ridge Road from West Bay Drive to Madeira Beach Causeway
- Park Street from Park Boulevard to Central Avenue
- Tyrone Boulevard from 113th Street North to Park Street

“Unique” Scenic/Noncommercial Corridors:

- Edgewater Drive from Scotland Street (Dunedin) to Sunset Point Road

- Bayshore Drive from Main Street (Safety Harbor) to SR-60
  - Courtney Campbell Parkway (Causeway) from McMullen-Booth Road/Bayside Bridge (49th Street Bridge) to Hillsborough County Line
  - Dunedin Causeway from Honeymoon Island Park to east approach
  - Memorial Causeway and its approaches
  - Bayside Bridge (49th Street Bridge) and its approaches
  - Gandy Bridge approach to Hillsborough County Line
  - Howard Frankland Bridge (I-275) approach to Hillsborough County Line
  - Belleair Causeway and its approaches
  - Park Boulevard Bridge and its approaches
  - Treasure Island Causeway and its approaches
  - Pinellas Bayway (SR-679) from Fort DeSoto Park to Pinellas County Bayway (SR-682)
  - Sunshine Skyway Bridge (I-275) approach to Hillsborough County line
- B. All corridors or portions (segments) thereof shall be classified as either Rural/ Open Space, Residential, Mixed Use, Unique/Scenic View, or Enhancement Connector as identified on the Scenic/Noncommercial Corridor Map, as approved and as it may be subsequently amended. Corridor subclassifications are intended to be consistent with the corresponding approved Countywide Plan Map categories as enumerated in the Scenic/Noncommercial Corridor Plan Element. Upon amendment of the Countywide Plan Map adjacent to a Scenic/Noncommercial Corridor, the Corridor Subclassification (and all standards which apply) shall be changed concurrently to be consistent with the amended Countywide Plan Map categories. Specifically, any amendment of the Countywide Plan Map adjacent to a Scenic/Noncommercial Corridor will include, as a function of that amendment, any requisite change to the Corridor Subclassification and said change will be reflected on Submap No. 1 concurrent with the effective date of the Countywide Plan Map amendment, except as specifically provided for herein.

The PPC and CPA shall have the authority to grant exceptions to the concurrent change to the Corridor Subclassification, as reflected on Submap No. 1, upon approval of an amendment to the Countywide Plan Map adjacent to a Scenic/Noncommercial Corridor, based upon a finding that:

1. The size and configuration of the amendment is *de minimus* in relationship to its frontage on the affected Scenic/Noncommercial Corridor; or
  2. The size and configuration of the amendment is *de minimus* in relationship to the length of the affected Scenic/Noncommercial Corridor; or
  3. The size and location of the amendment is consistent in relationship to the surrounding existing Countywide Plan Map designations.
- C. Corridor width shall be determined, considering the depth of each land use which abuts or functionally relates to the roadway right-of-way, from a land use, visual or

traffic operations standpoint, generally to a depth of 500 feet (measured from the right-of-way that is required to implement the current MPO Long Range Transportation Plan). The 500-foot distance may be expanded or diminished at the discretion of the Pinellas Planning Council and Countywide Planning Authority for the purpose of reviewing amendments to the Countywide Plan Map only where exceptional circumstances warrant, based upon, but not limited to, the following considerations:

1. The distance to and sight-line for a particular scenic view or visual characteristic;
2. Access from the property in question to the Scenic/Noncommercial Corridor and its relationship thereto; and
3. The location and degree to which any man-made structure or natural feature interrupts or precludes a view or visual relationship from the roadway.

**6.5.4.1.4** The following criteria shall be considered by the Pinellas Planning Council and Countywide Planning Authority, in concert with other consistency and amendment criteria, in the review of an application by local government for amendment of the Countywide Plan Map on a Scenic/Noncommercial Corridor:

- A. Countywide Plan Map Consistency - The extent to which the local government request is consistent with the following Table ~~106-4~~, *Countywide Plan Map/SNCC Classification Consistency*. Nothing in these consistency guidelines shall preclude a local government from being more restrictive, i.e., to determine that a particular category shall not be considered consistent with a particular corridor subclassification, irrespective of provision for same in Table ~~106-4~~.
- B. Considerations by Countywide Plan Map Category
  1. With respect to a Residential Countywide Plan Map category, the extent to which the local government request discourages the intensification of residential use on a Scenic/Noncommercial Corridor. In particular, an amendment to the Countywide Plan Map to increase residential density shall be discouraged, except where such amendment is determined to be consistent with the existing delineation of Countywide Plan Map categories, adjoining existing use, and the purpose and intent of the Scenic/Noncommercial Corridor Plan Element as applied through these Countywide Rules and the otherwise applicable amendment process.
  2. With regard to the Office, Resort, Retail & Services, Employment, or Industrial Countywide Plan Map categories:

- a. The extent to which the local government request discourages nonresidential uses on a Scenic/Noncommercial Corridor. In particular, amendment to the Countywide Plan Map to allow a new or expanded Office, Resort, Retail & Services, Employment, or Industrial category shall be discouraged, except where such amendment is:
  - i. the logical in-fill, extension or terminus of an existing nonresidential category; and
  - ii. the logical in-fill, extension or terminus of an adjoining existing nonresidential use; and
  - iii. considered in relationship to the existing delineation of surrounding categories on the Countywide Plan Map and Corridor Subclassification(s); and
  - iv. consistent with the purpose and intent of the Scenic/Noncommercial Corridor Plan Element, as applied through these Countywide Rules and the otherwise applicable amendment process.
  
- b. The extent to which the local government request minimizes any increase in density/intensity on a Scenic/Noncommercial Corridor. Specifically, in reviewing any application for nonresidential use on a Scenic/Noncommercial Corridor, the proposed density/intensity of use as measured by dwelling units per acre, floor area ratio and impervious surface ratio, as is applicable, shall be considered with the objective of not exceeding the density/intensity of either the adjoining nonresidential uses or the mid-point of the range for the density/intensity standards of the applicable category, whichever is less.
  
- c. The adoption of local government land development regulations that implement the use restrictions for specified future land use categories as identified in Section 6.5.4.1.4, Table ~~106-4~~.



**Table 106-4**  
**Countywide Plan Map/SNCC Classification Consistency<sup>1</sup>**

Countywide Plan Map Designation	Rural/Open Space	Residential	Mixed Use	Unique Scenic View	Enhancement Connector
Residential Rural (RR)	C	C	C		C
Residential Very Low (RVL)	C	C	C		C
Residential Low Medium (RLM)		R <sup>2</sup>	C		C
Residential Medium (RM)		R <sup>2</sup>	C		C
Residential High (RH)			C		C
Office (O)			C		C
Resort (R)			C		C
Retail & Services (R&S)			R <sup>3</sup>		C
Employment (E)			R <sup>3</sup>		C
Industrial (I)					C
Public/Semi-Public (P/SP)		C	C		C
Recreation/Open Space (R/OS)	C	C	C	C	C
Preservation (P)	C	C	C	C	C
Target Employment Center (TEC)			C		C
Activity Center (AC)			C		C
Multimodal Corridor (MMC)			C		C
Planned Redevelopment District (PRD)			C		C

Notes:

<sup>1</sup> A “C” indicates that an amendment to the Countywide Plan Map category is potentially consistent, subject to all other applicable criteria, with the corresponding SNCC Classification. An “R” indicates that the amendment to the Countywide Plan Map category is potentially consistent subject to specified use restrictions. The absence of either a “C” or an “R” indicates that the Countywide Plan Map category is not considered compatible with the SNCC Classification, unless a specific finding to the contrary is made in accordance with Sec. 6.5.4.1.3 B. Category and/or use restrictions apply only to new Countywide Plan Map amendments after August 7, 2015 and are not retroactive.

<sup>2</sup> Office, personal service/office support, and retail commercial uses are restricted to the mixed use and enhancement connector SNCC classifications.

<sup>3</sup> Manufacturing-Medium and Incinerator Facility uses are restricted to the enhancement connector SNCC classification.

3. With respect to the Public/Semi-Public, Recreation/Open Space, and Preservation Countywide Plan Map categories, the extent to which the local government request provides for Public/Semi-Public, Recreation/Open Space, and Preservation categories consistent with the character, intensity, and scale of the uses permitted within these respective categories in relation to the existing delineation of Countywide Plan Map categories, adjoining existing use, the need for and service area of the public/semi-public, recreation/open space, and preservation use, and the purpose and intent of the Scenic/Noncommercial Corridor Plan Element, as applied through these Countywide Rules and the otherwise applicable amendment process.

4. Activity Center and Multimodal Corridor Countywide Plan Map Categories that are required to address the relevant Planning and Urban Design Principles, described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies, shall be evaluated for how the local government request minimizes any increase in density/intensity on a Scenic/ Noncommercial Corridor.
- C. The extent to which the local government request has taken into account the Scenic/Noncommercial Corridor Plan Element, including the goals, objectives, and policies articulated within the Plan Element, as is relevant to the particular amendment under consideration. Consistent with its advisory nature, the Scenic/Noncommercial Corridor Plan Element shall not serve as a basis for denial of an amendment.
  - D. The extent to which the local government request has taken into account the current MPO Long Range Transportation Plan, and any enhanced access management standards, as is relevant to the particular roadway under consideration. Particular consideration shall be given to the established policies of the governmental entity having construction and maintenance responsibility over the subject facility.

**6.5.4.2 Public Educational Facility Siting.**

**6.5.4.2.1** It is the intent and purpose of this section to provide for and encourage compliance with Section 1013.33, Florida Statutes (F.S.), regarding coordination of educational facilities planning with local governing bodies, in a uniform and consistent manner.

**6.5.4.2.2** These Countywide Rules provide for an exception for Public Educational Facilities to the otherwise applicable acreage threshold limitation for Institutional uses in the Residential Rural, Residential Very Low, Residential Low Medium, Residential Medium, Residential High, and Office categories.

**6.5.4.2.3** In furtherance of the objectives of Section 1013.33, F.S., a Public Schools Interlocal Agreement has been developed for utilization by the Pinellas County School Board and local governments. This Interlocal Agreement provides for an alternative process as authorized under Section 1013.33, F.S., and locational review criteria that foster a uniform approach to public school siting throughout Pinellas County.

**6.5.4.4 ~~Conversion Criteria for Employment Related Categories and Uses.~~ Amendments to Target Employment Centers**

Having identified the importance of reserving industrial land in Pinellas County, the Pinellas Planning Council (PPC) and the Countywide Planning Authority (CPA) shall utilize the following criteria to evaluate:

- A. A Countywide Plan Map amendment that converts land now designated Target Employment Center, or Office, Employment or Industrial within a Target

Employment Center, to some other Countywide Plan Map category~~Employment, Industrial, or Target Employment Center to some other Countywide Plan Map category~~; or

B. For lands designated as Activity Center, Multimodal Corridor, or Planned Redevelopment District within a Target Employment Center on the Countywide Plan Map:

- ~~1.~~ A local future land use map (FLUM) amendment that converts a category corresponding to Office, Employment, or Industrial~~, or Target Employment Center~~, as determined pursuant to Section 4.2.2.1, to some other local FLUM category; or
- ~~2.~~—An amendment to the implementing plan/code provisions, adopted pursuant to Section 6.2.3.2, that eliminates Manufacturing, Office, or Research/Development as a permitted use.

In the consideration of such amendments, the PPC and CPA shall make a determination, based upon a balancing of the following criteria, as they pertain to the overall purpose and integrity of the Countywide Plan:

### **Target Employment Opportunities**

The extent to which the uses within the proposed category can potentially provide target employment opportunities, as compared to those that can potentially be available within the current Employment, Industrial, or Target Employment Center Subcategory per Section 2.3.3.14~~, or corresponding FLUM category~~.

Target Employment clusters identified in the 2023 Target Employment and Industrial Lands Study (TEILS) Update pay an average wage that is greater than the median for Pinellas County. Average wage is defined as the total amount of wages, either self-reported, reported to a third-party vendor, or reported to the State of Florida divided by the total number of self-reported full-time employees and full-time equivalent employees by the company.

Any future proposed designation to the site shall remain consistent with the average annual wages for Target Industries as documented by Florida Department of Economic Opportunity Quarterly Census of Employment, and Pinellas County Economic Development. NAICS Codes associated with TEILS identified Target Employment categories can be found in the Countywide Plan Appendix.

### **Amendment Site Characteristics**

Under the current or proposed category, the extent to which the site can continue to support target employment uses due to the site's size, configuration, and physical characteristics, as outlined in Table 2-1 in Section 2.3.3.14. ~~and is~~

~~able to accommodate the provision of site access, loading, and other necessary site improvements.~~

~~The extent to which the proposed site will be, or is now, used for unique and high-priority functions, such as water-dependent or working waterfront uses.~~

For Office Oriented Target Employment Uses:

- Urban:

Site Characteristics – Dense office space with the potential for a vertical mixed-use character.

Associated Target Employment Clusters – Business Services, Financial Services, Information Technology, and Marketing, Design & Publishing.

- Suburban:

Site Characteristics – Campus style office space with the potential for a horizontal or vertical mixed-use character depending on surrounding area characteristics.

Associated Target Employment Clusters – Business Services, Financial Services, Information Technology and Marketing, Design & Publishing.

For Industrial/Manufacturing Target Employment Uses:

Site Characteristics – Lower density, large building footprints, and suburban character which requires high auto-access.

Associated Target Employment Clusters – Medical Technologies/Life & Marine Sciences, Micro-Electronics Manufacturing, Aviation/Aerospace/Defense.

**Amendment Area Characteristics**

The extent to which the uses within the current or proposed category relate to surrounding and nearby uses and plan classifications, including their compatibility with such uses and plan classifications relevant to their associated Target Employment Center subcategory as outlined in Table 2-1 in Section 2.3.3.14.

The extent to which industrial uses can benefit from or provide benefit to, adjoining or nearby properties.

The extent to which the proposed site will be used for unique and high-priority functions, including, but not limited to, transit-oriented uses.

For Office Oriented Target Employment Uses:

- Urban:

Area Characteristics – Existing and/or emerging urban areas of the county with the presence of other larger scale target employment, as well as dense residential uses, and commercial uses. These are areas where the highest value Class A Office users seek to be. These locations also have high quality placemaking attributes that enable walk, bike, and transit access with nearby amenities.

Commonly Associated Target Employment Categories – Business Services, Financial Services, Information Technology, and Marketing, Design & Publishing.

- Suburban:

Area Characteristics – Areas where office, retail, commercial and residential already exist together. These are areas with the most potential for infill and redevelopment in more urban patterns with a greater vertical mix of uses overtime. These are areas that with proper placemaking enhancements can improve the sense of place, walkability to other amenities and create new ‘centers’ of mixed-use activity whether horizontal or vertical.

Commonly Associated Target Employment Categories – Business Services, Financial Services, Information Technology and Marketing, Design & Publishing.

For Industrial/Manufacturing Target Employment Uses:

Area Characteristics – Areas surrounded by other large industrial and manufacturing employers with minimal other surrounding uses. These areas have the potential to encourage a mix of industrial and commercial uses, with an emphasis on industrial use preservation for target industries.

Associated Target Employment Categories – Medical Technologies/Life & Marine Sciences, Micro-Electronics Manufacturing, Aviation/Aerospace/Defense.

## Supporting Transportation and Infrastructure Characteristics

The location of the property in relationship to [the description of the corresponding Target Employment Center subcategory per Section 2.3.4.14, and the need for the access to the following transportation and infrastructure characteristics:](#)

~~, and the current or proposed uses' need for, access to the arterial and interstate highway network, transit, international airport, and functional rail line, as well as other infrastructure and service facilities, including water, sewer, stormwater, and parking, and their respective capacities.~~

### [For Office Oriented Target Employment Uses:](#)

- [Urban:](#)

[Supporting Transportation and Infrastructure Characteristics– Access to transit and an international airport, as well as other infrastructure and service facilities including pedestrian oriented infrastructure.](#)

[Associated Target Employment Categories – Business Services, Financial Services, Information Technology, and Marketing, Design & Publishing.](#)

- [Suburban:](#)

[Supporting Transportation and Infrastructure Characteristics– Access to the arterial and interstate highway network, transit, international airport, as well as other infrastructure and service facilities, including parking, and pedestrian oriented infrastructure.](#)

[Associated Target Employment Categories – Business Services, Financial Services, Information Technology and Marketing, Design & Publishing.](#)

### [For Industrial/Manufacturing Target Employment Uses:](#)

[Supporting Transportation and Infrastructure Characteristics– Access to the arterial and interstate highway network, transit, international airport, and functional rail line, as well as other infrastructure and service facilities, including water, sewer, stormwater, and parking, and their respective capacities.](#)

[Associated Target Employment Categories – Medical Technologies/Life & Marine Sciences, Micro-Electronics Manufacturing, Aviation/Aerospace/Defense.](#)

## Supporting Redevelopment Plans, Special Area Plans, or Planning and Urban Design Principles Implementation Framework

The extent to which any amendment is included as part of a community redevelopment plan, special area plan, or Planning and Urban Design Principles implementation framework pursuant to Section 6.2.6 that has evaluated and addressed the potential to support target employment uses in the redevelopment area proposed to be reclassified from Target Employment Center, or Office, Employment or Industrial within a Target Employment Center ~~an Employment, Industrial, Target Employment Center,~~ or corresponding FLUM designation.

### 6.5.4.4.1 Target Employment Center – Local Subcategory Special Area Plan Guidelines

This subcategory is designed to allow greater flexibility within TECs that have warehouse and industrial footprints, but often do not fit within many of the traditional “Target Industry” categories. Allowable uses, density and intensity standards, and other relevant land use regulations and development requirements will be developed by the local government in accordance with the following special area plan (SAP) guidelines. The goal of this process is to enable projects that are consistent with the goals, objectives, and vision of the TEC – Local SAP.

For those areas with an adopted TEC – Local category and no corresponding local SAP, the TEC – Local will provide a 100% intensity bonus for Manufacturing, Office, and Research/Development uses only, and will be subject to the conversion criteria standards for the Industrial/Manufacturing Target Employment Uses outlined in Section 6.5.4.4.

Special Area Plan Requirements for the TEC - Local subcategory are as follows:

- 
- A. Existing Conditions – Assessment of the existing conditions that impact the area's redevelopment vision (i.e., area history, urban form, public realm, existing land uses and open space, zoning, area mobility networks, demographic profile, housing and jobs profile, opportunities, constraints and focus areas, equity assessment, infrastructure assessment, etc.).
- B. District/Area Framework – Development of district/area goals and master plan framework centered around the area's vision (recommend the development of a subset of themes or guiding principles).
- C. Framework Analysis – Should include:
  - o Urban Form (building character, development types)
  - o Public Realm (pedestrian experience, street typology, walkshed analysis)
  - o Diversity & Equity (demographic context, land uses)
  - o Employment Capacity and Economic Development (land uses, zoning, current & ongoing development)

- Connectivity (parking, safety, multimodal connectivity)

D. **Vision Map** – A clearly defined vision map and area boundary with applicable GIS data of the area boundary.

E. **District Master Plan** – Strategies, interventions, and recommendations organized into the layers of the framework and collectively represent the actions necessary to achieve district/area goals.

F. **Action Plan** – High-level road map for implementing the District Master Plan Framework centered around the vision (subset of themes or guiding principles), infrastructure analysis, buildout analysis/projections, and categorized by an estimated time horizon.

G. **Other Supportive Documentation** – May include, but is not limited to:

- **Community Involvement** - Clear documentation of charrettes or community open houses that allow for public engagement and participation of impacted communities to help guide the plan development.
- **Resiliency** - Coastal High Hazard Area (CHHA) population projections and evacuation route capacity.
- **Utility Constraints** – Clear documentation of utility constraints within the SAP boundary and how the local government plans to address those so that the SAP vision and framework can be achieved.
- **Local Implementing Regulations** – An update to land development code and zoning requirements in conjunction with SAP development to ensure the vision and framework is implementable upon adoption.
- **Transportation Analysis** – A transportation analysis is strongly encouraged to better understand existing traffic patterns and constraints, as well as where improvements can be made to better coincide with the SAP vision and framework.

**6.5.4.4.2 Tiered Amendment Process for Target Employment Centers.** A local future land use map or special area plan amendment that does not change the boundaries of an existing Target Employment Center (TEC), and is consistent with the standards of the subcategory depicted on Submap No. 2, the *Target Employment Centers Map*, is classified as a Tier I amendment.

A local future land use map or special area plan amendment that adopts a new TEC, changes the boundaries of an existing TEC, or results in an amendment of the subcategory depicted on Submap No. 2, the *Target Employment Centers Map*, is



classified as a Tier II amendment. An approved change to the subcategory will be reflected on Submap No. 2 concurrent with the effective date of the Countywide Plan Map amendment.

## **SEC. 6.5.5 MULTIMODAL ACCESSIBILITY OF COUNTYWIDE PLAN MAP AMENDMENTS**

**6.5.5.1** The Multimodal Accessibility Index, or MAX Index, is a GIS based tool that scores an area based on the presence of a variety of multimodal factors (see Table 6-5). MAX scores are assigned to individual grid cells that are a quarter mile in size, given the walkability of a quarter mile travel shed. Grid cells with greater multimodal features in turn generate a greater MAX score. For more details on the MAX Index and how it was developed, see the Countywide Plan Appendix.

**6.5.5.2** A quarter-mile grid cell identified in the MAX Index that does not maintain a score that meets or exceeds the MAX Index Countywide Average is classified as underperforming. An amendment to the Countywide Plan Map that results in an increase of density or intensity within an underperforming grid cell must be evaluated by the applicable criteria set forth in (A)-(E) below. The Pinellas Planning Council and the Countywide Planning Authority may, at their sole and absolute discretion, approve the subject amendment if the MAX Index Countywide Average is not met based upon a balancing of the following criteria, as are determined to be applicable to the subject amendment:

- A. Located Within a Community Redevelopment Area (CRA) –** The proposed amendment area is located within an identified CRA, as outlined by the local Community Redevelopment Plan, as defined by Florida Statutes for a downtown or other designated redevelopment area and contributes to the economic growth and redevelopment of the CRA as demonstrated by local comprehensive planning efforts.
- B. Identification of Planned Infrastructure –** The requested amendment will result in the development of multimodal infrastructure relevant to the MAX Index scoring criteria that can be identified in the form of a local government action that obtains a commitment from the applicant, such as a development agreement, or other binding action by the local government, and will increase the MAX Index score of the proposed amendment area. See Table 6-5 for reference.
- C. Amending an AC, MMC, or PRD Category –** An amendment to the AC, MMC, or PRD category affecting 10 or more acres is subject to Section 6.2.5 of the Countywide Rules.
- D. Proposed Area Includes Parcel(s) that Intersect Multiple Max Index Grid Cells –** The proposed amendment area includes parcel(s) that intersect multiple MAX Index Grid Cells that fall below the MAX Index Countywide Average, however, the average score of all intersected MAX Index Grid Cells is greater than or equal to the Max Index Countywide Average. The average score shall not be rounded.

E. Consistency with Multimodal Plans – The requested amendment contributes to the multimodal advancement of the proposed amendment area and surrounding areas, as outlined by the locally adopted Multimodal Plan, or Land Development Regulations.

**Table 6.5**  
**MAX Index Scoring Criteria**

<u>Criteria</u>	<u>Points</u>
<u>Walkability Score at the Countywide Average or Better</u>	<u>2</u>
<u>Separated Bike Lane</u>	<u>3</u>
<u>Sharrow</u>	<u>1</u>
<u>Micromobility Access (Bike Share, Scooters, Etc.)</u>	<u>1</u>
<u>Trail Access</u>	<u>3</u>
<u>TIP Funded Improvement (Roads, Trails, Sidewalks, Pedestrian Overpass)</u>	<u>1</u>
<u>Bus Rapid Transit</u>	<u>3</u>
<u>Bus Headways of 30 Minutes or Less</u>	<u>3</u>
<u>Transit Access (Bus Stop)</u>	<u>1</u>
<u>Level of Service (LOS) D or Better</u>	<u>1.5</u>
<u>Volume/Capacity (V/C) Ratio at the Countywide Average or Better</u>	<u>1.5</u>

For Tier II and III amendments, an evaluation of these criteria must be included with a Countywide Plan Map submittal pursuant to Section 6.1.3.2. For Tier I amendments, if a local government has not adopted and utilized the balancing criteria in its review process, any such amendments will be found inconsistent with the Countywide Plan pursuant to the provisions of Article 3 of the Countywide Rules.

**6.5.5.3** Nothing in these Countywide Rules shall be construed or applied to preclude a local government with jurisdiction from having transportation requirements that are more restrictive than set forth herein.

**ARTICLE 7**

**COUNTYWIDE PLAN MAP AND**  
**COUNTYWIDE RULES ADMINISTRATION**

**DIV. 7.1****GENERAL PROVISIONS.****SEC. 7.1.1 COMPLIANCE.**

**7.1.1.1** All local government future land use plans and land development regulations shall be consistent with the Countywide Plan, inclusive of the Countywide Rules. Subsequent to any amendment to the Countywide Rules, all local governments shall have one (1) year to amend their future land use plan and/or land development regulations as may be necessary to become consistent with the amended Countywide Rules. Such local government plan and/or regulation amendments shall be processed according to the terms contained in Article 3 herein.

**7.1.1.2** Any local future land use plan and land development regulations determined to be inconsistent with the Countywide Plan, inclusive of the Countywide Rules, is subject to enforcement pursuant to Division 7.7.

**SEC. 7.1.2 MORE RESTRICTIVE LOCAL PLANS/REGULATIONS.**

Local governments may enact and enforce more detailed and more restrictive comprehensive plans and land development regulations than the Countywide Plan, inclusive of the Countywide Rules.

**SEC. 7.1.3 TRAFFIC GENERATION CHARACTERISTICS.**

**7.1.3.1** **Utilization of Traffic Generation Characteristics.** The traffic generation characteristics contained in each category will be utilized to review Countywide Plan Map amendments for that category. Nothing herein shall preclude an applicant local government from submitting additional traffic generation data based on local government concurrency management standards or site specific conditions as part of an application for Countywide Plan Map amendment.

**7.1.3.2** **Traffic Studies.** A third party traffic impact study may be completed by the local government requesting the amendment, or by a qualified professional engineer or planner selected by the applicant.

The third party responsible for completing the study shall attend a methodology meeting with the MPO and PPC staffs to discuss the reason for the study, study submittal requirements, and to obtain closure on all issues pertaining to the study. The responsible third party shall submit a methodology letter to the MPO and PPC staffs documenting the items discussed and agreements reached at the meeting, and prepare the study according to such discussion and agreements.

The submittal requirements for the study are as follows:

1. Table of Contents, including reference to all sections, tables, figures, and appendices, as appropriate;

2. Summary of relevant findings and recommendations;
3. The main report narrative, including, as appropriate, tables and figures, and a summary of all field data; and
4. Report appendices, as appropriate, including detailed information concerning field data.

The process for MPO and PPC review of third party traffic impact studies, including dispute resolution, shall be according to the steps set forth in the current Metropolitan Planning Organization *Traffic Impact Study Methodology*.

<b>DIV. 7.2</b>	<b>PLANNERS ADVISORY COMMITTEE.</b>
-----------------	-------------------------------------

Directors of individual local government land use and planning departments, or their designees, shall be members of the Planners Advisory Committee (PAC). The PAC may also include a representative from the planning departments maintained by the Pinellas County School Board, the Pinellas Suncoast Transit Authority, the Florida Department of Transportation, and other agencies as the council may determine appropriate. The PAC may, at the direction of the PPC, perform a professional planning review of such PPC staff recommendations as are to be acted on by the PPC and such other duties assigned to it by the PPC, consistent with the provisions of Section 7(2), Chapter 2012-245, Laws of Florida, as amended.

<b>DIV. 7.3</b>	<b>INTERPRETATIONS.</b>
-----------------	-------------------------

**SEC. 7.3.1**     **AUTHORITY.**

The Executive Director shall have the authority to make all interpretations of the text of the Countywide Plan, including the Countywide Plan Strategies, the Countywide Plan Map, these Countywide Rules, and the boundaries of land use categories on the Countywide Plan Map.

**SEC. 7.3.2**     **INITIATION.**

An interpretation may be requested from the Executive Director by any local government, the PPC, or the CPA.

**SEC. 7.3.3**     **PROCEDURES.**

**7.3.3.1**         **Submission of Request for Interpretation.** Requests for interpretation shall be submitted in writing to the Executive Director.

**7.3.3.2**      **Determination of Completeness.** Within five (5) days after a Request for Interpretation has been received, the Executive Director shall determine whether the request is complete. If the Executive Director determines that the request is not complete, written notice shall be provided to the applicant specifying the deficiencies. The Executive Director shall take no further action on the Request for Interpretation until the deficiencies are remedied.

**7.3.3.3**      **Rendering of Interpretation.** Within thirty (30) days after the Request for Interpretation has been determined complete, the Executive Director shall review and evaluate the request in light of the Countywide Plan, including the Countywide Plan Strategies, the Countywide Plan Map, and these Countywide Rules, and render an interpretation. The Executive Director may consult with Legal Counsel for the PPC.

**SEC. 7.3.4**      **FORM.**

The interpretation shall be in writing and shall be sent to the applicant.

**SEC. 7.3.5**      **OFFICIAL RECORD.**

The Executive Director shall maintain an official record of all interpretations in the PPC Offices. The official record shall be available for public inspection during normal business hours. A copy of any official interpretation shall be transmitted to each local government for their information and records.

**SEC. 7.3.6**      **APPEAL OF INTERPRETATION.**

**7.3.6.1**      **Appeal to PPC.** Within thirty (30) days after issuance of a written interpretation by the Executive Director, the applicant may appeal the interpretation to the PPC. The PPC shall hold a public meeting on the appeal and shall consider the interpretation of the Executive Director and public testimony in light of the Countywide Plan Strategies, these Countywide Rules, and pertinent laws, whichever is applicable. The PPC may adopt the Executive Director's interpretation, with or without modifications or conditions, or reject the interpretation. Any such interpretation by the PPC must be supported by substantial competent evidence, and be consistent with the Countywide Plan Strategies, these Countywide Rules, or pertinent laws, whichever is applicable.

**7.3.6.2**      **Appeal to CPA.** Within thirty (30) days after the decision of the PPC, the applicant may appeal the interpretation to the CPA. The CPA shall hold a public hearing on the appeal and shall consider the interpretation of the Executive Director, the PPC, and public testimony in light of the Countywide Plan Strategies, these Countywide Rules, and pertinent laws, whichever is applicable. The CPA may adopt the PPC's interpretation, with or without modifications or conditions, or reject its interpretation. Any interpretation by the CPA must be supported by substantial competent evidence and be consistent with the Countywide Plan Strategies, these Countywide Rules, or pertinent laws, whichever is applicable.

**SEC. 7.3.7 RULES OF INTERPRETATION.**

**7.3.7.1** **Generally.** In construction and interpretation of the language of the Countywide Plan, including the Countywide Plan Strategies, the Countywide Plan Map, and these Countywide Rules, the rules established in this division shall be observed unless such construction would be inconsistent with Chapter 2012-245, Laws of Florida, as amended, as expressed in said statute, any ordinances or resolutions adopted thereunder, the Countywide Plan, or an element or portion thereof, or Chapters 163, Part II, and 186, Florida Statutes, as applicable. The rules of interpretation and definitions established herein shall not be applied to any express provisions excluding such interpretation or construction, or where the subject matter or context of such section is repugnant thereto.

All provisions, terms, phrases and expressions contained in these rules shall be liberally construed in order that the true intent and meaning of the PPC and CPA may be fully carried out. Terms used in these Countywide Rules, unless otherwise specifically provided, shall have the meanings prescribed by the statutes of this State for the same terms.

In the interpretation and application of any provision of these Countywide Rules, it shall be held to be the minimum requirement adopted for the promotion of the public health, safety, comfort, convenience and general welfare. Where any provision of these Countywide Rules, the Countywide Plan Strategies, or any other law or regulation in effect in incorporated or unincorporated Pinellas County, Florida, imposes greater restrictions upon the subject matter than any other provision of these Countywide Rules, the Countywide Plan Strategies, or any other law or regulation in effect in the incorporated or unincorporated Pinellas County, Florida, the provision imposing the greater restriction or regulation shall be deemed to be controlling.

In all circumstances, the provisions of these Countywide Rules shall be interpreted and construed to be consistent with the Countywide Plan and Chapter 2012-245, Laws of Florida, as amended. These Countywide Rules are not required to comply with Chapter 163, Part II, F.S., but shall not conflict therewith. Where any provision(s) of these Countywide Rules are determined to be in conflict with Chapter 2012-245, Laws of Florida, as amended, or Chapter 163, Part II, F.S., the applicable provisions of these respective laws shall control.

**7.3.7.2** **Text.** In case of any difference of meaning or implication between the text of the Countywide Plan Strategies, or these Countywide Rules, and any figure, the text shall control.

**7.3.7.3** **Computation of Time.** The time within which an act is to be done shall be computed by excluding the first and including the last day; if the last day is a Saturday, Sunday, or legal holiday, that day shall be excluded.

**7.3.7.4** **Day.** The word “day” shall mean a calendar day.

- 7.3.7.5 **Delegation of Authority.** Whenever a provision appears which requires or designates the Executive Director or some other PPC officer or employee to do some act or perform some duty, it shall be construed to authorize the Executive Director or other officer or employee to designate, delegate and authorize professional-level subordinates to perform the required act or duty unless the terms of the provision or section specify otherwise.
- 7.3.7.6 **Gender.** Words importing the masculine gender shall be construed to include the feminine and neuter.
- 7.3.7.7 **Month.** The word “month” shall mean 30 calendar days, unless a calendar month is indicated.
- 7.3.7.8 **Nontechnical and Technical Words.** Words and phrases shall be construed according to the common and approved usage of the language, but technical words and phrases and such others as may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning.
- 7.3.7.9 **Number.** A word importing the singular number only may extend and be applied to several persons and things as well as to one person and thing. The use of the plural number shall be deemed to include any single person or thing.
- 7.3.7.10 **Shall, May.** The word “shall” is mandatory; “may” is permissive.
- 7.3.7.11 **Tense.** Words used in the past or present tense include the future as well as the past or present.
- 7.3.7.12 **Week.** The word “week” shall be construed to mean seven (7) calendar days.
- 7.3.7.13 **Written or In Writing.** The term “written” or “in writing” shall be construed to include any representation of words, letters or figures whether by printing or other form or method of writing.
- 7.3.7.14 **Year.** The word “year” shall mean 365 calendar days, unless a fiscal year is indicated, or unless a calendar year is indicated.

**SEC. 7.3.8 RULES FOR INTERPRETATION OF THE COUNTYWIDE PLAN MAP AND COUNTYWIDE PLAN MAP BOUNDARIES.**

Interpretations regarding the Countywide Plan Map or the boundaries of categories on the Countywide Plan Map shall be made by the Executive Director based on the official Countywide Plan Map and in accordance with the provisions of this section. The official record shall govern in the event of any discrepancy between the official action taken by the PPC and CPA and the printed Countywide Plan Map.



- 7.3.8.1** **Category Rules Extend to all Portions of Category Surrounded by Boundaries.** Except as otherwise specifically provided, a category symbol, color or name shown within category boundaries on the Countywide Plan Map indicates that category regulations pertaining to the category extend throughout the whole area surrounded by the boundary line. The official Countywide Plan Map shall be the final determinant of Countywide Plan Map category boundaries.
- 7.3.8.2** **Interpretation.** Where uncertainty exists as to the boundaries of land use categories as shown on the Countywide Plan Map, the following rules shall apply:
- 7.3.8.2.1** Boundaries indicated as approximately following dedicated streets, highways, alleys, or rights-of-way shall be construed as following the lot or parcel lines of the property adjacent to such right-of-way. In case of a street vacation, the boundary shall be construed as moving with the ownership.
- 7.3.8.2.2** Boundaries indicated as approximately following lot lines, public property lines, and the like shall be construed as following such lines. In the event of street vacation, interpretation shall be as provided in Sec. 7.3.8.2.1.
- 7.3.8.2.3** Boundaries indicated as approximately following city or county limits shall be construed as following such city or county limits.
- 7.3.8.2.4** Boundaries indicated as following physical features other than those listed above shall be construed as following such physical features, except as such may be more specifically determined by survey.
- 7.3.8.2.5** Distances not specifically indicated on the Countywide Plan Map shall be determined by the scale of the map on the page of the map showing the property in question.
- 7.3.8.3** **Transportation Facilities.** All existing highways and nonvehicular rights-of-way and easements shall be as depicted on the Countywide Plan Map. All proposed highways and nonvehicular rights-of-way and easements depicted on the Countywide Plan Map may be generalized and the current Metropolitan Planning Organization Long Range Transportation Plan shall be determinative of all proposed highway facility locations, classifications, and rights-of-way.
- 7.3.8.4** **Map Adjustment Consistent with Boundary Interpretation.** The Preservation and Recreation/Open Space categories depicted on the Countywide Plan Map, as well as submerged lands and drainage detention areas which may have no Countywide Plan Map designation, are intended to delineate natural characteristics that may change over time, or may be altered consistent with the rules of the state agency with jurisdiction. These changes may be reflected through the boundary adjustment process subject to the provisions of subsections 7.3.8.4.1 and 7.3.8.4.2 below. Map adjustments consistent with this section shall not be subject to the Countywide Plan Map amendment process governed by Article 6, but shall be reported to the PPC ~~and CPA at their next scheduled respective meetings.~~ at its next scheduled meeting, and be included in the annual map update to the CPA pursuant to Section 2.2.2.

**7.4.2.1**

Requests for map adjustments must include:

- A survey or site plan of the adjustment area, as applicable pursuant to subsections 7.4.2.2 and 7.4.2.3 below;
- If not clearly shown on the survey or site plan, a map or map series sufficient to depict the current and proposed Countywide Plan Map categories of the adjustment area; and
- A shapefile of the adjustment area, or a legal description of sufficient detail to allow the boundary to be mapped.

**7.3.8.4.2**

Boundary adjustments for the Preservation and Recreation/Open Space categories, including the creation of new Preservation areas, may be adjusted if one or both of the following criteria are met:

- The boundary adjustment is consistent with a jurisdictional boundary survey depicting existing conditions on the site, under all applicable state agency rules. A site plan or mitigation plan depicting future conditions shall not qualify as a jurisdictional boundary survey, even if approved by the state agency with jurisdiction. Or,
- The area to be adjusted is less than one acre, and the local government with jurisdiction demonstrates that it has been devoid of any environmental features or ecological functions for at least 10 years.

For adjustments that include submerged lands in addition to the Preservation or Recreation/Open Space category, all adjustments on the site shall be required to meet the requirements of this subsection.

**7.3.8.4.3**

Except as provided in subsection 7.3.8.4.2, submerged lands as defined within these Countywide Rules, as well as drainage detention areas created as a function of development that are not considered submerged lands pursuant to subsection 4.2.3.11, may be added, deleted or modified through the map adjustment process for the purpose of stormwater management, at the request of the local government with jurisdiction and based on an approved site plan for such project. Nothing in these Countywide Rules shall require a local government with jurisdiction to seek or obtain a Countywide Plan Map amendment or adjustment in advance of a project to create, expand, reconfigure, or otherwise establish a body of water and/or drainage detention area consistent with this subsection.

**7.3.8.4.3**

Determinations by the Executive Director under subsection 7.3.8.4 are interpretations governed by Division 7.3. Any map boundary adjustment determined under the applicable provisions of these Countywide Rules for interpretation to be of such significance as to require plan map amendment, shall comply with the otherwise applicable provisions of these Countywide Rules for map amendment.

**7.3.8.5**

**Cases Not Covered by 7.3.8.1 through 7.3.8.4.** In cases not covered by Sec. 7.3.8.1 through 7.3.8.4, or where the property or street layout existing on the ground is at

variance with that shown on the Countywide Plan Map, the interpretation of the Countywide Plan Map shall be in accordance with the purpose and intent of the Countywide Plan Map, these Countywide Rules, and Chapter 2012-245, Laws of Florida, as amended.

<b>DIV. 7.5</b>	<b>ADJUSTMENT OF INTENSITY STANDARDS.</b>
-----------------	---

**SEC. 7.5.1**    **APPLICABILITY.**

In specific cases, an adjustment from the terms of the floor area ratio (FAR) standards and the impervious surface ratio (ISR) standards of these Countywide Rules as will not be contrary to the public interest may be granted by the appropriate local government governing body, or their designee, authorized to hear and determine such adjustments, where, owing to special conditions peculiar to the property, a literal enforcement of such FAR and ISR standards would result in unnecessary and undue hardship. No adjustment from the terms of these Countywide Rules or the Countywide Plan Map shall be granted or otherwise allowed for uses, densities, or any other matter except for FAR standards and ISR standards as set forth in these Countywide Rules. An adjustment from the FAR standards and ISR standards of these Countywide Rules may be granted by the appropriate local government governing body, or their designee, based on the requirements of this division.

**SEC. 7.5.2**    **LOCAL GOVERNMENT REQUIRED PROCEDURES.**

**7.5.2.1**        **Initiation.** An adjustment may be requested from any local government governing body or their designee by any affected person, resident, developer, landowner, or any person having a contractual interest in land within the jurisdiction of such local government as provided for by the local government.

**7.5.2.2**        **Submission of Application.** Before an application for adjustment shall be heard by the appropriate local government governing body or their designee, a written application for adjustment shall be submitted to such local government in a form established by the local government.

**7.5.2.3**        **Notice of Public Hearing.** After the application for adjustment has been determined complete, the local government shall provide notice of such public hearing as may be required before the local government governing body, or their designee, in accordance with the notice requirements for similar types of adjustments in that local government jurisdiction.

**7.5.2.4**        **Determination by Local Government.** After any required notice, the adjustment shall be considered by the local government governing body or their designee and shall be granted, granted with conditions, or denied. An adjustment under this division shall only be granted by the local government governing body, or its designee, when substantial

competent evidence in the official record of the hearing supports findings consistent with the criteria in Section 7.5.3.1.

**SEC. 7.5.3 LOCAL GOVERNMENT REQUIRED FINDINGS.**

**7.5.3.1** In order to grant an adjustment under this division, the local government governing body, or its designee, shall consider the following criteria:

1. A literal interpretation of the provisions of the FAR and ISR standards as governed by these Countywide Rules would result in an undue hardship due to the unique nature of the project and the applicant's property;
2. The alleged hardship is not self-imposed by the applicant and does not result from an illegal act or the actions of the applicant;
3. The adjustment, if allowed, will be the minimum adjustment that will make possible the reasonable use of the land, building or structure;
4. The granting of the adjustment will be in harmony with the Countywide Plan Map and these Countywide Rules, the local government's Comprehensive Plan, and the local government's land development regulations, and will not be otherwise detrimental to the public interest or welfare;
5. The adjustment, if allowed, shall not constitute an amendment to the local government's comprehensive plan, land development regulations, or to the Countywide Plan Map, or Countywide Rules.

**7.5.3.2** The local government land development regulations shall set forth these required findings, or contain an appropriate reference thereto, and require compliance therewith for any adjustment of the intensity standards of the Countywide Plan Map and these Countywide Rules.

**SEC. 7.5.4 CONDITIONS AND SAFEGUARDS.**

In granting any adjustment under this division, the local government governing body or their designee may prescribe appropriate conditions and safeguards in conformity with the Countywide Plan Map, the local government future land use plan and land development regulations, including, but not limited to, reasonable time limits within which action for which the adjustment is required shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the adjustment is granted, shall be deemed a violation of the Countywide Plan Map and these Countywide Rules.

**SEC. 7.5.5 REPORTING REQUIREMENT.**

**7.5.5.1** **Submission.** Each local government shall submit to the Executive Director copies of all adjustments to intensity standards granted by the local government which exceed the Countywide standards within thirty (30) days of approval.

**7.5.5.2** **Review by Executive Director.** All adjustments to intensity standards submitted by each local government which exceeded the Countywide Rules standards shall be reviewed by the Executive Director for compliance or noncompliance with this division and for consistency with the Countywide Plan Map and these Countywide Rules, and this information made available to the PPC and CPA. In the event the Executive Director finds an adjustment to be noncompliant, a recommendation for appropriate action shall be furnished by the Executive Director to the PPC and the PPC shall in turn make an advisory recommendation to the CPA.

**SEC. 7.5.6 OFFICIAL RECORD.**

Upon receipt of a copy of an intensity standards adjustment that exceeded the Countywide standards, all such adjustments shall be maintained in an official record in the PPC offices.

<b>DIV. 7.6 NONCONFORMITIES TO THE COUNTYWIDE PLAN MAP AND COUNTYWIDE RULES.</b>
--

**SEC. 7.6.1 APPLICABILITY.**

**7.6.1.1** It is the intent of these Countywide Rules that existing land use, lots, and structures nonconforming as to the Countywide Plan Map and these Countywide Rules be administered by the respective local government with jurisdiction. It is the further intent of these Countywide Rules that such local government administration provide for the means by which to regulate the expansion, alteration, replacement, or discontinuance of such nonconformities in a manner that shall encourage consistency with the Countywide Plan Map and these Countywide Rules.

**7.6.1.2** Nonconformities to the Countywide Plan Map and Countywide Rules shall be prohibited except as indicated in this division.

**SEC. 7.6.2 NONCONFORMING USES, STRUCTURES, AND LOTS.**

**7.6.2.1** All existing uses, structures and lots that are nonconforming to the Countywide Plan Map or these Countywide Rules shall be prohibited, except to the extent permitted to be continued, replaced, expanded or altered, and according to the limitations thereof, as provided for in the applicable local government future land use plan and land development regulations.

<b>DIV. 7.7</b>	<b>MONITORING AND REVIEW PROVISIONS.</b>
-----------------	--

**SEC. 7.7.1 REVIEW OF THE COUNTYWIDE PLAN MAP AND COUNTYWIDE RULES.**

The Executive Director of the PPC shall review and prepare a report for the PPC on the Countywide Plan Map and these Countywide Rules no less than once every five years.

The Executive Director shall review and prepare a report to the PPC on an annual basis concerning official interpretations rendered under these Countywide Rules, such report to include any recommended amendment of the Countywide Rules.

**SEC. 7.7.2 REVIEW OF LOCAL PLANS AND REGULATIONS.**

The Executive Director of the PPC shall, in conjunction with each local government, review the consistency of the local future land use plan and land development regulations on an as-needed basis, as determined by the Council, to assure compliance with the Countywide Plan Map and these Countywide Rules.

**SEC. 7.7.3 COORDINATION WITH OTHER AGENCIES.**

The PPC shall coordinate all revisions to these Countywide Rules which deal with the Regional Policy Plan or the State Comprehensive Plan with the Tampa Bay Regional Planning Council (TBRPC) and the Department of Economic Opportunity (DEO) as is applicable.

<b>DIV. 7.8</b>	<b>ENFORCEMENT.</b>
-----------------	---------------------

**SEC. 7.8.1 AUTHORITY.**

Pursuant to Section 10(1)(e) of Chapter 2012-245, as amended, and County Ordinance No. 15-30, the Board of County Commissioners, acting as the Countywide Planning Authority, has the authority and responsibility to enforce the Countywide Plan, including the Countywide Plan Map and these Countywide Rules, through the appropriate civil action in the court or tribunal of appropriate jurisdiction. The enforcement action of the CPA shall be governed by Chapter 164, Florida Statutes, titled Governmental Disputes, when applicable.

**SEC. 7.8.2 PROCEDURE.**

The procedure for an enforcement action of the CPA may be initiated as follows:

1. The PPC may recommend to the CPA to take enforcement action; or
2. The CPA may take enforcement action notwithstanding number 1 above.

**7.8.2.1** **Initiation.** The procedure for an enforcement action of the CPA may be initiated as follows:

1. The PPC may recommend to the CPA to take enforcement action; or
2. The CPA may take enforcement action notwithstanding number 1 above.

**7.8.2.2** **Administrative Hearing.** Determination by the CPA to consider enforcement action against an alleged violation may provide that the matter first be considered pursuant to an administrative hearing process.

The administrative hearing process, if employed, will be convened under and conducted pursuant to an agreement between the PPC and the State Department of Administrative Hearings (DOAH), by an administrative law judge.

**7.8.2.3** **CPA Action.** In the event of an administrative hearing, the administrative law judge shall make findings of fact and issue a recommended order that shall be considered by the CPA in determining any appropriate enforcement action, as provided for above.

<b>DIV. 7.9</b>	<b>AMENDMENTS TO THE COUNTYWIDE PLAN STRATEGIES, COUNTYWIDE PLAN MAP, AND COUNTYWIDE RULES.</b>
-----------------	---

**SEC. 7.9.1** **AMENDMENTS TO THE COUNTYWIDE PLAN MAP FOR LESS THAN FIVE PERCENT OF THE AREA OF THE COUNTY.**

**7.9.1.1** For Countywide Plan Map amendments where such property is less than five percent of the area of the county, the Planning Council shall hold one advertised public hearing and the Countywide Planning Authority shall hold one advertised public hearing.

**7.9.1.2** ~~One advertisement shall be published at least fourteen days prior to the Planning Council public hearing. Such advertisement shall include the date and time of the Countywide Planning Authority public hearing.~~ The Planning Council and Countywide Planning Authority public hearings may be advertised together or separately. If advertised together, the advertisement shall be published at least fourteen days prior to the Planning Council public hearing, and shall include the date and time of both hearings. If published separately, one advertisement shall be published at least fourteen days prior to the Planning Council public hearing, and one advertisement shall be published at least ten days in advance of the Countywide Planning Authority public hearing.

**7.9.1.3** For an alternative compromise recommendation pursuant to Section 6.3.1, an advertisement shall be published at least ~~seven~~ten days prior to the second Countywide Planning Authority public hearing, if applicable. Such advertisement shall include the date and time of the Countywide Planning Authority public hearing.

**7.9.1.4** One mailed notice containing the essential parts of the published advertisement shall be provided to ~~property owners affected by this map amendment~~[owners of the property being amended](#), and to the local government with jurisdiction over such amendment area at least thirty days prior to the Countywide Planning Authority public hearing. [Ownership information shall be provided by the applicant local government.](#)

**SEC. 7.9.2 AMENDMENTS TO THE COUNTYWIDE PLAN MAP FOR FIVE PERCENT OR MORE OF THE AREA OF THE COUNTY.**

**7.9.2.1** For Countywide Plan Map amendments where such property is five percent or more of the area of the county, the Planning Council shall hold one advertised public hearing and the Countywide Planning Authority shall hold two advertised public hearings. At least one of the Countywide Planning Authority hearings shall be held after 5 p.m. on a weekday. The second hearing shall be held at least 10 days after the first hearing.

**7.9.2.2** Three advertisements shall be published as follows:

1. The first advertisement shall be published at least fourteen days prior to the Planning Council public hearing. Such advertisement shall note that the date and time of the two Countywide Planning Authority public hearings will be determined at a later date.
2. The second advertisement shall be published at least seven days prior to the first Countywide Planning Authority public hearing. Such advertisement shall note the date and time of the two Countywide Planning Authority public hearings.
3. The third advertisement shall be published at least five days prior to the second Countywide Planning Authority public hearing. Such advertisement shall note the date and time of the second Countywide Planning Authority public hearing.

**SEC. 7.9.3 AMENDMENTS TO THE COUNTYWIDE PLAN STRATEGIES AND THE COUNTYWIDE RULES.**

**7.9.3.1** For amendments to the Countywide Plan Strategies and the Countywide Rules, the Planning Council shall hold one advertised public hearing and the Countywide Planning Authority shall hold two advertised public hearings. At least one of the Countywide Planning Authority hearings shall be held after 5 p.m. on a weekday. The second hearing shall be held at least 14 days after the first hearing.

**7.9.3.2** Three advertisements shall be published as follows:

1. The first advertisement shall be published at least fourteen days prior to the Planning Council public hearing. Such advertisement shall note that the date and time of the two Countywide Planning Authority public hearings will be determined at a later date.



2. The second advertisement shall be published at least seven days prior to the first Countywide Planning Authority public hearing. Such advertisement shall note the date and time of the two Countywide Planning Authority public hearings.
3. The third advertisement shall be published at least five days prior to the second Countywide Planning Authority public hearing. Such advertisement shall note the date and time of the second Countywide Planning Authority public hearing.

**7.9.3.3** Mailed notice containing the essential parts of the published advertisement shall be provided to all local governments at least thirty days prior to the first Countywide Planning Authority public hearing.

#### **SEC. 7.9.4 REQUIRED PUBLIC ADVERTISEMENT AND MAILED NOTICE FORM.**

**7.9.4.1** The ~~form requirement~~ of notice for public hearings conducted under this section shall be in accordance with [Section 50.011, Florida Statutes](#). ~~applicable Florida law and as more particularly set forth below:~~

- ~~1. The required published advertisement(s) shall be placed in a newspaper of general paid circulation in the county pursuant to Chapter 50, Florida Statutes, and be made available on the Planning Council website.~~
- ~~2. The required advertisements shall be no less than 2 columns wide by 10 inches long in a standard size or a tabloid size newspaper, and the headline in the advertisement shall be in a type no smaller than 18 point. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear.~~
- ~~3. The advertisement shall include a map identifying the general location of the proposed action, including major street names as a means of locating the subject property.~~
- ~~4. The advertisement will clearly identify the type of action being considered, a summary of the significant features of the change, and the time, date and place of the hearing(s) to be held.~~

**7.9.4.2** A mailed notice of the Planning Council and Countywide Planning Authority public hearings shall contain the essential parts of the published advertisement and a copy of the notice will be available for public inspection during the regular business hours of the Planning Council and Countywide Planning Authority.

The notice shall be mailed to each property owner based on the most recent published ad valorem tax records of the County.

**SEC. 7.9.5 INITIATION OF RULE AMENDMENTS.**

An amendment to the Countywide Rules may be initiated by a local government pursuant to a formal resolution adopted by its governing body requesting and setting forth the specifics of such amendment, or by the Planning Council or Countywide Planning Authority.

**SEC. 7.9.6 NOTIFICATION TO LOCAL JURISDICTIONS.**

The Planning Council staff shall, within ~~fifteen~~ ten business days of the receipt of a recorded ordinance from the Department of State, provide the local governments with a copy of the amendment and suggested modifications to the local plan and regulations that may be appropriate, if any, to be performed within one year, to maintain consistency with the Countywide Rules.

**DIV. 7.10 VESTED RIGHTS.**

**SEC. 7.10.1 PURPOSE AND INTENT.**

**7.10.1.1** **General.** It is the purpose and intent of this division to provide a procedure for the determination of vested rights under and pursuant to the Countywide Plan, inclusive of these Countywide Rules.

**7.10.1.2** **Coordination with Local Procedures.** This vested rights procedure is intended to coordinate any vested rights determination that may be made pursuant to an established procedure by a local government and to assure that such determination is made consistent with the Countywide Plan Map and Countywide Rules. It is further the intent of this division to avoid duplication of procedures to which a vested rights applicant may be subject, and to that end, provide a mechanism for intervention by the PPC in any initial vested rights action involving an administrative hearing by an independent third party at the local level or consideration by a court of competent jurisdiction.

**SEC. 7.10.2 PROCEDURE FOR VESTED RIGHTS DETERMINATION.**

**7.10.2.1** **Notice.** Notice and determination of any implication of the Countywide Plan, inclusive of these Countywide Rules shall be as follows:

1. Any local government that receives a timely application or notice of a claim for a vested rights determination as to its local comprehensive plan or land development regulations, shall forward notice and a summary description of such application or claim to the PPC within ten (10) days of receipt.
2. The PPC staff shall determine whether the application or claim is timely filed under the Countywide Rules, and whether the application or claim implicates the

Countywide Plan, inclusive of these Countywide Rules, based on the consistency criteria set forth in Article 4 of the Countywide Rules, and so notify the local government within ~~fifteen (15)~~ ten business days of receipt of notice from the local government.

3. In the event the PPC staff determines the Countywide Plan, inclusive of the Countywide Rules, is implicated, a complete copy of the application or claim for vested rights shall be forwarded to the Council upon request.
4. If the local government does not agree with the PPC staff determination that the Countywide Plan, inclusive of these Countywide Rules, is implicated, they may request a review and determination by the PPC, such determination to be made within sixty (60) days, but not less than ten (10) days, after the request by the local government for review and determination. Should the local government not agree with the PPC determination, the local government may, within thirty (30) days, appeal the PPC determination to the CPA. The determination of the CPA as to whether or not the vested rights application or claim implicates the Countywide Plan, inclusive of these Countywide Rules, shall be final.
5. Upon determination that the Countywide Plan, inclusive of these Countywide Rules, is implicated, the local government shall notify the applicant that any determination by the local government is also subject to a vested rights determination by the CPA as to, and pursuant to, the Countywide Plan, inclusive of these Countywide Rules.

**7.10.2.2** **Types of Local Action.** The vested rights determination process utilized by local government shall determine the procedure for review under the Countywide Plan, inclusive of these Countywide Rules, as follows:

1. If a vested rights determination is rendered by local government staff and/or the elected body without an administrative hearing by an independent third party, and such determination concludes that the applicant does have vested rights under the local government plan or regulations, said determination shall be forwarded to the PPC within ten (10) days of the determination by local government.
2. If a vested rights determination by the local government involves an administrative hearing by an independent third party, the local government shall notify the PPC immediately upon the scheduling of such hearing; and where it has been determined that the Countywide Plan, inclusive of these Countywide Rules are implicated, the Council shall have the right to intervene in any such hearing and have evidence and testimony presented to the finder of fact as to vested rights under the Countywide Plan, inclusive of these Countywide Rules.
3. If a vested rights claim is initiated in a court of competent jurisdiction, the affected local government shall notify the PPC immediately upon the filing of such action; and where it has been determined that the Countywide Plan, inclusive of these

Countywide Rules are implicated, the Council shall determine, under these Countywide Rules, whether to intervene in any such action and have evidence and testimony presented to the court as to vested rights under the Countywide Plan, inclusive of these Countywide Rules.

**7.10.2.3** **Action Based on Local Government Determination.** In the event of an affirmative vested rights determination made by the local government staff or elected body, the local government action shall be transmitted to the PPC within ten (10) days.

1. PPC Action - the PPC staff shall review the local government action and prepare findings and a recommendation for consideration by the Council within sixty (60) days of the date of transmittal. Upon receipt of the staff findings and recommendation, the PPC shall hold a public hearing and make a recommendation to the CPA as to whether or not the applicant has met the burden of proof and has satisfied the standards and criteria for vested rights determinations as set forth in Section 7.10.4 below.
2. CPA Action – the Council’s recommendation shall be transmitted to the CPA for consideration at public hearing and final action within sixty (60) days of the date of transmittal. The CPA action shall be based on the Council’s recommendation and the standards and criteria for vested rights determination as set forth in Section 7.10.4 below. Any deviation from the Council’s recommendation shall be by a majority vote, plus one, of the entire CPA, based on findings that support such decision.

**7.10.2.4** **Action Based on Administrative Hearing.** In the event of an administrative hearing by an independent third party, the findings of fact and conclusions of law shall be transmitted to the CPA within ten (10) days of their issuance.

1. CPA Action - Upon receipt of the findings and conclusions rendered after an administrative hearing by an independent third party, the CPA shall hold a public hearing within sixty (60) days and consider said findings and conclusions relative to the standards and criteria set forth herein, as to vested rights under the Countywide Plan, inclusive of these Countywide Rules. Said consideration shall be based solely upon the findings of fact and conclusions of law made as a function of the administrative hearing and, to that end, only exceptions to the findings and conclusions by a party of interest may be entertained by the CPA.

**7.10.2.5** **Action Based on Court Determination.** In the event of an initial court action on a vested rights claim at the local government level in which action the Countywide Plan, inclusive of these Countywide Rules have been considered pursuant to this vested rights process, the action of the court shall be final unless appealed pursuant to applicable law. If a court order addresses vested rights as to the local government plan or regulations, but does not address vested rights as to the Countywide Plan, inclusive of these Countywide Rules, the PPC and CPA shall consider the court order pursuant to Section 7.10.2.3.

**SEC. 7.10.3 APPEALS.**

- 7.10.3.1 Action Final Subject to Appeal.** The action of the CPA shall be final with respect to vested rights under the Countywide Plan, inclusive of these Countywide Rules, subject only to review by a court of competent jurisdiction.
- 7.10.3.2 Appeal Provisions.** After a final decision has been rendered by the CPA, a party of interest may file an appeal with a court of competent jurisdiction within thirty (30) days.

**SEC. 7.10.4 STANDARDS AND CRITERIA FOR VESTED RIGHTS.**

**7.10.4.1 Burden of Proof.** The applicant in any action under this vested rights process shall have the burden of proof to demonstrate all of the following:

1. There is a valid, unexpired “development permit” authorized by the local government approving the proposed development, which authorization occurred prior to the effective date of the Countywide Plan, inclusive of these Countywide Rules in effect at the time of the filing of the vested rights application. “Development permit” shall mean and include any building permit, final site plan approval, final subdivision plat approval, special exception, conditional use, or variance approval, or any other official action of the local government having the effect of permitting the development of land in the manner and timeframe specified;
2. The applicant relied in good faith upon the issuance of the development permit by the local government, said reliance was reasonable, and development under the authorized development permit was initiated and proceeded in a timely manner and in good faith;
3. The applicant incurred such substantial obligations and expenditures that it would be highly inequitable or unjust to require that the development conform with the Countywide Plan, inclusive of these Countywide Rules in effect at the time of the filing of the vested rights application: and
4. The application must be filed within two (2) years after the adoption of the Countywide Plan or Rule provision against which vesting is sought, subject to Section 7.10.4.3.

**7.10.4.2 Applicable Case Law.** The treatment of similar cases by Florida courts shall be relevant to the determination of the existence and extent of vested rights that may have been established, if any.

**7.10.4.3 Presumption of Validity.** A presumption of validity shall apply to vested rights determinations that have been made pursuant to an established local government process or by a court of competent jurisdiction prior to the effective date of this provision (Ordinance No. 03-23, April 24, 2003).

**ARTICLE 8**

**TERMS AND DEFINITIONS**

## **DIV. 8.1 CONSTRUCTION.**

The construction and interpretation of all words, terms and provisions contained in these Countywide Rules shall be as set forth under Section 7.3.7 Rules of Interpretation, and as defined hereunder.

## **DIV. 8.2 DEFINITIONS**

**Accessory Dwelling Unit** – An ancillary or secondary living unit that has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary dwelling unit. Accessory dwelling units are not counted against the otherwise applicable maximum dwelling units per acre density standard.

**Activity Center** – A contiguous area designated with the Activity Center category on the Countywide Plan Map, which is governed by locally-adopted plan or code provisions that identify the area as a unified location, and which serves as an important, identifiable center of business, public, and residential activity that is the focal point of a community, designed to accommodate multiple modes of transportation including enhanced transit.

**Adjustment** – A departure from the literal requirements of the floor area ratio and impervious surface ratio standards as described in these Countywide Rules and made a part of the local land development regulations.

**Agricultural Processing Use** – The processing, preparation, packaging and distribution of agricultural commodities such as livestock or crop products.

**Agricultural Use** – Crop production, including plant nurseries; raising livestock, including horse stables, dog kennels and animal boarding; veterinary clinics; and associated uses as permitted by local plans and regulations.

**Agricultural - Light** – A public or private property devoted to the growing of produce and/or horticultural plants, small-animal husbandry, aquaculture, beekeeping, or related uses, where noise, odor, runoff, insects, pests, and other impacts are contained on-site and do not negatively affect adjacent land uses, consistent with such standards as may be prescribed by the local government with jurisdiction. This use may allow for some exterior storage of equipment or materials; the incidental processing, preparation, packaging and distribution of non-livestock agricultural products; and [horse stables](#), dog kennels, animal boarding and veterinary clinics. On-site sales of agricultural products produced on-site are allowed at the discretion of the local government. See also: Community Garden Use.

**Airport, Seaport, Marina Use** – A public or quasi-public facility for air or marine transport respectively, including such terminal, docking, hangar, storage, parking, transient accommodation, office, retail commercial, and eating/drinking facilities as may be directly related or accessory thereto.

**Ancillary Nonresidential Use** – Off-street parking and trash receptacle areas for adjacent, contiguous, nonresidential uses.

**Aquifer Recharge Area** – An area that has soils and geological features that are conducive to allowing significant amounts of surface water to percolate into the underground aquifer.

**Automobile-Oriented Retail Commercial Use** – A Retail Commercial Use that services motor vehicles as a primary use, or is designed to provide for the sale of consumer goods, products, merchandise or services to patrons in motor vehicles, examples of which include gas stations, car washes, and businesses with drive-throughs. See also: Retail Commercial Use.

**Arterial Road** – A roadway providing automobile or multimodal transportation which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. Arterial roadways interconnect principal traffic generating activity centers within an urban area with the freeway system.

**Average Wage** – [The total amount of wages either self-reported, reported to a third-party vendor, or reported to the State of Florida divided by the total number of self-reported full-time employees and full-time equivalent employees by the company.](#)

**Brewpub** – A restaurant or bar where alcoholic beverages are produced on the premises primarily for on-site consumption, but which may provide for a percentage of the product to be sold and distributed off-site. Brewpubs are considered to be a subset of Retail Commercial Use, as specifically defined within these Countywide Rules. See also: Microbrewery/winery/distillery.

**Buffer Area** – A natural or landscaped area or strip of land, with or without such physical separation devices as a fence or wall, established to separate and insulate one type of land use from another land use; or to shield or block noise, lights or other nuisances; or to separate development and a natural feature so as to reduce the incompatibility between uses or features and protect the integrity of each.

**Class A Office Space** - [Class A Office properties are characterized as having the highest quality standards, amenities, and fixtures. Common features include top-tier HVAC and lighting systems, the latest telecommunications infrastructure, and often have unique design or architectural traits. Because of their high standards, Class A offices are typically \(but not always\) in new or trophy buildings with high-quality road and mass transit connections. Location also plays a role in Class A offices, as they are often located in sought-after areas such as downtown areas. Determination of whether a property meets the criteria of a Class A Office shall be made by the local government with jurisdiction.](#)

**Coastal Construction Control Line** – The most recently adopted line established by the Florida Department of Environmental Protection, pursuant to Section 161.053, Florida Statutes, for Pinellas County.



**Coastal High Hazard Areas** – The area below the elevation of the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

**Collector Road** – A roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads serve internal traffic movements within an urban area, collecting and distributing traffic between the arterial and local road system.

**Commercial/Business Service Use** – An occupation or service involving the sale, storage, repair, service or rental of motor vehicles, water craft, residential machinery or equipment, examples of which include automobile, boat, and household or yard equipment sales, service or repair, and like uses; the production, assembly or dismantling of which shall be clearly secondary and incidental to the primary use characteristics of the Commercial/Business Service Use, as specifically defined within these Countywide Rules.

**Commercial Recreation Use** – A private or quasi-public recreation facility designed for participant or spectator activities for a charge, including but not limited to marina, miniature golf, dog race track, horse race track, jai-alai fronton, stock car race track, sports stadium, performance venues, and indoor recreation/entertainment uses such as billiard halls, bowling alleys, movie theatres, and video game arcades.

**Community Garden Use** – A public or private open space use devoted to the growing of produce and/or horticultural plants for off-site sale, personal consumption, enjoyment and/or donation by a group of individuals or a non-profit organization. Occasional on-site sales of produce and horticultural products produced on-site are allowed at the discretion of the local government.

**Cone of Influence (Zone of Influence)** – An area around one or more major waterwells, designed to protect groundwater resources, the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth.

**Contiguous** – ~~Parcels are considered contiguous if~~ ~~For the purpose of determining applicability of acreage thresholds within a given Countywide Plan Map category, “contiguous” means parcels touching along a boundary or directly across roadway with a local or collector functional classification or other right-of-way from each other. For the purpose of calculating density averaging, “contiguous” means parcels~~ ~~they are~~ touching along a boundary or directly across any roadway or other right-of-way from each other.

**Continuing Care Retirement Communities** – A residential or residential-like accommodation which provides long-term care options for older individuals who wish to stay in the same accommodation through different phases of the aging process.

**County** – Pinellas County, Florida.

**Countywide Plan** – Materials in such descriptive form, written or graphic, as may be appropriate to the prescription of strategies for the orderly and balanced future development of Pinellas County, pursuant to Chapter 2012-245, Laws of Florida, as amended. The Countywide Plan is comprised of the Countywide Plan Strategies, the Countywide Plan Map, and the Countywide Rules.

**Countywide Plan Map** – The future land use map that designates general categories of land use, including transit-supportive and multimodal-supportive categories, by type and location to guide the future development pattern and use of land throughout the county, as adopted by the Pinellas Planning Council and Countywide Planning Authority pursuant to Chapter 2012-245, Laws of Florida, as amended. The Countywide Plan Map may consist of a single map or map series as approved by the PPC and CPA and filed with the Clerk of the Board of County Commissioners.

**Countywide Plan Map Category** – The name and symbol by which the distinct areas of the Countywide Plan Map are enumerated and administered. Each category is defined in terms of purpose, use, locational characteristics, specific standards for density/intensity of use, and other standards appropriate to each category.

**Countywide Plan Strategies** – An overarching set of policies that identify and set forth a plan of action to address those components set forth in Chapter 2012-245, Laws of Florida, as amended, which are collectively used to administer and guide interpretation of the Countywide Plan Map and Countywide Rules.

**Countywide Planning Authority (CPA)** – The Board of County Commissioners of Pinellas County, acting in its capacity as the Countywide Planning Authority, through the exercise of its power under section 2.04(s) of the Pinellas County Charter and pursuant to Chapter 2012-245, Laws of Florida, as amended.

**Countywide Rules** – Those rules, standards, and procedures that will implement the Countywide Plan, as adopted by the Pinellas Planning Council and Countywide Planning Authority pursuant to Chapter 2012-245, Laws of Florida, as amended.

**Density** – The measure of permitted residential development expressed as a maximum number of dwelling units per net acre of land area.

**Density/Intensity Averaging** – The aggregation of the otherwise permitted density and/or intensity of a parcel or parcels of land in a non-uniform or consolidated manner on a portion of such contiguous parcel(s) in accordance with Sec. 5.2.1.2 of these Rules as may be authorized by the local government with jurisdiction and otherwise consistent with these Countywide Rules.

**DEO** – The Florida Department of Economic Opportunity.

**Development Rights** – A property owner’s entitlement to develop land in accordance with the local jurisdiction’s comprehensive plan and land development regulations which have been deemed to be consistent with these Countywide Rules.

**Drainage Detention Areas** – Ponds, basins or other land forms and associated water areas designed for the storage and/or treatment of stormwater runoff.

**Dune** – A mound or ridge of loose sediments, such as sand, deposited and moved around by wind action, as well as by artificial means. Dune systems are usually held in place by vegetation particularly suited to dune system habitat. Dunes are landward of the shoreline and serve as a transition area between the beach and coastal land.

**Dwelling Unit** – One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household. This term shall include any type of use authorized to be treated as a dwelling unit by Chapter 419, Florida Statutes, governing Community Residential Homes.

**Estuary** – A semi-enclosed, naturally existing coastal body of water in which saltwater is naturally diluted by freshwater and which has an open connection with oceanic waters. Estuaries include bays, embayments, lagoons, sounds and tidal streams.

**Executive Director** – A staff member appointed by Forward Pinellas, with sole authority to manage the activities of the agency and its staff pursuant to Section 7(1) of Chapter 2012-245, Laws of Florida. The Executive Director may designate a staff member to carry out his/her responsibilities as identified in these Countywide Rules.

**Facility-Based Recreation** – Recreational activities that typically require a built facility to accommodate them for recreational sporting events such as a playfield, paved court, horse stable, or swimming pool. Uses may include but are not limited to softball, baseball, football, tennis, basketball, soccer, playgrounds, fitness trails, and swimming pools. These activities are not natural resource dependent.

**Fixed-Guideway Transit** – A transit mode that uses rails or exclusive or controlled rights-of-way. Examples include light rail, monorail, or bus service operating in a bus-only right-of-way.

**Floodplain, 25-Year** – Areas inundated during a 25-year storm/flood event.

**Family** – One or more individuals occupying a dwelling unit and living as a single household unit.

**Floor Area, Gross** – The sum of the gross horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces, parking garages, or loading space for motor vehicles.

**Floor Area Ratio (FAR)** – A measurement of the intensity of building development on a site. A floor area ratio is the relationship between the gross floor area on a site and the net land area. The FAR is calculated by adding together the gross floor areas of all buildings on the site and dividing by the net land area.

**Forward Pinellas** – Agency serving as the Pinellas Planning Council and Pinellas County Metropolitan Planning Organization. See also: Pinellas Planning Council.

**Freeways** – Are devoted entirely to traffic movement with little or no land service function. These facilities have at least some degree of access control, are primarily multi-lane divided roads, with few intersections at grade. These facilities serve large volumes of high-speed traffic with extensive trip length and interconnect with the arterial road system.

**Freshwater Marsh** – A wetland having more than 25 percent vegetative cover by terrestrial herbs but 40 percent or less cover by woody plants, occasionally or regularly flooded by freshwater (e.g., sawgrass).

**Freshwater Swamp** – A wetland having more than 40 percent cover by woody plants and that is occasionally or regularly flooded by freshwater (e.g., cypress swamp).

**Governing Body** – The Board of County Commissioners of Pinellas County or the commission or council of an incorporated municipality within Pinellas County.

**Groundwater Resource Area** – Those areas of the County that support municipal/public water wells that supply potable water.

**Household** – A family living together in a single dwelling unit, with common access to and use of all living and eating areas.

**Hurricane Evacuation Zone** – Areas delineated by vulnerability to possible storm surge damage. Factors such as land elevation, predicted storm location, direction of storm tract, distance from large bodies of water, and physical features are used in vulnerability determination. The hurricane vulnerability zone includes areas requiring evacuation as follows:

- Zone A: First to evacuate (4-5 ft. storm surge)
- Zone B: Next to evacuate (6-8 ft. storm surge)
- Zone C: Next to evacuate (9-12 ft. storm surge)
- Zone D: Next to evacuate (13-18 ft. storm surge)
- Zone E: Next to evacuate (18+ ft. storm surge)

**Impervious Surface** – A surface that has been compacted or covered with a layer of material so that it is highly resistant or prevents infiltration by stormwater. It includes roofed areas and surfaces such as compacted sand, limerock, or clay, as well as conventionally surfaced streets, sidewalks, parking lots, and other similar surfaces.

**Impervious Surface Ratio (ISR)** – A measure of the intensity of hard surfaced development on a site. An impervious surface ratio is the relationship between the total impervious surface area on a site and the net land area. The ISR is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the net land area.

**Incinerator Facility** – A place licensed pursuant to state law, where cremation of human or animal remains occurs.

**Institutional Uses** – Those facilities and services of a public, private, or quasi-public nature, including educational, medical, governmental, civic, and religious uses, such as schools, hospitals, courthouses, community centers, and churches.

**Intensity** – The measure of permitted development expressed as a maximum Impervious Surface Ratio and/or Floor Area Ratio per acre of net land area.

**Lacustrine River and Stream** – Pertaining to a lake, river, or stream system.

**Land Use** – The development that has occurred on the land, the development that is proposed on the land, or the use that is permitted or permissible on the land, under an adopted comprehensive plan or element or portion thereof, land development regulations, a land development code, or these Countywide Rules as the context may indicate.

**Like Uses** – Uses that are similar, found in the same Countywide Plan Map category, and which, when contiguous and resulting in an aggregation greater than the applicable acreage thresholds, are required to be designated with a more appropriate plan category. For example, commercial retail uses, such as a convenience store and a restaurant, shall be considered like uses. Commercial office uses, such as a law office and an accounting office, shall be considered like uses. Institutional uses, such as a fire station and a library, shall be considered like uses.

**Local Comprehensive Plan** – A plan prepared by each of the local governments in Pinellas County that meets the requirements of Sections 163.3177 and 163.3171, Florida Statutes, and Chapter 2012-245, Laws of Florida, as amended.

**Local Future Land Use Plan** – The future land use element and future land use plan map for each of the local governments in Pinellas County.

**Local Government** – Pinellas County or any of the twenty-four incorporated municipalities in Pinellas County.

**Local Land Development Regulations** – Land development regulations enacted by each local government, by ordinance, for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or any other regulations controlling the development of land.

**Local Planning Agency** – The agency designated by each local government to prepare that local government's comprehensive plan as required by Chapter 163 Part II, Florida Statutes.

**Local Street** – A minor roadway designed to provide access to adjacent land. Local streets carry a small percentage of the total vehicle mileage traveled, but make up a large percentage of the total street mileage and serve to interconnect individual properties with the collector road system.

**Major Transportation Facilities** – One or more arterial roadways or highways identified by the roadway classification system of the Metropolitan Planning Organization; and/or transit with headways (i.e., service frequency) of no less than 30 minutes.

**Manufacturing - Light** – A use engaged in the manufacture of products or parts, including processing, fabrication, assembly, treatment, packaging, storage, sales, and distribution of such products, occurring entirely within enclosed buildings. This use shall not include or allow for any exterior storage or processing of equipment or materials of any kind. Noise, odor, smoke, heat, glare, vibration, hazardous chemicals, and other impacts must be entirely contained within enclosed buildings, consistent with such standards as may be prescribed by the local government with jurisdiction.

**Manufacturing - Medium** – A use engaged in the manufacture of products or parts, including processing, fabrication, assembly, treatment, packaging, storage, sales, and distribution of such products. This use may include or allow for exterior storage of equipment or materials, provided that impacts are contained on-site and do not negatively affect adjacent land uses, consistent with such standards as may be prescribed by the local government with jurisdiction.

**Manufacturing - Heavy** – A use engaged in the manufacture of products or parts, including processing, fabrication, assembly, treatment, packaging, storage, sales, and distribution of such products, with potential to produce noise, odor, smoke, heat, glare, vibration, hazardous chemicals, and other impacts that may affect adjacent land uses. Such use may include the exterior storage and processing of materials and equipment to the extent and in such manner as is permitted by the local government with jurisdiction.

**Microbrewery/Winery/Distillery** – A small-scale, licensed establishment that produces alcoholic beverages primarily for off-site sale and distribution, but which may provide for a percentage of the product to be sold and consumed on-site in a taproom or tasting room. Microbrewery/Winery/Distillery uses are permitted in Countywide Plan Map categories that permit Manufacturing - Light, and in the Activity Center and Multimodal Corridor categories as permitted by the local government with jurisdiction. See also: Brewpub.

**Missing Middle Housing** – Housing that encompasses a range of smaller, multi-unit or clustered housing types (such as shotgun, skinny, duplex, triplex, fourplex, courtyard apartment, bungalow court, townhouse, multiplex, and live/work units), which are compatible in scale and design with single-family homes, and are designed to encourage walking, biking, and transit use.

**Mixed Use** – A combination of uses on a single property.

**Multimodal Corridor** – A contiguous, linear area designated with the Multimodal Corridor category on the Countywide Plan Map, which is governed by locally-adopted plan or code provisions that identify the area as a unified corridor, serves as a corridor of critical importance to the movement of people and goods throughout the county, and is characterized by mixed-use development, supported by and designed to facilitate transit.

**Multimodal Transportation** – A combination of automobile, pedestrian, bicycle, and/or transit travel modes sharing a transportation facility or system. When used alone as an adjective, “multimodal” indicates the presence of characteristics supportive of such transportation (e.g., multimodal infrastructure).

**Municipality** – An incorporated city or town in Pinellas County.

**Net Land Area** – Net land area for the purpose of computing density/intensity shall be that total land area within the property boundaries of the subject parcel, and specifically exclusive of any submerged land or public road right-of-way existing at the time of the most recent future land use map amendment.

**Nonconforming Lot, Use, or Structure** – A lot, use, or structure which was previously legal and at inception conformed to the then-applicable regulations, that subsequently fails to conform to the requirements of the Countywide Plan Map and these Countywide Rules, as either may be amended from time to time.

**Nonresidential Use** – Those uses as provided for under the respective categories, other than residential or residential equivalent use.

**Nontidal Wetlands** – Wetlands that occur further inland, beyond tidal influence. Included, are freshwater marshes and ponds, shrub swamps, bottomland hardwood forests, wooded swamps, and bogs, as well as inland saline and alkaline marshes and ponds.

**Off-Premise Sign** – Any sign identifying or advertising a product, business, person, activity, condition, or service not located or available on the same lot where the sign is installed and maintained.

**Off-Street Parking** – A parking area improved for licensed motor vehicles, temporarily stored in connection with a use requiring same.

**Office Use** – An occupation or service providing primarily an administrative, professional or clerical service and not involving the sale of merchandise; examples of which include medical, legal, real estate, design, and financial services, and like uses. No “Office Use” shall include any Personal Service/Office Support Use, Retail Commercial Use, or Commercial/Business Service Use, as specifically defined within these Countywide Rules.

**Personal Service/Office Support Use** – An occupation or service attending primarily to one’s personal care or apparel; examples of which include hair and beauty care, clothing repair or alteration, dry cleaning/laundry service (collection and distribution only), and like personal service uses; animal grooming; and office equipment or supplies, and like office support uses. Any assembly, sale of merchandise or conveyance of a product in support of a personal service or office support use shall be clearly secondary and incidental to the primary use characteristics of the Personal Service/Office Support Use. No “Personal Service/Office Support Use” shall include any Retail Commercial Use or Commercial/Business Service Use, as specifically defined within these Countywide Rules.

**Pinellas County Home Rule Charter** – The Pinellas County Home Rule Charter as it applies to the authority for countywide planning is found in Section 2.04(s) of the Pinellas County Home Rule Charter, Chapter 80-590, Laws of Florida, as amended, which established the legislative authority for the creation, by special law, of a countywide planning authority.

**Pinellas Planning Council (PPC)** – The Pinellas Planning Council is comprised of thirteen (13) elected officials representing their respective governing bodies in Pinellas County. As described in Chapter 2012-245, Laws of Florida, as amended, the membership of the Pinellas Planning Council shall be composed of the voting membership of the Pinellas County Metropolitan Planning Organization (MPO). The terms of office and appointments to fill vacancies shall be consistent with Florida law governing the MPO. See also: Forward Pinellas.

**Planned Redevelopment District** – A contiguous area designated with the Planned Redevelopment District category on the Countywide Plan Map, which is governed by locally-adopted plan or code provisions that identify the area as a unified location, and which provides for a mix of uses, densities/intensities, and urban design that promote walking, biking and transit use.

**Planners Advisory Committee (PAC)** – The Planners Advisory Committee is comprised of the directors of individual local government land use and planning departments, or their designees. The PAC may also include a representative from the planning departments maintained by the Pinellas County School Board, the Pinellas Suncoast Transit Authority, the Florida Department of Transportation, and other agencies as the council may determine appropriate. The PAC, at the direction of the Pinellas Planning Council, performs a professional planning review of the PPC staff recommendations of plans that are to be acted upon by the PPC. The PAC may perform other such duties assigned to it by the PPC, but may not be involved in the administrative or executive functions of the PPC.

**Premium Transit Corridor** – A corridor providing transit service with more frequent service, fewer stops, longer hours of service, and/or greater amenities than the majority of local bus service, and which may or may not include fixed-guideway transit. Premium Transit Corridor locations shall be identified by formal action of the Metropolitan Planning Organization in coordination with the Pinellas Suncoast Transit Authority, and depicted on the Land Use Strategy Map.



**Preservation Uses** – Uses primarily providing passive open space, providing for the conservation and management of natural features, providing for watershed management and designed to recognize and protect open and undeveloped areas, providing habitat for endangered or threatened species, and generally recognizing environmentally significant areas.

**Primary Industry** – A business that imports more than half of its revenue from outside of Pinellas County. May also be referred to as contributory, basic, or traded-sector industries.

**Public Educational Facility** – Elementary schools, special education facilities, alternative education facilities, middle schools, high schools, and area vocational-technical schools of the Pinellas County School District.

**Public Recreation Facility** – A publicly owned or leased recreation site or component thereof, used by the public for active or passive recreational pursuits such as a trail, marina, ball court, athletic field or swimming pool. This term includes both Facility-Based Recreation and Resource-Based Recreation, which terms may be distinguished between as to the use characteristics permitted within a given plan category.

**Quasi-Public Uses** – A noncommercial use, such as a private school or religious institution, which is open to and/or serves an identified membership, group of people (as opposed to the public), and/or partisan cause.

**Recreation/Open Space Uses** – Uses providing recreation facilities, sporting facilities, and open space, such as a park, public recreation facility, public beach/water access, and public or private golf course/clubhouse.

**Recreational Vehicle Park** – A lot or parcel of land upon which spaces are occupied or intended for occupancy on a temporary basis by recreational vehicles designed for travel, recreation, and vacation uses.

**Religious Institution Use** – A site, premise, or location that is used principally, primarily, or exclusively for the purposes of religious exercise as protected by the First Amendment to the U.S. Constitution.

**Research/Development - Light** – A use engaged in the research, testing, and development of goods, materials, or products, occurring entirely within enclosed buildings. Manufacturing uses conducted on the premises shall be limited to those needed for experimental or testing purposes. This use shall not include or allow for any exterior storage or processing of equipment or materials of any kind, and shall be consistent with such standards as may be prescribed by the local government with jurisdiction.

**Research/Development - Heavy** – A use engaged in the research, testing, and development of goods, materials, or products. Manufacturing uses conducted on the premises shall be limited to those needed for experimental or testing purposes. Such use may include the exterior storage and processing of materials and equipment to the extent and in such manner as is permitted by the local government with jurisdiction.

**Residential Equivalent Use** – A residential-like accommodation other than a dwelling unit, including bed and breakfast, group home, congregate care, nursing home and comparable assisted living facilities. No such use shall be required or eligible to employ the residential equivalent standards for density/intensity for any household that qualifies as a dwelling unit. This use shall not include any type of use authorized by Chapter 419, Florida Statutes, Community Residential Homes, which is entitled to be treated as a dwelling unit.

**Residential Use** – A dwelling unit including, single-family, multifamily, and mobile home dwelling unit. This use shall include any type of use authorized by Chapter 419, Florida Statutes, Community Residential Homes, which is entitled to be treated as a residential dwelling unit.

**Resource-Based Recreation** – Recreational activities that typically are dependent on natural resources and a natural outdoor environment. These activities have little, if any, adverse impact on a site and are compatible with natural and/or cultural resource protection. Depending on the site, uses may include picnicking, low-impact camping, educational nature studies, wildlife viewing, horseback riding on trails, fishing, hiking, saltwater beach activities, or freshwater swimming.

**Retail Commercial Use** – An occupation or service providing primarily for the sale of consumer goods, products, merchandise or services from within an enclosed building; examples of which include grocery, pharmacy, apparel, jewelry, electronics, sporting goods, specialty shops, building supplies, convenience goods, restaurant, indoor recreation/entertainment uses (such as billiard halls, bowling alleys, movie theaters, and video game parlors) and like uses. Any exterior storage or facilities in connection with such use shall be clearly secondary and incidental to the primary use characteristics of the Retail Commercial Use. No “Retail Commercial Use” shall include any Commercial/Business Service Use, as specifically defined within these Countywide Rules.

**Saltwater Marsh** – A wetland having saline (including brackish) soils with 40 percent or less cover by woody plants and 25 percent or more cover by terrestrial herbs that is occasionally or regularly flooded by brackish or saline water (e.g., smooth cordgrass marshes).

**Saltwater Swamp** – A wetland having saline (including brackish) soils with 40 percent or more cover by woody plants and occasionally or regularly flooded by brackish or saline water (e.g., mangrove swamps).

**Self Storage** – An enclosed, indoor facility containing individual compartmentalized storage units for the inside storage of customers’ goods or wares. Self Storage uses are considered to be a subset of Storage/Warehouse/Distribution - Light, as defined within these Countywide Rules. May also be referred to as Mini Storage or Mini Warehouse Storage.

**Senior Housing** – A residential or residential-like accommodation suitable for the needs of an aging population, such as a group home, congregate care facility, nursing home, assisted living facility, or Continuing Care Retirement Community.

**Solid Waste/Refuse Disposal Use** – A facility approved for the collection, separation, storage and disposal of waste materials including garbage, trash, building materials and/or yard waste. Such use shall comprise an approved land fill, compost or incineration facility in accord with the otherwise required provisions of law.

**Special Act** – Chapter 2012-245, Laws of Florida, as amended. The Special Act establishes the Pinellas Planning Council and the authority for the Countywide Planning Authority and provides the legal requirements for countywide planning and coordination in Pinellas County.

**Special Area Plan** – A plan ~~adopted by a local government under the provisions of Section 4.2.7.6 of the Rules Concerning the Administration of the Countywide Future Land Use Plan, as amended through July 21, 2014, which that~~ establishes ~~and governs~~ the density, intensity, use, and other standards for a defined area within the local government’s jurisdiction. [A special area plan may be an adopted regulatory document that governs these standards, or a guiding plan that is implemented through adopted comprehensive plan and/or land development code provisions.](#)

**Storage/Warehouse/Distribution - Light** – A use devoted primarily to the storage or distribution of goods, materials or equipment. Such use shall be located within an enclosed building, and any exterior storage or distribution area shall be incidental to and not exceed twenty (20) percent of the area of the building to which it is accessory.

**Storage/Warehouse/Distribution - Heavy** – A use devoted primarily to the storage or distribution of goods, materials or equipment. Such use may include exterior storage and distribution to the extent and in such manner as is permitted by the local government with jurisdiction.

**Submerged Land** – The area situated below the mean high water line or the ordinary high water line of a standing body of water, including ocean, estuary, lake, pond, river, stream, or existing natural and man-made drainage detention areas. For the purpose of this definition, submerged lands created as a function of development that are recorded on an approved final site plan or other authorized development order action of the local government with jurisdiction, and wetlands landward of the mean and/or ordinary high water line, shall not be considered submerged land pursuant to subsection 4.2.3.~~911~~.

**TBRPC** – The Tampa Bay Regional Planning Council.

**Target Employment** – ~~High wage, primary employment, including but not limited to, the fields of aviation/aerospace, financial services, high tech industries, information technology, marine science, medical technology, microelectronics, modeling/simulation, optics/photonics, research/development, and wireless technology.~~ [Target Employment is defined as employment by a business that imports more than half of its revenue from outside of Pinellas County, with an average wage that is greater than the median for Pinellas County as determined by the Florida Department of Economic Opportunity’s Quarterly Census of Employment, and Pinellas County Economic Development. See also: Target Industry, Average Wage and Primary Industry.](#)

**Target Industry** - Those industries that provide Target Employment opportunities and are consistent with the Business Services, Financial Services, Information Technology, Microelectronics, Medical Technologies/Life & Marine Sciences, Aviation/Aerospace/Defense, and Marketing, Design & Publishing Target Employment Clusters as identified in the 2023 Target Employment and Industrial Lands Study (TEILS) Update. Individual NAICS codes associated with these target industry clusters can be found in the Countywide Plan Appendix. See also: Target Employment and Primary Industry.

**Temporary Lodging Unit** – An individual room, rooms or suite within a temporary lodging use designed to be occupied as a single unit for temporary occupancy. May also be referred to as Transient Accommodation Unit.

**Temporary Lodging Use** – A facility containing one or more temporary lodging units, the occupancy of which occurs, or is offered or advertised as being available, for a term of less than one (1) month, more than three (3) times in any consecutive twelve (12) month period. In determining whether a property is used as a temporary lodging use, such determination shall be made without regard to the form of ownership of the property or unit, or whether the occupant has a direct or indirect ownership interest in the property or unit; and without regard to whether the right of occupancy arises from a rental agreement, other agreement, or the payment of consideration. May also be referred to as Transient Accommodation Use.

**Tidal Wetlands** – Areas that are comprised of coastal marshes, mudflats and mangrove swamps that are subject to periodic flooding by ocean-driven tides.

**Traffic Generation Characteristics** – The measure of traffic impact expressed as a countywide standard in terms of primary network vehicle trips per day per acre, attributable to each land use category, as determined specifically for the Countywide Plan.

**Transfer of Development Rights** – The conveyance of development rights by deed, easement, or other legal instrument from a parcel or parcels of land to another parcel or parcels, or within the same parcel, where such conveyance is from one Countywide Plan Map category to a similar, but separately located, or a different, Countywide Plan Map category, other than as is permitted by Sec. 5.2.1.1 of these Rules, and as may be authorized by the local government with jurisdiction, and otherwise consistent with these Countywide Rules.

**Transfer/Recycling Use** – A use designed to accommodate the temporary location, sorting and transfer of solid waste. Such use shall be limited as to the type of waste, the time within which it must be transferred from the site and limitations on exterior location by the local government with jurisdiction.

**Transit** – Passenger services provided by public, private or nonprofit entities including the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.

**Transit Corridor** – A linear area which is served by transit, generally extending a quarter-mile in either direction from the centerline of a transit route, which is outside of a designated transit station area, and where higher densities/intensities and urban design support transit usage and other modes of travel in addition to the private automobile.

**Transit-oriented Use** – A use that benefits from proximity to transit in a built environment characterized by compact, mixed-use, pedestrian-friendly, and higher density/intensity development. This may include target employment uses.

**Transit Route** – A specified path taken by a transit vehicle, along which passengers are picked up or discharged.

**Transit Station** – A transit stop serving several transit routes, located on or off-street, that facilitates the boarding, alighting and transferring of passengers between transit routes. These may be stand-alone facilities or a simply a series of passenger shelters connected by a pedestrian way, and providing an array of passenger amenities. Such facilities may also provide an opportunity for commuter parking and intermodal transfers, in addition to travel ways and storage areas for transit vehicles.

**Transit Station Area** – An area generally encompassing a half-mile radius from the center of a transit station, which serves as a mixed-use activity center, where higher densities/intensities and urban design support transit usage and other modes of travel in addition to the private automobile.

**Transportation/Utility Uses** – Uses including transportation facilities and utilities infrastructure, such as an airport, seaport, marina, electric power generation plant, electric power substation, and telephone switching station.

**Undeveloped Barrier Island** – A land form facing the waters of the Gulf of Mexico and surrounded by water, consisting mainly of quartz sands, limestone, rock, coral and other material, including spoil disposal islands, which features lie above the line of mean high water and which has not been developed.

**Unified Development** – [A development that is planned and approved as a contiguous, interrelated project, as determined by the local government with jurisdiction. A unified development may contain multiple land uses, land use designations, and/or parcel owners within the development area, and development approvals may be phased over time.](#)

**Vacation Rental Use** – A residential dwelling unit used as a temporary lodging use, as defined by Section 509.242(1)(c), Florida Statutes, subject to regulation by the local government with jurisdiction.

**Vertically Integrated Mixed-Use Development** – A single building which accommodates multiple land uses, with more active uses (e.g., retail commercial) established at ground level and less active uses (e.g., residential, office) on higher floors.

**Vehicular Salvage Use** – A use that provides for the location, storage, dismantling, repair, or salvage of abandoned, derelict or junk vehicles or vehicle parts.

**Water-Dependent Use** – A use that requires a location adjacent to a water body because of the intrinsic nature of its operations, such as seaports, marinas, and marine-related facilities.

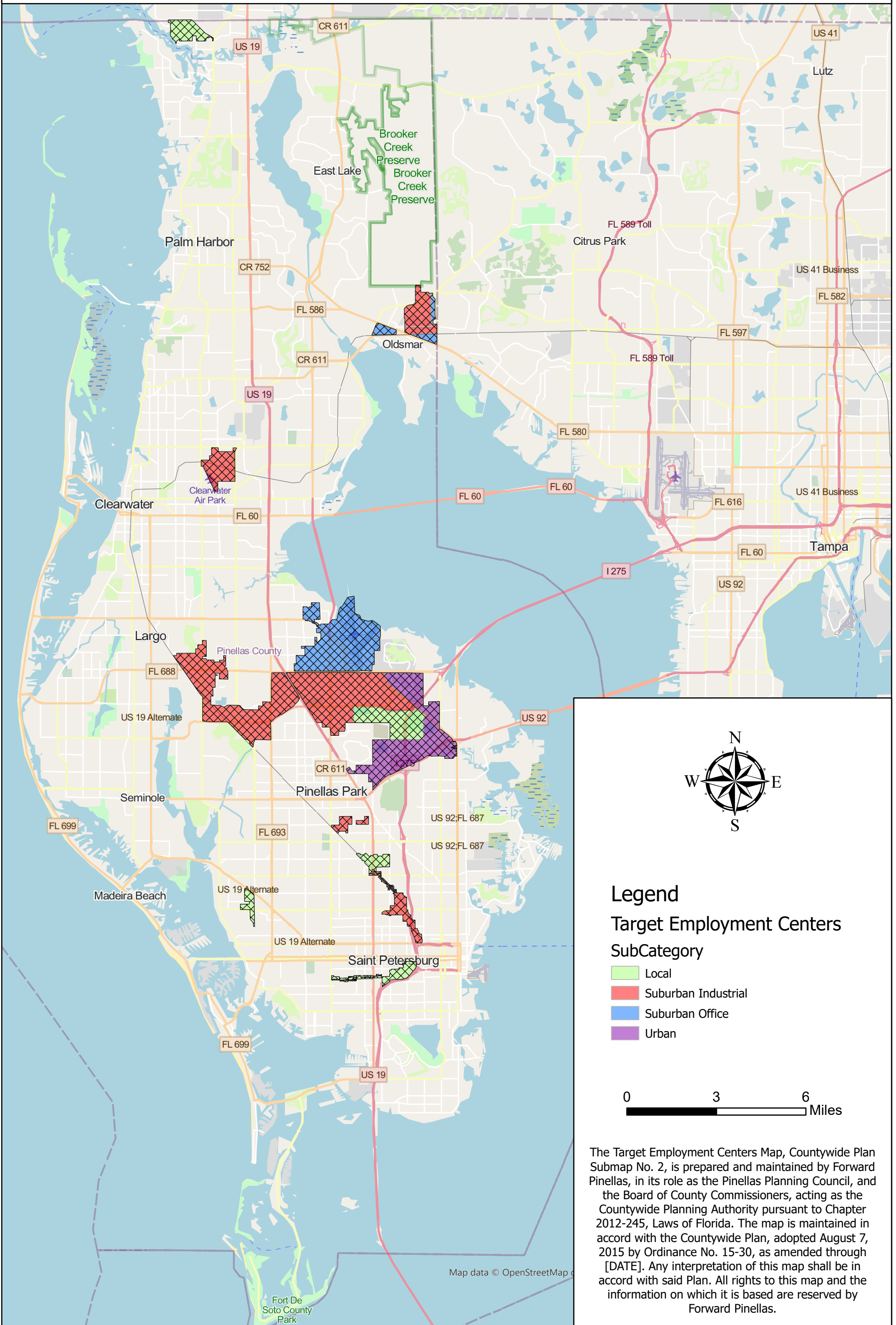
**Water Supply Infrastructure and Support Facilities** – Above or below ground structures, including wells, pipes, pumps, buildings, facilities, fixtures, machinery, reservoirs, and appurtenant facilities and structures, required for the provision of high quality potable water.

**Wetlands** – Those areas that are inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

**Working Waterfront** – Property that provides access for water-dependent commercial activities, or provides public access to the water. Working waterfronts require direct access to or a location on, over, or adjacent to a body of water. The term includes water-dependent facilities that are open to the public and offer public access by vessels to a body of water or that are support facilities for recreational, commercial, research, or governmental vessels. These facilities include docks, wharfs, lifts, wet and dry marinas, boat ramps, boat hauling and repair facilities, commercial fishing facilities, boat construction facilities, and other support structures over water.

# Target Employment Centers Map

## Countywide Plan Submap No. 2



The Target Employment Centers Map, Countywide Plan Submap No. 2, is prepared and maintained by Forward Pinellas, in its role as the Pinellas Planning Council, and the Board of County Commissioners, acting as the Countywide Planning Authority pursuant to Chapter 2012-245, Laws of Florida. The map is maintained in accord with the Countywide Plan, adopted August 7, 2015 by Ordinance No. 15-30, as amended through [DATE]. Any interpretation of this map shall be in accord with said Plan. All rights to this map and the information on which it is based are reserved by Forward Pinellas.

**July 12, 2023**

**7A. PSTA Activities Report**



---

**SUMMARY**

This item includes a report from the board member representing the Pinellas Suncoast Transit Authority (PSTA). This report will provide an opportunity for the PSTA representative to share information concerning planning initiatives, partnerships and collaboration and other relevant matters with the board.

**ATTACHMENT(S):** None

**ACTION:** None required; informational item only.



**July 12, 2023**

**7B. Regional Activities Report**



---

**SUMMARY**

This report will include any relevant information or action items to share with the board from the Sun Coast Transportation Planning Alliance and its subcommittee, the Transportation Management Area (TMA) Leadership Group, and other regional transportation agencies and authorities. This item will include a report from appropriate agency staff and/or board members regarding regional transportation planning and development activities. The report will provide an opportunity to share information concerning planning initiatives, partnerships, collaboration and other relevant matters.

**ATTACHMENT(S):** None

**ACTION:** None required; informational item only.

**July 12, 2023**

**7C. PPC and MPO Annual Audits 2021-22 (FY22)**



---

**SUMMARY**

Each year Forward Pinellas undertakes an independent professional financial audit of its two legal agencies, the Pinellas Planning Council (PPC) and the Pinellas County Metropolitan Planning Organization (MPO). The FY2021/22 Audit Reports are attached for review and approval by the Forward Pinellas Board. The Audit Reports cover the fiscal year ended September 30, 2022. After a review of the financial records, it is the auditor's opinion that the MPO and PPC have complied in all material respects with applicable financial requirements for the year ended September 30, 2022.

A representative of Cherry Bekaert will provide an overview and take questions from the board.

**ATTACHMENT(S):**

- PPC Audit Report for the Fiscal Year ended September 30, 2022
- MPO Audit Report for the Fiscal Year ended September 30, 2022
- [PPC Audit Presentation](#)
- [MPO Audit Presentation](#)

**ACTION:** Board to approve and accept the audit reports for the MPO and PPC.

**PINELLAS PLANNING COUNCIL  
(A Component Unit of  
Pinellas County, Florida)**

FINANCIAL STATEMENTS, REQUIRED  
SUPPLEMENTARY INFORMATION, AND  
COMPLIANCE REPORTS

*As of and for the Year Ended September 30, 2022*

*And Reports of Independent Auditor*

**PINELLAS PLANNING COUNCIL**  
**TABLE OF CONTENTS**

---

<b>COUNCIL MEMBERS AND ADMINISTRATION</b> .....	1
<b>REPORT OF INDEPENDENT AUDITOR</b> .....	2-4
<b>MANAGEMENT'S DISCUSSION AND ANALYSIS</b> .....	5-9
<b>FINANCIAL STATEMENTS</b>	
Statement of Net Position .....	10
Statement of Activities .....	11
Balance Sheet – General Fund .....	12
Reconciliation of the Balance Sheet – General Fund to the Statement of Net Position.....	13
Statement of Revenues, Expenditures, and Changes in Fund Balance – General Fund .....	14
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balance – General Fund to the Statement of Activities .....	15
Notes to the Financial Statements .....	16-34
<b>REQUIRED SUPPLEMENTARY INFORMATION</b>	
Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – General Fund.....	35
Note to the Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – General Fund.....	36
Schedule of Proportionate Share of the Net Pension Liability.....	37
Schedule of Contributions.....	38
Postemployment Benefits Other than Pensions – Schedule of Changes in Total Liability and Related Ratios.....	39
<b>COMPLIANCE SECTION</b>	
Report of Independent Auditor on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i> .....	40-41
Independent Auditor's Management Letter.....	42-43
Report of Independent Accountant on Compliance with Local Government Investment Policies.....	44

**PINELLAS PLANNING COUNCIL  
COUNCIL MEMBERS AND ADMINISTRATION**

---

**COUNCIL MEMBERS: OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

- Chair                                 Joanne “Cookie” Kennedy  
Mayor, City of Indian Rocks Beach
  
- Vice Chair                             Janet Long  
Commissioner, Pinellas County
  
- Treasurer                             David Allbritton  
Councilmember, City of Clearwater
  
- Secretary                             Karen Seel  
Commissioner, Pinellas County
  
- Dave Eggers  
Commissioner, Pinellas County
  
- Pat Gerard  
Councilmember, City of Clearwater
  
- Gina Driscoll  
Councilmember, City of St. Petersburg (representing PSTA)
  
- Brandi Gabbard  
Councilmember, City of St. Petersburg
  
- Patti Reed  
Councilmember, City of Pinellas Park
  
- Bonnie Noble  
Councilmember, Kenneth City
  
- Julie Ward Bujalski  
Mayor, City of Dunedin
  
- Cliff Merz  
Commissioner, City of Safety Harbor
  
- Michael Smith  
Commissioner, City of Largo

**ADMINISTRATION**

- Executive Director                 Whit Blanton, FAICP

## Report of Independent Auditor

To the Members  
Pinellas Planning Council  
A Component Unit of Pinellas County, Florida  
Clearwater, Florida

### Report on the Audit of the Financial Statements

#### **Opinions**

We have audited the accompanying financial statements of the governmental activities and general fund of the Pinellas Planning Council (the "Council"), a component unit of Pinellas County, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the Council's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the general fund of the Council as of September 30, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the Council and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements, relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Council's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Council's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Council's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Other Information**

Management is responsible for the other information included in the annual report. The other information comprises the Council members and administration information but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated March 8, 2023, on our consideration of the Council's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Council's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Council's internal control over financial reporting and compliance.

*Cherry Bekaert LLP*

Tampa, Florida  
March 8, 2023



## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

# **PINELLAS PLANNING COUNCIL**

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

*SEPTEMBER 30, 2022*

---

The following Management's Discussion and Analysis ("MD&A") of the financial performance and activity of the Pinellas Planning Council (the "Council") is to provide an introduction and understanding of the financial statements of the Council for the year ended September 30, 2022, with selected comparisons to the prior year ended September 30, 2021. The information presented should be read in conjunction with the financial statements, notes, and supplemental schedules found in this report.

### **Financial Highlights**

- The assets and deferred outflows of resources of the Council were less than its liabilities and deferred inflows of resources at September 30, 2022, by \$2,805,489 (net deficit). Net deficit decreased by \$118,148 from the previous fiscal year primarily as a result of an increase of \$91,005 in property tax revenue combined with a decrease of \$11,329 in planning expenses for the fiscal year ended September 30, 2022.
- As of September 30, 2022, the Council's general fund reported an ending fund balance of \$1,097,104, a decrease of \$85,962 from the previous fiscal year.
- Fund balance has been assigned in an amount equal to approximately 58% of total fund balance. The amount of assigned fund balance represents the current year fund balance projected to be used to balance the subsequent year's operating budget.

### **Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the Council's basic financial statements. The financial section of this report consists of four parts: Report of Independent Auditor, required supplementary information which includes the management's discussion and analysis (this section), the basic financial statements, and the compliance section. The basic financial statements include two kinds of statements that present different views of the Council. The basic financial statements also include notes. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### **Government-Wide Financial Statements**

The government-wide financial statements provide both long-term and short-term information about the Council's overall financial status. These statements use a format similar to a private sector business. They include a statement of net position and a statement of activities.

The statement of net position presents information on the Council's assets, deferred inflows of resources, liabilities, and deferred outflows of resources. Net position, the difference between assets, deferred inflows of resources, liabilities, and deferred outflows of resources, is a useful way to measure the Council's financial health.

The statement of activities presents information showing how the Council's net position changed during this fiscal year. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid. This statement separates program revenue (charges for services, grants, and contributions) from general revenue (including taxes), which shows the extent to which each program must rely on taxes for funding.

**PINELLAS PLANNING COUNCIL  
MANAGEMENT'S DISCUSSION AND ANALYSIS**

*SEPTEMBER 30, 2022*

---

**Fund Financial Statements**

Traditional users of governmental financial statements will find the fund financial statements presentation more familiar. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Council, like other governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The Council uses one governmental fund to account for its operations.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, this set of financial statements focuses on events that produce near-term inflows and outflows of spendable resources as well as on the balances of spendable resources available at the end of the fiscal year and is a narrower focus than the government-wide financial statements.

By comparing functions between the two sets of statements for government funds and governmental activities, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison.

The Council adopts an annual appropriated budget for the general fund. A budgetary comparison schedule is provided in the required supplementary information for the general fund in order to present budgetary compliance.

**Financial Analysis of the Government as a Whole**

As noted earlier, changes in net position over time can be a useful indicator of a government's financial position. At the end of the fiscal year ended September 30, 2022, the assets and deferred outflows of the Council were less than the liabilities and deferred inflows by \$2,805,489.

**PINELLAS PLANNING COUNCIL  
MANAGEMENT'S DISCUSSION AND ANALYSIS**

SEPTEMBER 30, 2022

Following is a comparison of the Council's net position as of September 30:

	<b>2022</b>	<b>2021*</b>
Cash and investments	\$ 895,437	\$ 673,878
Taxes and other receivables	9,108	8,598
Due from Pinellas County Metropolitan Planning Organization	269,267	521,721
Prepaid items	-	10,217
Capital assets, net	678,528	2,636
<b>Total Assets</b>	<b>1,852,340</b>	<b>1,217,050</b>
<b>Deferred Outflows of Resources</b>	<b>730,775</b>	<b>622,933</b>
Accounts payable and accrued expenses	76,708	31,348
Accrued rent payable	-	9,639
Compensated absences	220,355	230,427
Lease liability	701,077	-
Net pension liability	1,895,146	788,183
OPEB liability	714,093	1,789,965
<b>Total Liabilities</b>	<b>3,607,379</b>	<b>2,849,562</b>
<b>Deferred Inflows of Resources</b>	<b>1,781,225</b>	<b>1,914,058</b>
<b>Net Position:</b>		
Net investment in capital assets	(22,549)	2,636
Unrestricted	(2,782,940)	(2,926,273)
<b>Net Position (Deficit)</b>	<b>\$ (2,805,489)</b>	<b>\$ (2,923,637)</b>

Governmental activities decreased the Council's net deficit by \$118,148 primarily as a result of an increase of \$91,005 in property tax revenue combined with a decrease of \$11,329 in planning expenses for the fiscal year ended September 30, 2022.

\* Balances reported for the fiscal year ended September 30, 2021, were not restated to reflect the effect of the implementation of GASB Statement No. 87, *Leases*.

**PINELLAS PLANNING COUNCIL  
MANAGEMENT'S DISCUSSION AND ANALYSIS**

SEPTEMBER 30, 2022

Following is a comparison of the Council's statement of activities for the years ended September 30:

	<u>2022</u>	<u>2021</u>
Revenues:		
Program Revenues:		
Charges for services	\$ 1,043,829	\$ 1,125,118
General Revenue:		
Property taxes	1,427,033	1,336,028
Investment earnings	37,725	2,551
Total Revenues	<u>2,508,587</u>	<u>2,463,697</u>
Expenses:		
Planning expenses	<u>2,390,439</u>	<u>2,401,768</u>
Increase in net position	118,148	61,929
Net position (deficit), beginning of year	<u>(2,923,637)</u>	<u>(2,985,566)</u>
Net position (deficit), end of year	<u>\$ (2,805,489)</u>	<u>\$ (2,923,637)</u>

**Financial Analysis of the Council's General Fund**

As noted earlier, the Council uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. Governmental funds provide information on near-term inflows, outflows, and balances of spendable resources. This information is useful in assessing the Council's financing requirements. In particular, unassigned fund balance may serve as a useful measure of the Council's net resources available for spending at the end of the fiscal year.

As of September 30, 2022, the Council's general fund reported an ending fund balance of \$1,097,104, a decrease of \$85,962 in comparison with the previous fiscal year. Of this amount, \$464,694 or 42% is considered unassigned. The remainder fund balance has been assigned to balance the budget in the upcoming fiscal year.

**Capital Assets**

The Council's capital assets for governmental activities are approximately \$678,528, net of accumulated depreciation and amortization. This represents a \$675,892 increase, net of depreciation and amortization, from September 30, 2021. The Chart below includes land, buildings, right-to-use assets, and equipment with the accumulated depreciation and amortization deducted. See Note 7.

	<u>2022</u>	<u>2021</u>
Furniture and office equipment	\$ 1,312	\$ 2,636
Right-to-use leased asset - building	677,216	-
	<u>\$ 678,528</u>	<u>\$ 2,636</u>

**PINELLAS PLANNING COUNCIL  
MANAGEMENT'S DISCUSSION AND ANALYSIS**

SEPTEMBER 30, 2022

**Long Term Liabilities**

As of September 30, 2022, the Council had approximately \$3,530,671 in long-term liabilities. Of that amount, \$1,895,146 is net pension liability and \$714,093 is net OPEB liability. The remainder is the long-term portion of both compensated absences and lease liabilities. The chart below shows the balances of the long-term liabilities:

	<b>Balance October 1, 2021</b>	<b>Additions</b>	<b>Deletions</b>	<b>Balance September 30, 2022</b>	<b>Amount Due in One Year</b>
Compensated absences	\$ 230,427	\$ 138,895	\$ (148,967)	\$ 220,355	\$ 185,099
Lease liability	-	759,300	(58,223)	701,077	63,270
Net pension liability	788,183	1,106,963	-	1,895,146	-
Net OPEB liability	1,789,965	-	(1,075,872)	714,093	-
	<u>\$ 2,808,575</u>	<u>\$ 2,005,158</u>	<u>\$ (1,283,062)</u>	<u>\$ 3,530,671</u>	<u>\$ 248,369</u>

**Economic Factors/Currently Known Facts, Decisions, or Conditions**

The Council is primarily funded by property tax revenues. While the millage rate remains at 0.0150, the maximum millage rate that can be levied is 0.1666 mills. Looking forward to fiscal years 2023 and 2024, the Council anticipates total tax revenue to grow by an estimated 50% due to increases in property values. Total revenues for fiscal year 2023 are estimated to be \$3,674,330, which includes interest, local government assistance, and the Pinellas County Metropolitan Planning Organization ("MPO") charges for services from recurring state and federal grants.

During fiscal year 2022, the Council continued to draw down its unassigned fund balance to an acceptable level, as established by Council policy, while addressing critical planning needs facing the community. With the Council in a strong position of community-wide support and the fund balance at a healthy position, the Council is preparing to propose a modest millage increase to provide sustainable funding support for two broadly supported key initiatives: a new position for a grants and partnerships program manager, and a new position for corridor planning.

The two new positions would reinforce the policy foundation established in the Countywide Plan and through the MPO's Long Range Transportation Plan, and would help meet an increasing demand for technical assistance and planning services throughout the community. The millage increase will be determined by the Council during the summer and will be subject to approval by the Pinellas County Board of County Commissioners.

**Requests for Information**

This financial report is designed to provide a general overview of the Council's finances for all those with an interest in the Council's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed as follows:

Whit Blanton, FAICP  
Executive Director  
Pinellas County Planning Council  
310 Court Street  
Clearwater, Florida 33756

## **FINANCIAL STATEMENTS**

**PINELLAS PLANNING COUNCIL**  
**STATEMENT OF NET POSITION**

SEPTEMBER 30, 2022

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets:	
Cash and investments	\$ 895,437
Taxes and other receivables	9,108
Due from Pinellas County Metropolitan Planning Organization	269,267
Total Current Assets	<u>1,173,812</u>
Noncurrent Assets:	
Capital assets, net of accumulated depreciation and amortization	<u>678,528</u>
Total Assets	<u>1,852,340</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Pension related amounts	487,282
OPEB related amounts	243,493
Total Deferred Outflows of Resources	<u>730,775</u>
<b>LIABILITIES</b>	
Current Liabilities:	
Accounts payable and accrued expenses	76,708
Lease liability, current portion	63,270
Compensated absences, current portion	185,099
Total Current Liabilities	<u>325,077</u>
Noncurrent Liabilities:	
Lease liability	637,807
Compensated absences	35,256
Net pension liability	1,895,146
OPEB liability	714,093
Total Noncurrent Liabilities	<u>3,282,302</u>
Total Liabilities	<u>3,607,379</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Pension related amounts	219,709
OPEB related amounts	1,561,516
Total Deferred Inflows of Resources	<u>1,781,225</u>
<b>NET POSITION</b>	
Net investment in capital assets	(22,549)
Unrestricted	(2,782,940)
Total Net Position (Deficit)	<u>\$ (2,805,489)</u>

See notes to the financial statements.



**PINELLAS PLANNING COUNCIL**  
**STATEMENT OF ACTIVITIES**

*YEAR ENDED SEPTEMBER 30, 2022*

	<b>Governmental Activities</b>
Program Expenses:	
Planning:	
Personal services	\$ 1,687,353
Materials and services	561,807
Property appraiser and tax collector commissions	38,479
Depreciation and amortization	83,408
Interest on long-term debt	19,392
Total Program Expenses	<u>2,390,439</u>
Program Revenues:	
Charges for services, planning	<u>1,043,829</u>
Total Program Revenues	<u>1,043,829</u>
Net Program Deficit	<u>(1,346,610)</u>
General Revenues:	
Property taxes	1,427,033
Investment and other income	37,725
Total General Revenues	<u>1,464,758</u>
Change in net position	118,148
Net position (deficit), beginning of year	<u>(2,923,637)</u>
Net position (deficit), end of year	<u><u>\$ (2,805,489)</u></u>

See notes to the financial statements.

**PINELLAS PLANNING COUNCIL**  
**BALANCE SHEET – GENERAL FUND**

SEPTEMBER 30, 2022

---

**ASSETS**

Cash and investments	\$	895,437
Taxes and other receivables		9,108
Due from Pinellas County Metropolitan Planning Organization		<u>269,267</u>
Total Assets	\$	<u><u>1,173,812</u></u>

**LIABILITIES AND FUND BALANCE**

Liabilities:

Accounts payable and accrued expenses	\$	<u>76,708</u>
Total Liabilities		<u>76,708</u>

Fund Balance:

Assigned to:

Subsequent year's budget		632,410
Unassigned		<u>464,694</u>

Total Fund Balance		<u>1,097,104</u>
Total Liabilities and Fund Balance	\$	<u><u>1,173,812</u></u>

See notes to the financial statements.

**PINELLAS PLANNING COUNCIL**  
**RECONCILIATION OF THE BALANCE SHEET –**  
**GENERAL FUND TO THE STATEMENT OF NET POSITION**

SEPTEMBER 30, 2022

Total Fund Balance for the General Fund		\$ 1,097,104
Total net position reported for governmental activities in the statement of net position is different because:		
Capital assets are not financial resources and, therefore, not reported in governmental funds.		
Capital assets	\$ 796,965	
Less accumulated depreciation and amortization	<u>(118,437)</u>	678,528
Deferred outflows and inflows of resources related to the net pension and OPEB liabilities do not have a current financial impact and, therefore, are not recognized in the governmental fund statements.		
Deferred outflows	730,775	
Deferred inflows	<u>(1,781,225)</u>	(1,050,450)
Certain liabilities are not due and payable in the current period and, therefore, are not reported in the governmental fund statements.		
Compensated absences		(220,355)
Net pension liability		(1,895,146)
OPEB liability		(714,093)
Lease liability		<u>(701,077)</u>
Net Position (Deficit) of Governmental Activities		<u>\$ (2,805,489)</u>

See notes to the financial statements.

**PINELLAS PLANNING COUNCIL****STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
GENERAL FUND**

YEAR ENDED SEPTEMBER 30, 2022

## Revenues:

Property taxes	\$ 1,427,033
Charges for services	1,034,609
Contract services	9,220
Investment and other income	37,725
Total Revenues	<u>2,508,587</u>

## Expenditures:

## Current:

Payroll, taxes, and benefits	1,907,009
Property appraiser and tax collector commissions	38,479
Intergovernmental services	369,350
Contractual support services	90,026
Accounting and audit	16,000
Advertising notice	18,077
Communications, advocacy, and education	16,397
Office supplies and materials	13,955
Telephone	3,588
Council activities	8,457
Travel	6,214
Printing and reproduction	3,174
Mail	1,505
Miscellaneous	15,064
Capital outlay	759,300

## Debt Service:

Principal	58,223
Interest	29,031

Total Expenditures 3,353,849

## Other financing sources (uses):

Leases	<u>759,300</u>
--------	----------------

Net change in fund balance	(85,962)
Fund balance, beginning of year	<u>1,183,066</u>
Fund balance, end of year	<u>\$ 1,097,104</u>

See notes to the financial statements.

**PINELLAS PLANNING COUNCIL**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE – GENERAL FUND TO THE STATEMENT OF ACTIVITIES**

YEAR ENDED SEPTEMBER 30, 2022

---

Net Change in Fund Balance - General Fund	\$	(85,962)
---	----	----------

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is depreciated or amortized over their estimated useful lives.

Expenditures for capital assets	\$	759,300	
Less current year depreciation and amortization		(83,408)	
			675,892

Compensated absences are not due and payable in the current period and therefore, are not reported in the governmental funds statements. This amount represents the change in compensated absences in the current year.

10,072

Net effect of pension and OPEB related expenses which increased net position.

209,584

Proceeds from the issuance of long-term debt are reported as other financing sources in the governmental funds, increasing fund balance. In the government-wide statements, new debt increases noncurrent liabilities in the Statement of Net Position and does not affect the Statement of Activities. This amount represents principal amounts of new leases.

(759,300)

Payment of lease obligations is an expenditure in the governmental fund statements, but payment reduces the long term liability in the Statement of Net Position

58,223

Interest on leases is reported as expenditures in the governmental funds when it is due. However, in the Statement of Activities, interest is expenses as it accrues. This amount represents the net change in accrued interest on long-term debt.

9,639

Change in Net Position of Governmental Activities	\$	118,148
---	----	---------

See notes to the financial statements.

## **NOTES TO THE FINANCIAL STATEMENTS**

# PINELLAS PLANNING COUNCIL

## NOTES TO THE FINANCIAL STATEMENTS

SEPTEMBER 30, 2022

---

### **Note 1—Organization and reporting entity**

The Pinellas Planning Council (the “Council”), a component unit of Pinellas County, Florida (the “County”), is authorized under Chapters 88-464 and 90-396, of the Laws of Florida. The Council’s purpose is to formulate and execute objectives and policies necessary for the orderly growth, development, and environmental protection of the County as a whole. The Council services as an advisory board and provides preliminary recommendations on proposed changes to the adopted Countywide Future Land Use Plan. The Board of County Commissioners, sitting as the Countywide Planning Authority, can overrule the Council with a super majority vote (majority plus one).

The Board of County Commissioners of Pinellas County also has the right to review the Council’s budget and increase or reduce it as it deems necessary. Based on the control the County Commissioners of Pinellas County have over the Council, as described above, the Council is considered a component unit of the County.

*Membership of the Council* – The Council and the Pinellas County Metropolitan Planning Organization (“MPO”) are separate legal entities, but both are presented to the public as one organization known as Forward Pinellas under a single governance structure. Forward Pinellas is governed by a 13-member board of elected officials. Those officials represent municipal governments, the Board of County Commissioners, and the Pinellas Suncoast Transit Authority. The composition of the Forward Pinellas board is determined by Chapter 339.175, Florida Statutes. Several of the board positions rotate on a two-year basis. Each individual agency is responsible for selecting its membership on the board.

### **Note 2—Summary of significant accounting policies**

*Basis of Presentation* – The financial statements of the Council have been prepared in accordance with accounting principles generally accepted in the United States of America as applied to government units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles in the United States of America. The Council’s significant accounting policies are described below.

*Government-Wide and Fund Financial Statements* – The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all activities of the government.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Amounts reported as program revenues include: 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Separate financial statements are provided for the general fund.

*Measurement Focus, Basis of Accounting, and Financial Statement Presentation* – The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

**PINELLAS PLANNING COUNCIL**  
**NOTES TO THE FINANCIAL STATEMENTS**

SEPTEMBER 30, 2022

---

**Note 2—Summary of significant accounting policies (continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Council considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, expenditures related to compensated absences and leases, are recorded only when payment is due.

Property taxes and interest associated with current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period.

The Council reports the general fund as a major governmental fund, which represents the Council's sole operating fund and accounts for all financial resources of the Council.

*Cash and Investments* – Cash includes amounts on hand and in demand deposit accounts. The Council's investment policy is to maintain funds in near-cash investments, which yield the highest possible return within the limitations established by Florida statutes and the County ordinances. The Council's investments are recorded at amortized cost.

*Capital Assets* – Capital assets, which include furniture, equipment, right-to-use intangible assets, and leasehold improvements, are reported in governmental activities in the government-wide financial statements. The Council defines capital assets as assets with an initial, individual cost of more than \$1,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased, except for right-to-use assets, which are recorded at the amount of the initial measurement of the lease liability. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the assets' lives are not capitalized.

The Council's furniture and equipment is depreciated using the straight-line method over the estimated useful life of three to five years. Leasehold improvements and right-to-use assets are amortized using the straight-line method over the remaining lease term.

*Receivables* – No substantial losses are anticipated from present receivable balances, therefore, no allowance for uncollectible accounts is deemed necessary.

*Compensated Absences* – It is the Council's policy to permit employees to accumulate earned but unused annual leave. All annual leave is accrued when incurred in the government-wide financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

*Lease Liability* – The initial lease liability is measured at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of the lease payments made.



**PINELLAS PLANNING COUNCIL**  
**NOTES TO THE FINANCIAL STATEMENTS**

SEPTEMBER 30, 2022

---

**Note 2—Summary of significant accounting policies (continued)**

*Deferred Outflows/Inflows of Resources*— In addition to assets, a statement of financial position reports a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to future periods and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. The deferred outflows of resources reported in the Council's statement of net position represent pension deferrals due to differences between expected and actual economic experience, changes in actuarial assumptions, the net difference between projected and actual earnings, changes in the proportion and differences between the Council's contributions and proportionate share of contributions, and the Council's contributions subsequent to the measurement date, relating to the Florida Retirement System ("FRS") Pension Plan, the Retiree Health Insurance Subsidy ("HIS") Program and the Other Postemployment Benefit ("OPEB") Plan. These amounts will be recognized as increases in pension expense in future years.

In addition to liabilities, a statement of financial position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to future periods and so will *not* be recognized as an inflow of resources (revenue) until that time. The deferred inflows of resources reported in the Council's statement of net position represent pension deferrals due to the difference between expected and actual economic experience, changes in actuarial assumptions, the net difference between projected and actual earnings, and changes in the proportion and differences between the Council's contributions and proportionate share of contributions relating to FRS Pension Plan, HIS Program, and OPEB Plan. These amounts will be recognized as reductions in pension expense in future years.

*Pensions* – In the government-wide statement of net position, liabilities are recognized for the Council's proportionate share of each pension plan's net pension liability. For purposes of measuring the net pension liability, deferred outflows/inflows of resources, and pension expense, information about the fiduciary net position of FRS defined benefit plan and HIS and additions to/deductions from FRS's and HIS's fiduciary net position have been determined on the same basis as they are reported by the FRS and HIS plans. For this purpose, plan contributions are recognized as of employer payroll paid dates and benefit payments and refunds of employee contributions are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

*Other Postemployment Benefits* – In the government-wide statement of net position, a liability is recognized for the Council's proportionate share of a single-employer defined-benefit healthcare plan administered by the County. The postretirement health benefits are funded on a pay-as-you-go basis (i.e., the County funds on a cash basis as benefits are paid).

*Net Position* – Net position represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources in the government-wide financial statements. Net investment in capital assets consist of capital assets, net of accumulated depreciation, and reduced by outstanding liabilities that are attributed to the acquisition of those assets. The Council does not have any related long-term debt used to acquire capital assets. Net position is reported as restricted in the government-wide financial statement when there are limitations imposed on their use through external restrictions imposed by creditors, grantors, laws, or regulations of other governments. The Council has no assets subject to restrictions.

*Use of Estimates* – The preparation of financial statements requires management to make use of estimates that affect reported amounts. Actual results could differ from these estimates.

**PINELLAS PLANNING COUNCIL**  
**NOTES TO THE FINANCIAL STATEMENTS**

SEPTEMBER 30, 2022

---

**Note 2—Summary of significant accounting policies (continued)**

*New Accounting Pronouncements* – As of October 1, 2021, the Authority adopted the provisions of GASB 87, *Leases*, which amended the existing accounting standards for lease reporting. The new guidance requires lessees in a leasing arrangement to recognize a lease liability and a right-to-use lease asset for most leases (other than leases that meet the definition of a short-term lease) at lease commencement. The right-to-use lease asset (lessees) will be equal to the present value of lease payments.

**Note 3—Cash and investments**

Cash and investments consisted of the following at September 30, 2022:

Petty cash on hand	\$ 100
Bank deposits	788,610
Deposits held on behalf of Pinellas Planning Council at Pinellas County Clerk of the Circuit Court and Comptroller	509
Florida State Board of Administration - Florida PRIME (Local Government Investment Pool)	<u>106,218</u>
Total Cash and Investments	<u>\$ 895,437</u>

*Deposits* – At September 30, 2022, the bank balance of the Council’s operating deposits was \$600,254.

Deposits are covered by federal depository insurance and, for the amount in excess of such federal depository insurance, by the *State of Florida’s Security for Public Deposits Act* (the “Act”). Provisions of the Act require that public deposits may only be made at qualified public depositories. The Act requires each qualified public depository to deposit with the State Chief Financial Officer acting as State Treasurer, eligible collateral equal to or in excess of the required collateral as determined by the provisions of the Act. In the event of a failure by a qualified public depository, losses in excess of federal depository insurance and proceeds from the sale of the securities pledged by the defaulting depository are assessed against the other qualified public depositories of the same type as the depository in default.

*Investments* – The Council does not have its own investment policy and, therefore, follows Section 218.415, Florida Statutes, regarding the investment of public funds. The Council’s excess deposits are invested entirely in the State of Florida State Board Administration (“SBA”) Local Government Investment Pool (“LGIP”). Florida PRIME is not registered with the Securities and Exchange Commission as an investment company, but nevertheless has a policy that it will, and does, operate as a qualifying external investment pool. Thus, this pool operates essentially as a money market fund and the Council’s position in Florida PRIME is measured at amortized cost. Florida PRIME is rated by Standard & Poor’s with a current rating of AAAM. The investment policy of Florida PRIME is to manage the weighted average maturity to 60 days or less. As of September 30, 2022, the Council had \$106,218 deposited in Florida PRIME.

Qualifying local government investment pools in the state of Florida must comply with applicable Florida statutory requirements. Chapter 218.409(8)(a), Florida Statutes, states that the principal balance within a LGIP trust fund is subject to withdrawal at any time. However, the Executive Director of the Council may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure the Board can invest in the monies entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council.

**PINELLAS PLANNING COUNCIL**  
**NOTES TO THE FINANCIAL STATEMENTS**

*SEPTEMBER 30, 2022*

---

**Note 3—Cash and investments (continued)**

With regard to liquidity fees, Chapter 218.409(4) provides authority for a LGIP to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made by the SBA.

At September 30, 2022, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value within Florida PRIME.

**Note 4—Property taxes**

The Council is funded through the assessment of ad valorem property tax as approved by the Board of County Commissioners, not to exceed one-sixth mil. The Council's ad valorem tax was levied at 0.0150 mil per \$1,000 at October 1, 2021, on property with a gross taxable value of \$91,679,472,678.

Under the law of Florida, the valuation and assessment of all properties and the collection of all county, municipal, and school board property taxes are consolidated in the offices of the County Property Appraiser and County Tax Collector.

All property is reassessed according to its fair market value at January 1 of each year. Each assessment roll is submitted to the Executive Director of the State Department of Revenue for review to determine if the rolls meet all of the appropriate requirements of state statutes.

All taxes are due and payable on November 1 (levy date) of each year or as soon thereafter as the assessment roll is certified and delivered to the County Tax Collector. All unpaid taxes become delinquent on April 1 (lien date) following the year in which they are assessed. Discounts are allowed for early payments at the rate of 4% in the month of November, 3% in the month of December, 2% in the month of January, and 1% in the month of February. The taxes paid in March (due date) are without discount.

Delinquent taxes on real property bear interest at 18% per year. On or prior to June 1 following the tax year, certificates are sold for all delinquent taxes on real property. After sale, tax certificates bear interest at 18% per year or at any lower-rate bid by the buyer.

The certificate holder may make application for a tax deed on any unredeemed tax certificates after a period of two years.

Because of the County Tax Collector's efficient system for selling tax certificates and remitting the proceeds to Council, any delinquent or uncollected real property taxes at year-end are immaterial. Tangible personal property taxes remaining delinquent at September 30 are recorded as receivable, less an allowance for uncollected amounts. Based on prior experience, the Council has always been able to fully collect on property taxes.

**Note 5—Risk management**

As of September 30, 2022, the Council had not separately established a Risk Management Fund or Pool. As a component unit of the County, insurance coverage is provided entirely through the County's risk management pool for property, general liability, employee liability, and workers' compensation coverage.

**PINELLAS PLANNING COUNCIL**  
**NOTES TO THE FINANCIAL STATEMENTS**

SEPTEMBER 30, 2022

**Note 6—Transactions with Pinellas County, Florida**

Throughout the fiscal year, the Council incurs various operating expenditures relating to services provided by the County to the Council. Such services include the following: medical, life, and disability insurance coverage, legal services, risk management services, printing and reproduction services, and telecommunications. Also, the Council receives payments from municipalities located within the County for contractual support services.

**Note 7—Capital assets**

Capital asset activity for the year ended September 30, 2022 was as follows:

	<b>Balance October 1, 2021</b>	<b>Additions</b>	<b>Deletions</b>	<b>Balance September 30, 2022</b>
Capital assets being depreciated:				
Furniture and office equipment	\$ 33,307	\$ -	\$ -	\$ 33,307
Right-to-use leased asset - building	-	759,300	-	759,300
Leasehold improvements	4,358	-	-	4,358
Less accumulated depreciation and amortization	<u>(35,029)</u>	<u>(83,408)</u>	-	<u>(118,437)</u>
Total capital assets being depreciated, net	<u>\$ 2,636</u>	<u>\$ 675,892</u>	<u>\$ -</u>	<u>\$ 678,528</u>

**Note 8—Lease payable**

Forward Pinellas entered into a lease agreement beginning July 2012 and extending to December 2030. In January 2016, Forward Pinellas executed a First Amendment to Lease Agreement, which increased the premises from 3,150 square feet to 9,503 square feet and extended the term to December 2020. In January 2021, Forward Pinellas executed a Second Amendment to Lease Agreement, which extended the lease through December 31, 2030. The Council shares the leased space with the MPO.

The Council, along with the MPO, is required to make monthly principal and interest payments of \$7,111 and \$7,324 for calendar years 2021 and 2022, respectively. Approximately 31% of the monthly cost of the rent is allocated to the Council. As the lease agreement does not provide an implicit rate, management uses the Council's risk-free discount rate based on the information available at lease commencement to determine the present value of lease payments. The building has a 10-year estimated useful life.

The change in lease liability is summarized as follows:

	<b>Balance October 1, 2021</b>	<b>Additions</b>	<b>Deletions</b>	<b>Balance September 30, 2022</b>	<b>Amount Due in One Year</b>
Leases	\$ -	\$ 759,300	\$ (58,223)	\$ 701,077	\$ 63,270

**PINELLAS PLANNING COUNCIL**  
**NOTES TO THE FINANCIAL STATEMENTS**

SEPTEMBER 30, 2022

**Note 8—Lease payable (continued)**

The future principal and interest lease payments as of September 30, 2022 were as follows:

Fiscal Year Ending September 30,	Principal	Interest	Total
2023	\$ 63,270	\$ 26,602	\$ 89,872
2024	68,602	23,965	92,567
2025	74,235	21,110	95,345
2026	80,182	18,023	98,205
2027	86,459	14,962	101,421
Thereafter	328,329	21,534	349,863
Totals	<u>\$ 701,077</u>	<u>\$ 126,196</u>	<u>\$ 827,273</u>

**Note 9—Compensated absences**

Hours of annual leave are earned by employees for each year of service to the Council. There is no maximum limitation on the number of annual leave hours which may be accrued. Upon separation from service, employees shall receive a lump-sum payment for all unused annual leave up to a maximum of three times the employee's annual accrual rate for annual leave. Such payment shall be made at the employee's regular rate of pay at the time of separation. The change in compensated absences liability is summarized as follows:

	Balance October 1, 2021	Additions	Used	Balance September 30, 2022	Amount Due in One Year
Compensated absences	<u>\$ 230,427</u>	<u>\$ 138,895</u>	<u>\$ (148,967)</u>	<u>\$ 220,355</u>	<u>\$ 185,099</u>

**Note 10—Pension plans**

*Background* – The FRS was created by Chapter 121, Florida Statutes, to provide a defined pension plan for participating public employees. The FRS was amended in 1998 to add the Deferred Retirement Option Program under the defined benefit plan and amended in 2000 to provide a defined contribution plan alternative to the defined benefit plan for FRS members effective July 1, 2002. This integrated defined contribution pension plan is the FRS Investment Plan. Chapter 112, Florida Statutes, established the HIS Program, a cost-sharing multiple-employer defined benefit pension plan, to assist retired members of any state-administered retirement system in paying the costs of health insurance.

Essentially all regular employees of the Council are eligible to enroll as members of the state-administered FRS. Provisions relating to the FRS are established by Chapters 121 and 122, Florida Statutes; Chapter 112, Part IV, Florida Statutes; Chapter 238, Florida Statutes; and FRS Rules, Chapter 60S, Florida Administrative Code; wherein eligibility, contributions, and benefits are defined and described in detail. Such provisions may be amended at any time by further action from the Florida Legislature. The FRS is a single retirement system administered by the Florida Department of Management Services, Division of Retirement, and consists of the two cost-sharing, multiple-employer defined benefit plans and other nonintegrated programs.

**PINELLAS PLANNING COUNCIL**  
**NOTES TO THE FINANCIAL STATEMENTS**

SEPTEMBER 30, 2022

---

**Note 10—Pension plans (continued)**

A annual comprehensive financial report of the FRS, which includes its financial statements, required supplementary information, actuarial report, and other relevant information, is available from the Florida Department of Management Services' website ([https://www.dms.myflorida.com/workforce\\_operations/retirement/publications/annual\\_reports](https://www.dms.myflorida.com/workforce_operations/retirement/publications/annual_reports)).

The Council's pension expense totaled \$248,350 for both the FRS Pension Plan and HIS Program for the year ended September 30, 2022.

**Florida Retirement System Pension Plan**

*Plan Description* – The Florida Retirement System Pension Plan (the "FRS Plan") is a cost-sharing multiple-employer defined benefit pension plan, with a Deferred Retirement Option Program ("DROP") for eligible employees. The general classes of membership are as follows:

*Regular Class* – Members of the FRS who do not qualify for membership in the other classes.

*Elected County Officers Class* – Members who hold specified elective offices in local government.

*Senior Management Service Class* – Members in senior management level positions.

*Special Risk Class* – Members who are special risk employees, such as law enforcement officers, meet the criteria to qualify for this class.

Employees enrolled in the FRS Plan prior to July 1, 2011, vest at six years of creditable service and employees enrolled in the FRS Plan on or after July 1, 2011, vest at eight years of creditable service. All vested members, enrolled prior to July 1, 2011, are eligible for normal retirement benefits at age 62 or at any age after 30 years of service, except for members classified as special risk who are eligible for normal retirement benefits at age 55 or at any age after 25 years of service. All members enrolled in the FRS Plan on or after July 1, 2011, once vested, are eligible for normal retirement benefits at age 65 or any time after 33 years of creditable service, except for members classified as special risk who are eligible for normal retirement benefits at age 60 or at any age after 30 years of service. Employees enrolled in the FRS Plan may include up to four years of credit for military service toward creditable service. The FRS Plan also includes an early retirement provision; however, there is a benefit reduction for each year a member retires before his or her normal retirement date. The FRS Plan provides retirement, disability, death benefits, and annual cost-of-living adjustments to eligible participants.

DROP, subject to provisions of Section 121.091, Florida Statutes, permits employees eligible for normal retirement under the FRS Plan to defer receipt of monthly benefit payments while continuing employment with an FRS participating employer. An employee may participate in DROP for a period not to exceed 60 months after electing to participate, except that certain instructional personnel may participate for up to 96 months. During the period of DROP participation, deferred monthly benefits are held in the FRS Trust Fund and accrue interest. The net pension liability does not include amounts for DROP participants, as these members are considered retired and are not accruing additional pension benefits.

*Benefits Provided* – Benefits under the FRS Plan are computed on the basis of age and/or years of service, average final compensation, and service credit. Credit for each year of service is expressed as a percentage of the average final compensation. For members initially enrolled before July 1, 2011, the average final compensation is the average of the five highest fiscal years' earnings; for members initially enrolled on or after July 1, 2011, the average final compensation is the average of the eight highest fiscal years' earnings. The total percentage value of the benefit received is determined by calculating the total value of all service, which is based on the retirement class to which the member belonged when the service credit was earned. Members are eligible for in-line-of-duty or regular disability and survivors' benefits. The following chart shows the percentage value of each year of service credit earned:

**PINELLAS PLANNING COUNCIL**  
**NOTES TO THE FINANCIAL STATEMENTS**

SEPTEMBER 30, 2022

**Note 10—Pension plans (continued)**

<u>Class, Initial Enrollment, and Retirement Age/Years of Service:</u>	<u>% Value</u>
<b>Regular Class members initially enrolled before July 1, 2011</b>	
Retirement up to age 62 or up to 30 years of service	1.60
Retirement up to age 63 or up to 31 years of service	1.63
Retirement up to age 64 or up to 32 years of service	1.65
Retirement up to age 65 or up to 33 years of service	1.68
<b>Regular Class members initially enrolled on or after July 1, 2011</b>	
Retirement up to age 65 or up to 33 years of service	1.60
Retirement up to age 66 or up to 34 years of service	1.63
Retirement up to age 67 or up to 35 years of service	1.65
Retirement up to age 68 or up to 36 years of service	1.68
<b>Elected County Officers</b>	
Service as Supreme Court Justice, district court of appeal judge, Circuit court judge, or county court judge	3.33
Service as Governor, Lt. Governor, Cabinet Officer, Legislator, State attorney, Public defender, elected county officer, or elected official of a city or special District that chose EOC membership for its elected officials	3.00
<b>Senior Management Service Class</b>	2.00
<b>Special Risk Class</b>	
Service from December 1, 1970 through September 30, 1974	2.00
Service on and after October 1, 1974	3.00

As provided in Section 121.101, Florida Statutes, if the member is initially enrolled in the FRS before July 1, 2011, and all service credit was accrued before July 1, 2011, the annual cost-of-living adjustment is 3% per year. If the member is initially enrolled before July 1, 2011, and has service credit on or after July 1, 2011, there is an individually calculated cost-of-living adjustment. The annual cost-of-living adjustment is a proportion of 3% determined by dividing the sum of the pre-July 2011 service credit by the total service credit at retirement multiplied by 3%. FRS Plan members initially enrolled on or after July 1, 2011, will not have a cost-of-living adjustment after retirement.

*Contributions* – The Florida Legislature establishes contribution rates for participating employers and employees. Effective July 1, 2011, all FRS Plan members (except those in DROP) are required to make 3% employee contributions on a pretax basis. The employer contribution rates by job class for the periods from October 1, 2021 through June 30, 2022, and from July 1, 2022 through September 30, 2022, respectively, were applied to employee salaries as follows: Regular – 10.82% and 11.91%; Senior Management Service – 29.01% and 31.57%; and DROP participants – 18.34% and 18.60%. The Council's contributions to the FRS Plan were \$175,539 for the year ended September 30, 2022.

*Pension Costs* – At September 30, 2022, the Council reported a liability of \$1,510,690 for its proportionate share of the FRS Plan's net pension liability. The net pension liability was measured as of June 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2022. The Council's proportion of the net pension liability was based on the Council's contributions received by FRS during the measurement period for employer payroll paid dates from July 1, 2021 through June 30, 2022, relative to the total employer contributions received from all of FRS's participating employers. At June 30, 2022, the Council's proportion was 0.00432%, which was a decrease of 0.00012% from its proportion measured as of June 30, 2021.

**PINELLAS PLANNING COUNCIL**  
**NOTES TO THE FINANCIAL STATEMENTS**

SEPTEMBER 30, 2022

**Note 10—Pension plans (continued)**

For the year ended September 30, 2022, the Council recognized pension expense of \$214,340 for its proportionate share of FRS's pension expense. In addition, the Council reported its proportionate share of FRS's deferred outflows of resources and deferred inflows of resources from the following sources:

<u>Description</u>	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Difference between expected and actual economic experience	\$ 71,749	\$ -
Changes in actuarial assumptions	186,048	-
Net difference between projected and actual earnings on Pension Plan investments	99,751	-
Changes in proportion and differences between Council contributions and proportionate share of contributions	33,527	111,801
Council contributions subsequent to the measurement date	46,405	-
	<u>\$ 437,480</u>	<u>\$ 111,801</u>

\$46,405 reported as deferred outflows of resources related to pensions resulting from Council contributions to the FRS Plan subsequent to the measurement date will be recognized as a reduction of the net pension liability in the plan year ended September 30, 2023. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized as an increase (decrease) in pension expense as follows:

<u>Years Ending September 30,</u>	<u>Amount</u>
2023	\$ 61,575
2024	7,907
2025	(43,183)
2026	245,879
2027	7,096
	<u>\$ 279,274</u>

*Actuarial Assumptions* – The total pension liability in the July 1, 2022 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.40% per year
Payroll Growth	3.25%, average, including inflation
Investment Rate of Return	6.80%, net of pension plan investment expense, including inflation

Mortality rates were based on the PUB-2010 base, projected generationally with MP-2018. The actuarial assumptions used in the July 1, 2021 valuation were based on the results of an actuarial experience study completed in 2020 for the period July 1, 2013 through June 30, 2018.

The long-term expected rate of return on pension plan investments was not based on historical returns, but instead is based on a forward-looking capital market economic model. The allocation policy's description of each asset class was used to map the target allocation to the asset classes shown below. Each asset class assumption is based on a consistent set of underlying assumptions, and includes an adjustment for the inflation assumption.



**PINELLAS PLANNING COUNCIL**  
**NOTES TO THE FINANCIAL STATEMENTS**

SEPTEMBER 30, 2022

**Note 10—Pension plans (continued)**

The target allocation, as outlined in the FRS Plan's investment policy, and best estimates of arithmetic and geometric real rates of return for each asset class are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Annual Arithmetic Return</u>	<u>Compound Annual (Geometric) Return</u>	<u>Standard Deviation</u>
Cash equivalents	1.0%	2.6%	2.6%	1.1%
Fixed income	19.8%	4.4%	4.4%	3.2%
Global equity	54.0%	8.8%	7.3%	17.8%
Real estate (property)	10.3%	7.4%	6.3%	15.7%
Private equity	11.1%	12.0%	8.9%	26.3%
Strategic investments	3.8%	6.2%	5.9%	7.8%
	<u>100.0%</u>			
Assumed Inflation - Mean			2.4%	1.3%

*Discount Rate* – The discount rate used to measure the total pension liability was 6.70% for the FRS Plan. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rate specified in statute. Based on that assumption, each of the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

*Pension Liability Sensitivity* – The following presents the Council's proportionate share of the net pension liability for the FRS Plan, calculated using the discount rate disclosed in the preceding paragraph, as well as what the Council's proportionate share of the net pension liability would be if it were calculated using a discount rate one percentage point lower or one percentage point higher than the current discount rate:

<u>Description</u>	<u>1% Decrease</u>	<u>Current Discount Rate</u>	<u>1% Increase in Discount Rate</u>
FRS Plan discount rate	5.70%	6.70%	7.70%
Council's proportionate share of the FRS Plan net pension liability	\$ 2,612,635	\$ 1,510,690	\$ 589,333

*Pension Plan Fiduciary Net Position* – Detailed information about the FRS Plan's fiduciary's net position is available in a separately-issued FRS Pension Plan and Other State-Administered Systems Annual Comprehensive Financial Report. That report may be obtained through the Florida Department of Management Services website at <http://www.dms.myflorida.com>.

*Payables to Pension Plan* – At September 30, 2022, the Council reported no payables for outstanding contributions to the FRS Plan.

**Retiree Health Insurance Subsidy Program**

*Plan Description* – The Retiree Health Insurance Subsidy Program (the "HIS Plan") is a cost-sharing multiple-employer defined benefit pension plan established under Section 112.363, Florida Statutes, and may be amended by the Florida Legislature at any time. The benefit is a monthly payment to assist retirees of state-administered retirement systems in paying their health insurance costs and is administered by the Florida Department of Management Services, Division of Retirement.

**PINELLAS PLANNING COUNCIL**  
**NOTES TO THE FINANCIAL STATEMENTS**

SEPTEMBER 30, 2022

**Note 10—Pension plans (continued)**

*Benefits Provided* – For the fiscal year ended June 30, 2022, eligible retirees and beneficiaries received a monthly HIS payment of \$5 for each year of creditable service completed at the time of retirement, with a minimum HIS payment of \$30 and a maximum HIS payment of \$150 per month, pursuant to Section 112.363, Florida Statutes. To be eligible to receive a HIS Plan benefit, a retiree under a state-administered retirement system must provide proof of health insurance coverage, which may include Medicare.

*Contributions* – The HIS Plan is funded by required contributions from FRS participating employers as set by the Florida Legislature. Employer contributions are a percentage of gross compensation for all active FRS members. For the fiscal year ended June 30, 2022, the contribution rate was 1.66% of payroll pursuant to Section 112.363, Florida Statutes. The Council contributed 100% of its statutorily required contributions for the current and preceding three years. HIS Plan contributions are deposited in a separate trust fund from which payments are authorized. HIS Plan benefits are not guaranteed and are subject to annual legislative appropriation. In the event the legislative appropriation or available funds fail to provide full subsidy benefits to all participants, benefits may be reduced or canceled. The Council’s contribution to the HIS Plan was \$22,050 for the year ended September 30, 2022.

*Pension Costs* – At September 30, 2022, the Council reported a liability of \$384,456 for its proportionate share of the HIS Plan’s net pension liability. The net pension liability was measured as of June 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2021. The Council’s proportion of the net pension liability was based on the Council’s contributions received during the measurement period for employer payroll paid dates from July 1, 2021 through June 30, 2022, relative to the total employer contributions received from all participating employers. At June 30, 2022, the Council’s proportion was 0.00376%, which was a decrease of 0.00007% from its proportion measured as of June 30, 2021.

For the year ended September 30, 2022, the Council recognized pension expense of \$34,010 for its proportionate share of HIS pension expense. In addition, the Council reported its proportionate share of HIS deferred outflows of resources and deferred inflows of resources from the following sources:

<u>Description</u>	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Difference between expected and actual economic experience	\$ 11,669	\$ 1,692
Changes in actuarial assumptions	22,037	59,475
Net difference between projected and actual earnings on HIS Program investments	557	-
Changes in proportion and differences between Council contributions and proportionate share of contributions	10,226	46,741
Council contributions subsequent to the measurement date	5,313	-
	<u>\$ 49,802</u>	<u>\$ 107,908</u>

\$5,313 reported as deferred outflows of resources related to pensions resulting from Council contributions to the FRS Plan subsequent to the measurement date will be recognized as a reduction of the net pension liability in the plan year ending September 30, 2023. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized as an increase (decrease) in pension expense as follows:

**PINELLAS PLANNING COUNCIL**  
**NOTES TO THE FINANCIAL STATEMENTS**

SEPTEMBER 30, 2022

**Note 10—Pension plans (continued)**

<u>Years Ending September 30,</u>	<u>Amount</u>
2023	\$ (14,811)
2024	(15,548)
2025	(9,624)
2026	(8,117)
2027	(10,638)
Thereafter	(4,681)
	<u>\$ (63,419)</u>

*Actuarial Assumptions* – The total pension liability as of July 1, 2022 was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.40% per year
Salary increases	3.25%, average, including inflation
Municipal bond rate	2.16%

Mortality rates were based on the PUB-2010 base, projected generationally with Scale MP-2018. The actuarial assumptions used in the July 1 2021 valuation were based on the results of an actuarial experience study completed in 2022 for the period July 1, 2013 through June 30, 2018.

*Discount Rate* – The discount rate used to measure the total pension liability was 3.54% for the HIS Plan. In general, the discount rate for calculating the total pension liability is equal to the single rate equivalent to discounting at the long-term expected rate of return for benefit payments prior to the projected depletion date. Because the HIS benefit is essentially funded on a pay-as-you-go basis, the depletion date is considered to be immediate, and the single equivalent discount rate is equal to the municipal bond rate selected by the HIS Plan sponsor. The Bond Buyer General Obligation 20-Bond Municipal Bond Index was adopted as the applicable municipal bond index.

*Pension Liability Sensitivity* – The following presents the Council's proportionate share of the net pension liability for the HIS Plan, calculated using the discount rate disclosed in the preceding paragraph, as well as what the Council's proportionate share of the net pension liability would be if it were calculated using a discount rate one percentage point lower or one percentage point higher than the current discount rate:

<u>Description</u>	<u>1% Decrease</u>	<u>Current Discount Rate</u>	<u>1% Increase in Discount Rate</u>
HIS Plan discount rate	2.54%	3.54%	4.54%
Council's proportionate share of the HIS Plan net pension liability	\$ 439,849	\$ 384,456	\$ 338,619

*Pension Plan Fiduciary Net Position* – Detailed information about the HIS Plan's fiduciary's net position is available in a separately-issued FRS Pension Plan and Other State-Administered Systems Annual Comprehensive Financial Report. That report may be obtained through the Florida Department of Management Services website at <http://www.dms.myflorida.com>.

*Payables to Pension Plan* – At September 30, 2022, the Council reported no payables for outstanding contributions to the HIS Plan.

**PINELLAS PLANNING COUNCIL**  
**NOTES TO THE FINANCIAL STATEMENTS**

SEPTEMBER 30, 2022

---

**Note 10—Pension plans (continued)**

**Investment Plan**

The SBA administers the defined contribution plan, officially titled the FRS Investment Plan (“Investment Plan”). The Investment Plan is reported in the SBA’s annual financial statements and in the state of Florida Annual Comprehensive Financial Report.

As provided in Section 121.4501, Florida Statutes, eligible FRS members may elect to participate in the Investment Plan in lieu of the FRS defined benefit plan. Council employees participating in DROP are not eligible to participate in the Investment Plan. Employer and employee contributions, including amounts contributed to individual member’s accounts, are defined by law, but the ultimate benefit depends in part on the performance of investment funds. Benefit terms, including contribution requirements, for the Investment Plan are established and may be amended by the Florida Legislature. The Investment Plan if funded with the same employer and employee contribution rates that are based on salary and membership class (Regular Class, Elected County Officers, etc.), as the FRS defined benefit plan. Contributions are directed to individual member accounts, and the individual members allocate contributions and account balances among various approved investment choices. Costs of administering plan, including the FRS Financial Guidance Program, are funded through an employer contribution of 0.06% of payroll and by forfeited benefits of plan members. Allocations to the investment member’s accounts during the 2018-19 fiscal year, as established by Section 121.72, Florida Statutes, are based on a percentage of gross compensation, by class, as follows: Regular class – 6.30% and Senior Management Service class – 7.67%. These allocations include a required employee contribution of 3% of gross compensation for each member class. For all membership classes, employees are immediately vested in their own contributions and are vested after one year of service for employer contributions and investment earnings. If an accumulated benefit obligation for service credit originally earned under the FRS Pension Plan is transferred to the Investment Plan, the member must have the years of service required for FRS Pension Plan vesting (including the service credit represented by the transferred funds) to be vested for these funds and the earnings on the funds. Nonvested employer contributions are placed in a suspense account for up to five years. If the employee returns to FRS-covered employment within the five-year period, the employee will regain control over their account. If the employee does not return within the five-year period, the employee will forfeit the accumulated account balance. For the fiscal year ended June 30, 2022, the information for the amount of forfeitures was unavailable from the SBA; however, management believes that these amounts, if any, would be immaterial to the Council.

After termination and applying to receive benefits, the member may rollover vested funds to another qualified plan, structure a periodic payment under the Investment Plan, receive a lump-sum distribution, leave the funds invested for future distribution, or any combination of these options. Disability coverage is provided; the member may either transfer the account balance to the FRS Pension Plan when approved for disability retirement to receive guaranteed lifetime monthly benefits under the FRS Pension Plan or remain in the Investment Plan and rely upon that account balance for retirement income.

**Note 11—Fund balance reporting**

There are two major types of fund balances, which are non-spendable and spendable. Non-spendable fund balances are balances that cannot be spent because they are either (a) not in spendable form or (b) legally contractually required to be maintained intact. At September 30, 2022, the Council had no amounts in non-spendable fund balance. Spendable fund balances are reported based on a hierarchy of spending constraints.

*Restricted* – Amounts that can be spent only for the specific purposes stipulated by: (a) external resource providers such as creditors (by debt covenants), grantors, contributors, or laws or regulations of other Councils or (b) imposed by law through constitutional provisions or enabling legislation. At September 30, 2022, the Council had no such amounts.

*Committed* – Amounts that can be used only for the specific purposes determined by a formal action of the Council’s highest level of decision-making authority. At September 30, 2022, the Council had no such amounts.

**PINELLAS PLANNING COUNCIL**  
**NOTES TO THE FINANCIAL STATEMENTS**

SEPTEMBER 30, 2022

**Note 11—Fund balance reporting (continued)**

*Assigned* – Amounts intended to be used by the Council for specific purposes. Assigned fund balance represents the amount that is not restricted or committed. The intent shall be expressed by the Council. At September 30, 2022, the Council had \$632,410 of assigned fund balance, which represents the amount needed to eliminate the projected deficit in the subsequent year’s budget in an amount no greater than the projected excess of expected expenditures and budgeted contingency reserve over expected revenues.

*Unassigned* – This classification represents fund balance that has not been restricted, committed, or assigned to specific purposes. At September 30, 2022, unassigned fund balance is \$464,694. It is the goal of the Council to achieve and maintain an unassigned fund balance equal to or greater than 10% of expenditures to cover unexpected expenditures and revenue shortfalls from year to year.

The Council’s policy is to apply expenditures against restricted fund balance, committed fund balance, assigned fund balance, and unassigned fund balance, in that order, under circumstances where a particular expenditure can be made from more than one fund classification.

**Note 12—Due from Pinellas County Metropolitan Planning Organization**

The Council and the MPO have historically operated as two distinct entities. On December 10, 2014, the Council and the MPO entered into the Interlocal Agreements for Staff and Support Services (“Agreement”). Prior to the Agreement, the MPO utilized the employees of the Pinellas County Board of County Commissioner’s Planning Department. Upon execution of the Agreement, those employees and related payroll processing of the MPO were assumed by the Council. The Agreement identifies payroll and other expenses that are to be shared between the Council and the MPO.

For the year ended September 30, 2022, the amount of reimbursement received from the MPO for shared services totaled \$1,483,246. As of September 30, 2022, the amount due from the MPO relating to charges for shared services was \$269,267.

**Note 13—Other postemployment benefits**

*Plan Description* – Pinellas County administers a single-employer defined-benefit health care plan (the “Plan”) that provides postretirement medical, hospital, pharmacy, and dental coverage to retirees as well as their eligible spouses and dependents. Benefits are provided through the County’s group health insurance plan, which covers both active and retired members. Employees of the Council also participate in this Plan.

Participation in the Plan consisted of the following at September 30, 2022:

Retirees and beneficiaries	1,905
Active member	2,799
	<u>4,704</u>

*Eligibility and Benefits* – To be eligible to receive retiree medical and dental benefits, participants must be eligible for retirement benefits under FRS and pay required contributions. For non-Medicare eligible retirees, employees enrolled in DROP and those within five years of normal FRS retirement prior to October 1, 2004, the County will continue funding at the same level as active employees. For employees not part of the previously mentioned groups who were hired prior to January 1, 2011, benefits range from 25% of the premium for 10 years of service, increasing by 3.33% per year of service up to 75% for 25 years or more, calculated on the single premium of the lowest cost plan.

**PINELLAS PLANNING COUNCIL**  
**NOTES TO THE FINANCIAL STATEMENTS**

SEPTEMBER 30, 2022

**Note 13—Other Postemployment Benefits (continued)**

*Funding Policy, Status, and Progress*—Medical and contributions vary based on the plan and tier. The postretirement medical is currently funded on a pay-as-you-go basis (i.e., the County funds on a cash basis as benefits are paid). The County's contribution is the actual pay-as-you-go postemployment benefit payments less participant contributions for the period October 1, 2021 to September 30, 2022. No assets have been segregated and restricted to provide postretirement benefits.

Contributions are required for both retiree and dependent coverage. Retirees contribute a portion of the full active premium equivalent rates for health coverage. The full monthly premiums, retiree contribution amounts, and the County subsidies effective January 1, 2022 through December 31, 2022 are provided in the tables below. The County subsidy is assumed to remain flat.

<b>Years of County Service</b>	<b>County Subsidy Percentage</b>	<b>County Subsidy in Dollars</b>	<b>Net Premium for Single Retiree Coverage</b>	<b>Net Premium for Retiree plus Spouse/ Dependent Coverage</b>	<b>Net Premium for Retiree plus Child Coverage</b>	<b>Net Premium for Retiree plus Child plus Spouse/ Dependent Coverage</b>
10	25.00%	\$ 237.67	\$ 713.01	\$ 1,749.53	\$ 1,560.26	\$ 2,601.18
11	28.33%	269.33	681.35	1,717.87	1,528.60	2,569.52
12	31.66%	300.99	649.69	1,686.21	1,496.94	2,537.86
13	34.99%	332.64	618.04	1,654.56	1,465.29	2,506.21
14	38.32%	364.30	586.38	1,622.90	1,433.63	2,474.55
15	41.65%	395.96	554.72	1,591.24	1,401.97	2,442.89
16	44.98%	427.62	523.06	1,559.58	1,370.31	2,411.23
17	48.31%	459.27	491.41	1,527.93	1,338.66	2,379.58
18	51.64%	490.93	459.75	1,496.27	1,307.00	2,347.92
19	54.97%	522.59	428.09	1,464.61	1,275.34	2,316.26
20	58.30%	554.25	396.43	1,432.95	1,243.68	2,284.60
21	61.63%	585.90	364.78	1,401.30	1,212.03	2,252.95
22	64.96%	617.56	333.12	1,369.64	1,180.37	2,221.29
23	68.29%	649.22	301.46	1,337.98	1,148.71	2,189.63
24	71.62%	680.88	269.80	1,306.32	1,117.05	2,157.97
25 or more	75.00%	713.01	237.67	1,274.19	1,084.92	2,125.84

*Total OPEB Liability*—The Council's total OPEB liability of \$714,093 was measured as of September 30, 2022, and was determined by an actuarial valuation as of that date.

**PINELLAS PLANNING COUNCIL**  
**NOTES TO THE FINANCIAL STATEMENTS**

SEPTEMBER 30, 2022

**Note 13—Other Postemployment Benefits (continued)**

*Actuarial Method and Assumptions* – The total OPEB liability in the September 30, 2022 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement unless otherwise specified:

Valuation date	September 30, 2021
Discount rate	2.19%, based on a 20-Year Municipal GO AA Index
Salary increases rate	Salary increase rates used in the July 1, 2016 actuarial valuation of FRS; 3.40% - 8.20%, including inflation
Retirement age	Based on results of an actual experience study covering the period 2013 through 2018
Inflation rate	2.25%
Actuarial cost method	Entry Age Normal
Amortization method	6.6 years
Healthcare cost trend rates	Based on the Getzen Model, with trend starting at 6.00% on January 1, 2022 (0% for premiums) followed by 5.75% on January 1, 2023 and gradually decreasing to an ultimate trend rate of 3.75%.
Aging factors	Based on the 2013 SOA Study "Health Care Costs - From Birth to Death"

*Changes in Total OPEB Liability* – Changes in the Council's total OPEB liability for the year ended September 30, 2022 are as follows:

Balance at September 30, 2021	\$ 1,789,965
Changes for the year:	
Service cost	44,516
Interest	47,143
Difference between expected and actual experience	(10,293)
Changes in assumptions or other inputs	(1,244,414)
Changes in cost-sharing allocation percentage	156,166
Benefit payments	(68,990)
Balance at September 30, 2022	<u>\$ 714,093</u>

The decrease in the total OPEB liability is due to the change in discount rate from 2.41% as of the beginning of the measurement period to 2.19% as of September 30, 2022.

**PINELLAS PLANNING COUNCIL**  
**NOTES TO THE FINANCIAL STATEMENTS**

SEPTEMBER 30, 2022

**Note 13—Other Postemployment Benefits (continued)**

*Sensitivity of Total OPEB Liability to Changes in the Discount Rate* – The following presents the total OPEB liability of the Council, as well as what the Council's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage point lower (2.83%) or 1-percentage point higher (4.83%) than the current discount rate:

	<b>1% Decrease</b> <b>(1.19%)</b>	<b>Discount Rate</b> <b>(2.19%)</b>	<b>1% Increase</b> <b>(3.19%)</b>
Net OPEB Liability	\$ 800,114	\$ 714,093	\$ 642,548

*Sensitivity of Total OPEB Liability to Changes in the Healthcare Cost Trend Rate* – The following presents the total OPEB liability of the Council, as well as what the Council's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage point lower or 1-percentage point higher than the current healthcare cost trend rate:

	<b>1% Decrease</b> <b>(5% Decreasing to 2.75%)</b>	<b>Healthcare Cost</b> <b>Trend Rate</b> <b>(6% Decreasing to 3.75%)</b>	<b>1% Increase</b> <b>(7% Decreasing to 4.75%)</b>
Net OPEB Liability	\$ 615,925	\$ 714,093	\$ 837,894

*OPEB Benefit and Deferred Outflows of Resources and Deferred Inflows of Resources* – For the year ended September 30, 2022, the Council recognized OPEB benefit of \$200,275. At September 30, 2022, the Council's reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

<b>Description</b>	<b>Deferred</b> <b>Outflows of</b> <b>Resources</b>	<b>Deferred</b> <b>Inflows of</b> <b>Resources</b>
Differences between expected and actual experience	\$ -	\$ 28,649
Changes in assumptions and other inputs	57,611	1,336,200
Change in total OPEB liability due to change in cost-sharing allocation percentage	135,618	196,667
Benefits paid subsequent to measurement date	50,264	-
Total deferred OPEB amounts	<u>\$ 243,493</u>	<u>\$ 1,561,516</u>



**PINELLAS PLANNING COUNCIL**  
**NOTES TO THE FINANCIAL STATEMENTS**

SEPTEMBER 30, 2022

---

**Note 13—Other Postemployment Benefits (continued)**

Other amounts reported as deferred inflows of resources related to the OPEB will be recognized in OPEB expense as follows:

<u>Years Ending September 30,</u>	
2020	\$ (291,934)
2021	(282,964)
2022	(262,520)
2023	(169,187)
2024	(133,674)
Thereafter	<u>(228,008)</u>
	<u>\$ (1,368,287)</u>

**REQUIRED SUPPLEMENTARY INFORMATION**

**PINELLAS PLANNING COUNCIL**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –**  
**BUDGET AND ACTUAL – GENERAL FUND**

YEAR ENDED SEPTEMBER 30, 2022

	<b>General Fund Original Budget</b>	<b>Final Budget</b>	<b>Actual Amounts (Budgetary Basis)</b>	<b>Variance - Favorable (Unfavorable)</b>
<b>Revenues:</b>				
Property taxes	\$ 1,393,140	\$ 1,393,140	\$ 1,427,033	\$ 33,893
Contract services	10,100	10,100	9,220	(880)
Charges for services	1,602,870	1,602,870	1,034,609	(568,261)
Investment and other income	2,020	2,020	37,725	35,705
Total Revenues	<u>3,008,130</u>	<u>3,008,130</u>	<u>2,508,587</u>	<u>(499,543)</u>
<b>Expenditures:</b>				
Payroll, taxes, and benefits	2,096,530	2,096,530	1,907,009	189,521
Contractual support services	1,000,000	1,000,000	90,026	909,974
Office rent	82,400	82,400	87,254	(4,854)
Equipment and furnishings	10,230	10,230	759,300	(749,070)
Telephone	3,040	3,040	3,588	(548)
Mail	3,070	3,070	1,505	1,565
Advertising notice	30,000	30,000	18,077	11,923
Printing and reproduction	5,320	5,320	3,174	2,146
Office supplies and materials	25,210	25,210	14,055	11,155
Property appraiser and tax collector commissions	29,340	29,340	38,479	(9,139)
Intergovernmental services	369,350	369,350	369,350	-
Risk management	9,110	9,110	9,110	-
Travel	30,230	30,230	6,214	24,016
Communications, advocacy, and education	4,100	4,100	16,397	(12,297)
Audit	26,140	26,140	16,000	10,140
Council activities	-	-	8,457	(8,457)
Contingency	428,810	428,810	5,854	422,956
Reserve	666,280	666,280	-	666,280
Total Expenditures	<u>4,819,160</u>	<u>4,819,160</u>	<u>3,353,849</u>	<u>1,465,311</u>
Deficiency of revenues over expenditures	(1,811,030)	(1,811,030)	(845,262)	(965,768)
<b>Other financing sources (uses):</b>				
Leases	-	-	759,300	(759,300)
Net change in fund balance	(1,811,030)	(1,811,030)	(85,962)	(1,725,068)
Fund balance, beginning of year	<u>1,183,066</u>	<u>1,183,066</u>	<u>1,183,066</u>	<u>-</u>
Fund balance, end of year	<u>\$ (627,964)</u>	<u>\$ (627,964)</u>	<u>\$ 1,097,104</u>	<u>\$ (965,768)</u>

See accompanying note to schedule of revenues, expenditures, and changes in fund balance – budget to actual – general fund.

**PINELLAS PLANNING COUNCIL**

**NOTE TO THE SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND  
BALANCE – BUDGET AND ACTUAL – GENERAL FUND**

*YEAR ENDED SEPTEMBER 30, 2022*

---

**Note 1—Budget compliance**

*Budgets* – An annual budget is adopted on a basis consistent with accounting principles generally accepted in the United States of America for the general fund.

Preparation of a budget, including requested appropriations for the next fiscal year, is made on or before July 1 of each year by the Council's Executive Director. The proposed budget is presented to the Council members on or before July 31 for review. The Council approves the budget at a public meeting and transmits it to the Board of County Commissioners for approval and certification of the millage rate at a public hearing, as provided by law.

Expenditures may not legally exceed budgeted appropriations at the fund level. Any revision that alters the total expenditures must be approved by a majority of the Council members. In instances where budget appropriations and estimated revenues have been revised during the year, the budget data presented in the financial statements represents the authorized amounts. Unexpended appropriations lapse at year-end. All deliberations on the budget by the Council shall be done at meetings open to the public.

**PINELLAS PLANNING COUNCIL**  
**SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY**

*YEAR ENDED SEPTEMBER 30, 2022*

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
<b>Florida Retirement System Pension Plan</b>							
Council's proportion of the net pension liability	0.004060119%	0.004320304%	0.004195384%	0.004317765%	0.004563462%	0.005063180%	0.004218434%
Council's proportionate share of the net pension liability	\$ 1,510,690	\$ 326,350	\$ 1,818,341	\$ 1,486,979	\$ 1,374,539	\$ 1,497,655	\$ 1,065,158
Council's covered-employee payroll	\$ 1,323,101	\$ 1,332,890	\$ 1,282,346	\$ 1,259,754	\$ 1,349,863	\$ 1,339,496	\$ 1,336,283
Council's proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	114.18%	24.48%	141.80%	118.04%	101.83%	111.81%	79.71%
Plan fiduciary net position as a percentage of the total pension liability	82.89%	96.40%	78.85%	86.87%	84.26%	83.89%	84.88%
<b>Retiree Health Insurance Subsidy Program</b>							
Council's proportion of the net pension liability	0.003629821%	0.003764995%	0.003694747%	0.003882881%	0.004099397%	0.004432593%	0.004538227%
Council's proportionate share of the net pension liability	\$ 384,456	\$ 461,833	\$ 451,123	\$ 434,455	\$ 433,885	\$ 473,953	\$ 528,912
Council's covered-employee payroll	\$ 1,323,101	\$ 1,332,890	\$ 1,282,346	\$ 1,259,754	\$ 1,349,863	\$ 1,339,496	\$ 1,400,984
Council's proportionate share of the net pension liability as a percentage of its covered-employee payroll	29.06%	34.65%	35.18%	34.49%	32.14%	35.38%	37.75%
Plan fiduciary net position as a percentage of the total pension liability	4.81%	3.56%	3.00%	2.63%	2.15%	1.64%	0.97%

Note: The amounts presented for each fiscal year were determined as of June 30.

Note: Information is required to be presented for 10 years. However, until a full 10-year trend is compiled, the Council will present information for only those years for which information is available.

**PINELLAS PLANNING COUNCIL  
SCHEDULE OF CONTRIBUTIONS**

*YEAR ENDED SEPTEMBER 30, 2022*

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
<b>Florida Retirement System Pension Plan</b>							
Contractually required contribution	\$ 175,539	\$ 164,585	\$ 134,893	\$ 134,893	\$ 130,981	\$ 120,158	\$ 117,780
Contributions in relation to the contractually required contribution	(175,539)	(164,585)	(134,893)	(134,893)	(130,981)	(120,158)	(117,780)
Contribution Deficiency (Excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Council's covered payroll	\$ 1,328,306	\$ 1,338,089	\$ 1,298,659	\$ 1,304,512	\$ 1,347,127	\$ 1,354,686	\$ 1,376,604
Contributions as a percentage of covered payroll	13.22%	12.30%	10.39%	10.34%	9.72%	8.87%	8.56%
<b>Retiree Health Insurance Subsidy Program</b>							
Contractually required contribution	\$ 22,050	\$ 22,131	\$ 21,291	\$ 21,394	\$ 22,098	\$ 22,006	\$ 23,780
Contributions in relation to the contractually required contribution	(22,050)	(22,131)	(21,291)	(21,394)	(22,098)	(22,006)	(23,780)
Contribution Deficiency (Excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Council's covered payroll	\$ 1,328,306	\$ 1,338,089	\$ 1,298,659	\$ 1,304,512	\$ 1,347,271	\$ 1,354,868	\$ 1,376,604
Contributions as a percentage of covered payroll	1.66%	1.65%	1.64%	1.64%	1.64%	1.62%	1.73%

Note: The amounts presented for each fiscal year were determined as of September 30.

Note: Information is required to be presented for 10 years. However, until a full 10-year trend is compiled, the Council will present information for only those years for which information is available.

**PINELLAS PLANNING COUNCIL**  
**POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS – SCHEDULE OF CHANGES**  
**IN TOTAL LIABILITY AND RELATED RATIOS**

*YEAR ENDED SEPTEMBER 30, 2022*

<b>Total OPEB Liability</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
Service cost	\$ 44,516	\$ 36,521	\$ 35,225	\$ 58,139	\$ 62,134
Interest	47,143	47,240	77,928	86,391	79,635
Differences between expected and actual experience	(10,293)	-	-	-	-
Changes in assumptions or other inputs	(1,244,414)	-	-	-	-
Changes in cost-sharing allocation percentage	156,166	-	-	-	-
Recognition of outflow/(inflow) of resources due to liabilities	-	79,351	(745,685)	(115,340)	(147,984)
Benefit payments	(68,990)	(68,514)	(65,923)	(91,111)	(89,538)
Net change in total OPEB liability	(1,075,872)	94,598	(698,455)	(61,921)	(95,753)
Net OPEB liability, beginning of fiscal year	1,789,965	1,695,367	2,393,822	2,455,743	2,551,496
Net OPEB liability, end of fiscal year	<u>\$ 714,093</u>	<u>\$ 1,789,965</u>	<u>\$ 1,695,367</u>	<u>\$ 2,393,822</u>	<u>\$ 2,455,743</u>

**Notes to Net OPEB Liability and Related Ratios**

*Data* – The data for this table was not available prior to fiscal year 2018.

*Funding Policy* – The OPEB Plan’s funding policy is “pay-as-you-go” and does not accumulate assets within a trust to pay related benefits.

*Changes in Assumptions and Other Inputs* – Amounts presented reflect a decrease in the discount rate from 2.41% as of the beginning of the measurement period to 2.19% for the year ended September 30, 2022.

## **COMPLIANCE SECTION**



**Report of Independent Auditor on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards***

To the Members  
Pinellas Planning Council  
A Component Unit of Pinellas County, Florida  
Clearwater, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and general fund of Pinellas Planning Council (the "Council"), a component unit of Pinellas County, Florida, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the Council's basic financial statements, and have issued our report thereon dated March 8, 2023.

**Report on Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Council's internal control over financial reporting ("internal control") to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Council's internal control. Accordingly, we do not express an opinion on the effectiveness of the Council's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Council's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the Council's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Council's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Cherry Bekasert LLP*

Tampa, Florida  
March 8, 2023

## Independent Auditor's Management Letter

To the Members  
Pinellas Planning Council  
A Component Unit of Pinellas County, Florida  
Clearwater, Florida

### Report on the Financial Statements

We have audited the financial statements of the Pinellas Planning Council (the "Council"), a component unit of Pinellas County, Florida, as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated March 8, 2023.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Report of Independent Auditor on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Report of Independent Accountant on Compliance with Local Investment Policies, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 8, 2023, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no recommendations made in the preceding annual financial audit report.

### Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information is disclosed in Note 1 to the financial statements.

### Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the Council has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined the Council did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the Council. It is management's responsibility to monitor the Council's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Specific Information**

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Council reported (unaudited):

- a. The total number of Council employees compensated in the last pay period of the Council's fiscal year as 17.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the Council's fiscal year as 5.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$1,907,009.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$452,427.
- e. Each construction project with a total cost of at least \$65,000 approved by the Council that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as follows: none.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the Council amends a final adopted budget under Section 189.016(6), Florida Statutes, as \$1,465,311.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Council reported:

- a. The mileage rate or rates imposed by the Council as 0.0150.
- b. The total amount of ad valorem taxes collected by or on behalf of the Council as \$1,427,033.
- c. The total amount of outstanding bonds issued by the Council and the terms of such bonds as none.

### **Special District Component Units**

Section 10.554(1)(i)5.c, Rules of the Auditor General, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

### **Purpose of this Letter**

The purpose of this management letter is to communicate certain matters prescribed by Chapter 10.550, Rules of the Auditor General. Accordingly, this management letter is not suitable for any other purpose.



Tampa, Florida  
March 8, 2023

## **Report of Independent Accountant on Compliance with Local Government Investment Policies**

To the Members  
Pinellas Planning Council  
A Component Unit of Pinellas County, Florida  
Clearwater, Florida

We have examined the Pinellas Planning Council's (the "Council") compliance with the local government investment policy requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2022. Management of the Council is responsible for the Council's compliance with those requirements. Our responsibility is to express an opinion on the Council's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Council complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Council complied with the specified requirements. The nature, timing, and extent of procedures selected depend on our judgement, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the Council's compliance with the specified requirements.

In our opinion, the Council complied, in all material respects, with the local investment policy requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2022.

The purpose of this report is to comply with the audit requirements of Section 218.415, Florida Statutes, and Rules of the Auditor General.

*Cherry Bekaert LLP*

Tampa, Florida  
March 8, 2023

# **PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION**

FINANCIAL STATEMENTS, SUPPLEMENTARY  
INFORMATION, AND COMPLIANCE SECTION

*As of and for the Year Ended September 30, 2022*

*And Reports of Independent Auditor*

**PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION**  
**TABLE OF CONTENTS**

---

**REPORT OF INDEPENDENT AUDITOR**..... 1-3

**MANAGEMENT’S DISCUSSION AND ANALYSIS (UNAUDITED)** ..... 4-7

**FINANCIAL STATEMENTS**

    Statement of Net Position and Balance Sheet – General Fund ..... 8

    Statement of Activities ..... 9

    Statement of Revenues, Expenditures, and Changes in Fund Balance – General  
    Fund ..... 10

    Reconciliation of the Statement of Revenues, Expenditures, and Changes in  
    Fund Balance – General Fund to the Statement of Activities ..... 11

    Notes to the Financial Statements..... 12-16

**REQUIRED SUPPLEMENTARY INFORMATION**

    Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget  
    and Actual – General Fund ..... 17

    Notes to the Schedule of Revenues, Expenditures, and Changes in Fund  
    Balances – Budget and Actual – General Fund..... 18

**COMPLIANCE SECTION**

    Report of Independent Auditor on Internal Control over Financial Reporting and  
    on Compliance and Other Matters Based on an Audit of Financial Statements  
    Performed in Accordance with *Government Auditing Standards*..... 19-20

    Report of Independent Auditor on Compliance for Each Major Federal Program  
    and on Internal Control over Compliance Required by the Uniform Guidance..... 21-23

    Schedule of Expenditures of Federal Awards ..... 24

    Schedule of Expenditures of State Financial Assistance ..... 25

    Notes to the Schedule of Expenditures of Federal Awards and Schedule of  
    Expenditures of State Financial Assistance..... 26

    Schedule of Findings and Questioned Costs ..... 27-28

    Corrective Action Plan ..... 29

    Independent Auditor’s Management Letter ..... 30-31

    Report of Independent Accountant on Compliance with Local Government  
    Investment Policies ..... 32

## Report of Independent Auditor

To the Board of Directors  
Pinellas County Metropolitan Planning Organization  
Clearwater, Florida

### Report on the Audit of the Financial Statements

#### **Opinions**

We have audited the accompanying financial statements of the governmental activities and the general fund of the Pinellas County Metropolitan Planning Organization (the “MPO”), as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the MPO’s basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the general fund of the MPO, as of September 30, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Controller General of the United States. Our responsibilities under those standards are further described in the *Auditor’s Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the MPO, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the MPO’s ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### **Auditor’s Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.



In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the MPO's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the MPO's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the MPO's basic financial statements. The accompanying schedule of expenditures of federal awards and state financial assistance, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and Chapter 10.550, Rules of the Auditor General, are presented for the purposes of additional analysis and is also not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, such information is fairly stated in all material respects in relation to the basic financial statements as a whole.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated June 29, 2023 on our consideration of the MPO's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the MPO's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the MPO's internal control over financial reporting and compliance.

*Cherry Bekaert LLP*

Tampa, Florida  
June 29, 2023

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

# **PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION MANAGEMENT'S DISCUSSION AND ANALYSIS**

*SEPTEMBER 30, 2022*

---

The Pinellas County Metropolitan Planning Organization (the "MPO") serves as the transportation planning agency for Pinellas County, Florida. Staff and support services to the MPO are provided by the Pinellas Planning Council ("PPC"). The MPO reimburses the PPC from its grant revenue for these services. The MPO receives funding from the Florida Department of Transportation and the Federal Transit Administration.

The MPO's annual financial report presents a narrative overview and an analysis of the financial activities of the MPO as of and for the fiscal year ended September 30, 2022.

## **Financial Highlights**

- The assets of the MPO exceeded its liabilities at September 30, 2022 by \$1,103,708 (net position). Net position decreased by \$4,367 from the previous fiscal year.
- As of September 30, 2022, the MPO's general fund reported an ending fund balance of \$1,103,708, a decrease of \$11,113 from the previous fiscal year.

## **Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the MPO's basic financial statements. These basic statements consist of three sections: government-wide financial statements, general fund financial statements, and the notes to the financial statements. This report also contains required supplemental information in addition to the basic financial statements.

## **Government-Wide Financial Statements**

The government-wide financial statements provide both long-term and short-term information about the MPO's overall financial status. These statements use a format similar to a private sector business. They include a statement of net position and a statement of activities.

The statement of net position presents information on the MPO's assets and liabilities. Net position, the difference between these assets and liabilities, is a useful way to measure the MPO's financial health.

The statement of activities presents information showing how the MPO's net position changed during this fiscal year. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid. This statement separates program revenue from general revenue.

## **General Fund Financial Statements**

Traditional users of governmental financial statements will find the general fund financial statements presentation more familiar. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives.

The MPO, like other governments, uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The MPO uses a general fund to account for all activities of the MPO.

**PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION  
MANAGEMENT'S DISCUSSION AND ANALYSIS**

SEPTEMBER 30, 2022

**Governmental Funds**

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, this set of financial statements focuses on events that produce near-term inflows and outflows of spendable resources, as well as on the balances of spendable resources available at the end of the fiscal year and is a narrower focus than the government-wide financial statements.

By comparing functions between the two sets of statements for governmental funds and governmental activities, readers may better understand the long-term impact of the government's near-term financing decisions. Both the general fund balance sheet and the general fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison.

**Notes to the Basic Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the basic financial statements can be found on pages 12 through 16 of this report.

**Government-Wide Financial Analysis**

As noted earlier, changes in net position over time can be a useful indicator of a government's financial position. At the end of the fiscal year ended September 30, 2022, the assets of the MPO exceeded liabilities by \$1,103,708.

Following is a comparison of the MPO's net position as of September 30:

	<u>2022</u>	<u>2021</u>
Cash	\$ 497,381	\$ 683,105
Grants receivable	1,200,342	1,062,460
Total Assets	<u>1,697,723</u>	<u>1,745,565</u>
Accounts payable and accrued expenses	309,999	45,153
Due to Pinellas Planning Council	269,267	521,721
Due to other governments	14,749	70,616
Total Liabilities	<u>594,015</u>	<u>637,490</u>
Net Position:		
Unrestricted	<u>1,103,708</u>	<u>1,108,075</u>
Net Position	<u>\$ 1,103,708</u>	<u>\$ 1,108,075</u>

Governmental activities decreased the MPO's net position by \$4,367 during the year ended September 30, 2022.

**PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION  
MANAGEMENT'S DISCUSSION AND ANALYSIS**

SEPTEMBER 30, 2022

Following is a comparison of the MPO's statement of activities for the years ended September 30:

	<u>2022</u>	<u>2021</u>
Revenues:		
Program revenues:		
Transportation grants	\$ 2,233,793	\$ 2,136,755
General revenue:		
Miscellaneous revenue	60,021	71,256
Total revenues	<u>2,293,814</u>	<u>2,208,011</u>
Expenses:		
Transportation and general government	<u>2,298,181</u>	<u>2,349,217</u>
Change in net position	(4,367)	(141,206)
Net position, beginning of year	<u>1,108,075</u>	<u>1,249,281</u>
Net position, end of year	<u>\$ 1,103,708</u>	<u>\$ 1,108,075</u>

Transportation grant revenue for the fiscal year ended September 30, 2022 increased from \$2,136,755 to \$2,233,793, a 4.5% increase from 2021. The schedules of expenditures of federal awards and state financial assistance detail the individual grant expenditures made during the fiscal year ended September 30, 2022. It is important to note some grant fiscal year periods differ from the financial statement period. Grant funding levels vary from year to year depending on specially funded and earmarked projects. For the fiscal year ended September 30, 2022, expenditures decreased by \$51,036 or 2.2% from the previous fiscal year.

**Financial Analysis of the MPO's General Fund**

The changes in general fund expenditures are due to the changes in level of expenditures on the part of subgrantees. The MPO serves as the designated recipient for two congressional earmarks. Pursuant to agreements, funds from those programs are passed on to subgrantees. An overall decrease in subgrantee expenditures resulted in a decrease in general fund revenues.

**Currently Known Facts, Decisions, or Conditions**

The MPO continues to operate in a transparent manner to fulfill its requirements for a continuing, comprehensive, and cooperative transportation planning process consistent with federal and state laws. In 2022, the MPO began working on the 2050 update of its Long Range Transportation Plan (Advantage Pinellas), the foundation work product completed every five years that guides the MPO's planning and project funding responsibilities. The plan will be adopted in October 2024. The MPO also successfully completed significant planning responsibilities and undertook several new project activities jointly with local governments and the PPC. The Florida Department of Transportation ("FDOT") conducts a certification of the MPO's grant administration process every year and completed that review in 2022. The FDOT certification found the MPO complied with all statutes, rules, and procedures, and provided the MPO with favorable comments overall along with several relatively minor recommendations. Confidence in the organization from state and local partners appears to be very strong and sustainable.

While the MPO's transformative transportation project priorities advance in the FDOT work program toward construction, the MPO has been managing significant public input and opposition to some of the projects, particularly those that bring new design concepts to the county or repurpose travel lanes to make roadways safer and more accommodating of all users. This heightened level of public engagement is valuable and informative but requires considerable attention and respectful dialogue to preserve the MPO's authority and realize key project goals and objectives.

**PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION  
MANAGEMENT'S DISCUSSION AND ANALYSIS**

*SEPTEMBER 30, 2022*

---

As 2022 concluded and 2023 began, the MPO began navigating through several challenging activities that will inform how it operates going forward. First is a federally required apportionment plan that defines the board's membership and voting composition based on the decennial Census. Staff is proposing to add seats to the board to account for the county's population growth and this has generated considerable interest from local governments in having a seat or additional seats on the board. The Governor must approve the apportionment plan. The 2nd matter will play out over the next several fiscal years and involves potential consolidation of Forward Pinellas with the MPOs in Pasco and Hillsborough Counties to have a single MPO serve the entire urbanized area. This is a legislatively driven issue and the respective MPO staff are collaborating on a Memorandum of Understanding that would establish a framework for this potential merger, with a target of accomplishing the merger by July 1, 2027. This is not expected to have a financial or procedural bearing on Forward Pinellas for the next several years.

**Requests for Information**

This financial report is designed to provide a general overview of the MPO's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed as follows:

Whit Blanton, FAICP  
Executive Director  
Pinellas County Metropolitan Planning Organization  
310 Court Street  
Clearwater, Florida 33756

## **BASIC FINANCIAL STATEMENTS**



**PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION**  
**STATEMENT OF NET POSITION AND BALANCE SHEET - GENERAL FUND**

SEPTEMBER 30, 2022

---

**ASSETS**

Cash	\$ 497,381
Grants receivable	1,200,342
Total Assets	<u>1,697,723</u>

**LIABILITIES**

Accounts payable and accrued expenses	309,999
Due to Pinellas Planning Council	269,267
Due to other governments	14,749
Total Liabilities	<u>594,015</u>

**NET POSITION AND FUND BALANCE**

Unrestricted	<u>1,103,708</u>
Total Net Position and Fund Balance	<u>\$ 1,103,708</u>

The accompanying notes to the financial statements are an integral part of these statements.

**PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION**  
**STATEMENT OF ACTIVITIES**

*YEAR ENDED SEPTEMBER 30, 2022*

---

Program Expenses:	
Transportation	\$ 2,298,181
Total Program Expenses	<u>2,298,181</u>
Program Revenues:	
Transportation grants	<u>2,233,793</u>
Total Program Revenues	<u>2,233,793</u>
Net Program Expenses	(64,388)
General Revenues:	
Miscellaneous revenue	<u>60,021</u>
Total General Revenues	<u>60,021</u>
Change in net position	(4,367)
Net position, beginning of year	<u>1,108,075</u>
Net Position, end of year	<u><u>\$ 1,103,708</u></u>

The accompanying notes to the financial statements are an integral part of these statements.

**PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION**  
**STATEMENT OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE – GENERAL FUND**

*YEAR ENDED SEPTEMBER 30, 2022*

---

Revenues:	
Transportation grants	\$ 2,233,793
Miscellaneous revenue	<u>60,021</u>
Total Revenues	<u>2,293,814</u>
Expenditures:	
Current:	
Transportation	<u>2,304,927</u>
Total Expenditures	<u>2,304,927</u>
Excess of Revenues Under Expenditures	(11,113)
Net change in fund balance	(11,113)
Fund balance, beginning of year	<u>1,114,821</u>
Fund balance, end of year	<u><u>\$ 1,103,708</u></u>

The accompanying notes to the financial statements are an integral part of these statements.

**PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCE – GENERAL FUND**  
**TO THE STATEMENT OF ACTIVITIES**

*YEAR ENDED SEPTEMBER 30, 2022*

---

Net Change in Fund Balance - General Fund	\$	(11,113)
---	----	----------

Amounts reported for governmental activities in the statement of activities are different because:

Lease payments are recorded as expenditures when amounts become due for payment; however, in the statement of activities they are reported as expenses under the straight-line basis.

6,746

Change in Net Position of Governmental Activities

\$ (4,367)

The accompanying notes to the financial statements are an integral part of these statements.

## **NOTES TO THE FINANCIAL STATEMENTS**

**PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION**  
**NOTES TO THE FINANCIAL STATEMENTS**

SEPTEMBER 30, 2022

---

**Note 1—Organization and reporting entity**

The Pinellas County Metropolitan Planning Organization (the “MPO”) was established in 1977 following the passage of the Federal Highway Act of 1974. The MPO is authorized pursuant to Florida Statutes, Section 339.175. The purpose of the MPO is to develop plans, policies, and priorities that guide local decision making on transportation issues. Principal responsibilities include the development of a 20-year Long Range Transportation Plan (“LRTP”), a 5-year Transportation Improvement Program (“TIP”), and related transportation planning studies and projects.

The MPO is governed by a 13 member board of elected officials representing municipal governments, the Pinellas County Board of County Commissioners (“BCC”), and the Pinellas Suncoast Transit Authority (“PSTA”). The Florida Department of Transportation (“FDOT”), District 7 Office, is represented on the board by the District Secretary, or a designee, who is a technical advisor. The MPO’s Executive Director oversees the MPO’s daily operations and reports to the board. The MPO has considered any entities for which it has oversight and there are none meeting the criteria for inclusion in their financial statements.

**Note 2—Summary of significant accounting policies**

*Basis of Presentation* – The financial statements of the MPO have been prepared in accordance with accounting principles generally accepted in the United States of America as applied to government units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles in the United States of America. The more significant of the government’s accounting policies are described below.

*Government-Wide and Fund Financial Statements* – The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all activities of the government. The MPO only has governmental activities and does not engage in any business-type activities.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include operating grants and intergovernmental revenues supplied by Pinellas County. General revenues include investment earnings and miscellaneous income.

Separate financial statements are provided for governmental funds. Fund financial statements are presented for the MPO’s general fund. The MPO reports the general fund as a major governmental fund, which represents the MPO’s sole operating fund and accounts for all financial resources of the MPO.

*Measurement Focus, Basis of Accounting, and Financial Statement Presentation* – The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

**PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION**  
**NOTES TO THE FINANCIAL STATEMENTS**

SEPTEMBER 30, 2022

---

**Note 2—Summary of significant accounting policies (continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available.

Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the MPO considers revenues to be available generally if they are collected within 90 days of the end of the current fiscal period, unless collections are delayed beyond a normal time of receipt due to unusual circumstances. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

*Budgets* – The MPO is required to prepare a Biennial Unified Planning Work Program which identifies the planning budget and planning activities to be undertaken during the program year, which generally runs from July 1 to June 30 to coincide with the state's fiscal year.

*Cash* – Cash includes amounts on hand and in demand deposit accounts. The MPO's investment policy is to maintain funds in near-cash investments, which yield the highest possible return within the limitations established by Florida statutes and Pinellas County ordinances.

*Grants Receivables* – No substantial losses are anticipated from present receivable balances, therefore, no allowance for uncollectible accounts is deemed necessary.

*Capital Assets* – Capital assets, which include furniture, equipment, and leasehold improvements with an initial cost of \$1,000 or more and an estimated useful life of more than one year, are reported in governmental activities in the government-wide financial statements. Capital assets are recorded at their historical cost if purchased. Donated capital assets are recorded at acquisition value at the date of donation. For the fund financial statements, capital assets are not capitalized in the funds used to acquire or construct them. Instead, capital acquisition and construction are reflected as expenditures in governmental funds. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

The MPO's furniture and equipment is depreciated using the straight-line method over the estimated useful life of five years and is fully depreciated as of September 30, 2022.

*Use of Estimates* – The preparation of financial statements requires management to make use of estimates that affect reported amounts. Actual results could differ from estimates.

**PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION**  
**NOTES TO THE FINANCIAL STATEMENTS**

SEPTEMBER 30, 2022

---

**Note 2—Summary of significant accounting policies (continued)**

*Fund Balance / Equity*

The MPO has classified its fund balance with the following hierarchy:

- *Nonspendable* – Nonspendable fund balances will be maintained if they are either: (a) not in spendable form or (b) legally contractually required to be maintained intact. No amounts are classified as nonspendable as of September 30, 2022.
- *Restricted* – Amounts that can be spent only for the specific purposes stipulated by: external resource providers (i.e., granting agencies such as Florida Department of Transportation, Commission for the Transportation Disadvantaged, Federal Highway Administration, Federal Transit Administration, or similar external entities); or (b) imposed by law through constitutional provisions or enabling legislation. No amounts are classified as restricted as of September 30, 2022.
- *Committed* – Amounts that can be used only for the specific purposes determined by a formal action of the MPO's governing board, the MPO's highest level of decision making authority. Commitments may be changed or lifted only by the MPO's governing board taking the same formal action that imposed the constraint originally. No amounts are classified as committed as of September 30, 2022.
- *Assigned* – Amounts that include spendable fund balance amounts established by the Executive Director of the MPO that are intended to be used for a specific purpose that are neither considered restricted or committed. The intent for these funds shall be authorized by the MPO's governing board or granting authority or the MPO official to which the MPO's governing board delegates that authority. No amounts are classified as assigned as of September 30, 2022.
- *Unassigned* – This classification represents fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes. As of September 30, 2022, \$1,103,708 was classified as unassigned.

The MPO's policy is to apply expenditures against restricted fund balance first, then committed, then assigned, and then unassigned under circumstances where a particular expenditure can be made from more than one fund classification.

*Net Position* – Net position represents the difference between assets and liabilities in the government-wide financial statements. Net investment in capital assets consists of capital assets, net of accumulated depreciation. The MPO does not have any related long-term debt used to acquire capital assets. Net position is reported as restricted in the government-wide financial statement when there are limitations imposed on their use through external restrictions imposed by creditors, grantors, laws, or regulations of other governments.



**PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION**  
**NOTES TO THE FINANCIAL STATEMENTS**

SEPTEMBER 30, 2022

**Note 3—Deposits**

At September 30, 2022, the carrying amount of the MPO’s deposits was \$497,381 and the bank balance was \$497,381. Deposits are covered by federal depository insurance and, for the amount in excess of such federal depository insurance, by the state of Florida’s Security for Public Deposits Act (the “Act”). Provisions of the Act require that public deposits may only be made at qualified public depositories. The Act requires each qualified public depository to deposit with the State Chief Financial Officer acting as State Treasurer, eligible collateral equal to or in excess of the required collateral as determined by the provisions of the Act. In the event of a failure by a qualified public depository, losses in excess of federal depository insurance and proceeds from the sale of the securities pledged by the defaulting depository are assessed against the other qualified public depositories of the same type as the depository in default.

**Note 4—Capital assets**

Capital asset activity for the year ended September 30, 2022 was as follows:

	<b>Balance September 30, 2021</b>	<b>Additions</b>	<b>Deletions</b>	<b>Balance September 30, 2022</b>
Capital assets being depreciated:				
Furniture and equipment	\$ 27,298	\$ -	\$ -	\$ 27,298
Less accumulated depreciation	(27,298)	-	-	(27,298)
Total capital assets being depreciated, net	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No depreciation expense was recognized for the year ended September 30, 2022.

**Note 5—Due to Pinellas Planning Council**

Beginning after December 14, 2014, the MPO began utilizing the employees of the Pinellas Planning Council (“PPC”) at actual cost. For the year ended September 30, 2022, the amount paid to the PPC for these contracted employee costs was \$1,483,246. The total owed to the PPC for contracted employee and other shared service costs is \$269,267 as of September 30, 2022. For the year ended September 30, 2022, the amount received from the PPC for various operating costs paid for by the MPO was \$10,271.

**Note 6—Commitments**

The MPO has entered into contracts with several transportation engineering firms and planning consultants in order to fulfill the work under various grants administered by the state of Florida. Incomplete portions of these contracts, which are not required to be fully spent as of September 30, 2022, totaled \$138,460. The contracts were structured so that they expire once a maximum dollar amount is expended or the contract term is reached. Although these contracts represent commitments of the MPO, the great majority of revenues expended under these will, in turn, be reimbursable under grants already awarded to the MPO. A relatively small portion is expected to be subsidized by Pinellas County, in accordance with local matching fund requirements of the grants.

**PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION**  
**NOTES TO THE FINANCIAL STATEMENTS**

*SEPTEMBER 30, 2022*

---

**Note 7—Contingencies**

Grant monies received and disbursed by the MPO are for specific purposes and are subject to review and audit by the grantor agencies. Such audits may result in requests for reimbursement due to disallowed expenditures. Based upon prior experience, the MPO does not believe that such disallowances, if any, would have a material effect on the financial position of the MPO.

**Note 8—Risk management**

During the ordinary course of its operations, the MPO is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The MPO maintains commercial insurance coverage in amounts management feels is adequate to protect and safeguard the assets of the MPO. There have been no significant reductions in coverage nor have settlement amounts exceeded the MPO's coverage during the year ended September 30, 2022 or the previous two fiscal years.

**REQUIRED SUPPLEMENTARY INFORMATION**

**PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN NET**  
**POSITION – BUDGET AND ACTUAL**

YEAR ENDED SEPTEMBER 30, 2022

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual Amounts</u>	<b>Variance - Favorable (Unfavorable)</b>
Revenues:				
Transportation grants	\$ 2,981,693	\$ 2,981,693	\$ 2,233,793	\$ (747,900)
Miscellaneous revenue	-	-	60,021	60,021
Total Revenues	<u>2,981,693</u>	<u>2,981,693</u>	<u>2,293,814</u>	<u>(687,879)</u>
Expenditures:				
Current:				
Personnel (salary & benefits)	1,088,913	1,088,913	964,634	124,279
Consultant Services	1,538,180	1,538,180	338,836	1,199,344
Travel	8,100	8,100	15,696	(7,596)
Direct Expenses	<u>346,500</u>	<u>346,500</u>	<u>985,761</u>	<u>(639,261)</u>
Total Expenditures	<u>2,981,693</u>	<u>2,981,693</u>	<u>2,304,927</u>	<u>676,766</u>
Excess (deficit) of Revenues Over Expenditures	-	-	(11,113)	(11,113)
Net change in fund balance	-	-	(11,113)	(11,113)
Fund balance, beginning of year	<u>1,114,821</u>	<u>1,114,821</u>	<u>1,114,821</u>	<u>-</u>
Fund balance, end of year	<u>\$ 1,114,821</u>	<u>\$ 1,114,821</u>	<u>\$ 1,103,708</u>	<u>\$ (11,113)</u>

**PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION**  
**NOTES TO SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN NET**  
**POSITION – BUDGET AND ACTUAL – GENERAL FUND**

*YEAR ENDED SEPTEMBER 30, 2022*

---

**BUDGET COMPLIANCE**

On or before July 1 of each year, the MPO's Executive Director prepares a budget, which includes requested appropriations for the next fiscal year.

The proposed budget is presented to the board of directors on or before July 31 for review. The Board of Directors approves the budget at a public meeting and transmits it to the Board of County Commissioners for approval and certification, as provided by law.

The MPO is required to prepare a biennial Unified Planning Work Program ("UPWP") which identifies the planning budget and planning activities to be undertaken during the program year, which generally runs from July 1 to June 30 to coincide with the state's fiscal year. As such, fiscal budgetary information may vary from the UPWP program budget.

## **COMPLIANCE SECTION**

**Report of Independent Auditor on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards**

To the Board of Directors  
Pinellas County Metropolitan Planning Organization  
Clearwater, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the general fund of the Pinellas County Metropolitan Planning Organization (the "MPO") as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the MPO's basic financial statements, and have issued our report thereon dated June 29, 2023.

**Report on Internal Control over Financial Reporting**

In planning and performing our audits of the financial statements, we considered the MPO's internal control over financial reporting ("internal control") as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the MPO's internal control. Accordingly, we do not express an opinion on the effectiveness of the MPO's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. We did identify a certain deficiency in internal control, described in the accompanying schedule of findings and questioned costs as item 2022-001, that we consider to be a material weakness.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the MPO's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**The MPO's Response to Findings**

*Government Auditing Standards* requires the auditor to perform limited procedures on the MPO's response to the findings identified in our audit and described in the accompanying schedule of findings and questioned costs. The MPO's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the MPO's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Cherry Bekaert LLP*

Tampa, Florida  
June 29, 2023



## **Report of Independent Auditor on Compliance for the Major Federal Program and on Internal Control over Compliance Required by the Uniform Guidance**

To the Board of Directors  
Pinellas County Metropolitan Planning Organization  
Clearwater, Florida

### **Report on Compliance for the Major Federal Program**

#### **Opinion on the Major Federal Program**

We have audited the Pinellas County Metropolitan Planning Organization's (the "MPO") compliance with the types of compliance identified as a subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on its major federal program for the year ended September 30, 2022. The MPO's major federal program is identified in the summary of the auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the MPO complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended September 30, 2022.

#### **Basis for Opinion on the Major Federal Program**

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Our responsibilities under those standards and the Uniform Guidance are further described in the *Auditor's Responsibilities for the Audit of Compliance* section of our report.

We are required to be independent of the MPO and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the MPO's compliance with the compliance requirements referred to above.

#### **Responsibilities of Management for Compliance**

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the MPO's federal programs.

## **Auditor's Responsibilities for the Audit of Compliance**

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the MPO's compliance based on our audit. Reasonable assurance is a high level of assurance, but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards* and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the MPO's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards* and the Uniform Guidance we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the MPO's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the MPO's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the MPO's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

## **Report on Internal Control over Compliance**

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the *Auditor's Responsibilities for the Audit of Compliance* section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

*Cherry Bekaert LLP*

Tampa, Florida  
June 29, 2023

**PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION**  
**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**

YEAR ENDED SEPTEMBER 30, 2022

	<u>Assistance Listing Number</u>	<u>Federal Grant Number</u>	<u>FPN/ State Number</u>	<u>Program Expenditures</u>	<u>Transfer to Subrecipients</u>
FEDERAL GRANTOR   PASS THROUGH GRANTOR AWARD					
<i>U.S. Department of Transportation - Federal Highway Administration</i>					
<b><u>Passed through Florida Department of Transportation:</u></b>					
<b>Highway Planning and Construction Cluster</b>					
	20.205				
Metropolitan Planning Program Federal Section 1107 (PL) Funds		G1L99	439338-2-14-02	\$ 893,119	\$ -
Highway Planning Grant Surface Transportation Program Funds		G1L99	439338-3-14-02	316,639	-
Total Program and Cluster				<u>1,209,758</u>	<u>-</u>
<b><u>Direct Program:</u></b>					
<b>Federal Transit Cluster - Capital Investment Grants</b>					
	20.500				
Congressional Earmark (St. Petersburg Central Avenue BRT)		FL-04-0134	N/A	565,260	565,260
Congressional Earmark (Bay Pier)		FL-17-108-00	N/A	6,066	6,066
Total Program and Cluster				<u>571,326</u>	<u>571,326</u>
<b><u>Passed through Florida Department of Transportation:</u></b>					
<b>Metropolitan Transportation Planning and State and Non-Metropolitan Planning and Research</b>					
	20.505				
Section 5305 (G2647)		G2647	402514-1-14-22	96,901	-
Section 5305 (G1G93)		G1G93	402514-1-14-20	142,932	-
Section 5305 (G1V09)		G1V09	402514-1-14-21	192,673	-
Total Program				<u>432,506</u>	<u>-</u>
Total U.S. Department of Transportation - Federal Transit Administration				<u>2,213,590</u>	<u>571,326</u>
Total Federal Awards				<u>\$ 2,213,590</u>	<u>\$ 571,326</u>

See notes to the Schedule of Expenditures of Federal Awards and Schedule of Expenditures of State Financial Assistance.

**PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION**  
**SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE**

*YEAR ENDED SEPTEMBER 30, 2022*

	<u>State CSFA Number</u>	<u>State Project Number</u>	<u>FPN/ State Number</u>	<u>Program Expenditures</u>	<u>Transfer to Subrecipients</u>
<i>Florida Department of Transportation</i>					
<b><u>Direct Program:</u></b>					
Commission for the Transportation Disadvantaged (CTD) Planning Grant Program	55.002	G1879	432029-1-14-01	\$ 43,229	\$ -
Commission for the Transportation Disadvantaged (CTD) Planning Grant Program	55.002	G2973	432029-1-14-01	1,621	-
Commission for the Transportation Disadvantaged (CTD) Planning Grant Program	55.002	G1Y64	432029-1-14-01	3,826	-
Total Program				<u>48,676</u>	<u>-</u>
Total Florida Department of Transportation				<u>48,676</u>	<u>-</u>
Total State Financial Assistance				<u>\$ 48,676</u>	<u>\$ -</u>

See notes to the Schedule of Expenditures of Federal Awards and Schedule of Expenditures of State Financial Assistance.

**PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION**  
**NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND SCHEDULE**  
**OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE**

*YEAR ENDED SEPTEMBER 30, 2022*

---

**Note 1—Summary of significant accounting policies**

The accounting policies and presentation of the schedule of expenditures of federal awards and the schedule of expenditures of state financial assistance of the Pinellas County Metropolitan Planning Organization (the "MPO") have been designed to conform to the accounting principles generally accepted in the United States of America, and the reporting and compliance requirements of Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"), Section 215.97, Florida Statutes, and Chapter 10.550, Rules of the Auditor General of the state of Florida.

*Reporting Entity* – Federal awards received directly from federal agencies, the state of Florida, or pass-through entities are included on the schedule of expenditures of federal awards to satisfy audit requirements of the Uniform Guidance. The schedule of expenditures of federal awards includes all federal awards expended by the MPO. Federal expenditures reported on this schedule are reported on the accrual basis of accounting and are recognized following the cost principles contained in the Uniform Guidance.

*Basis of Accounting* – Basis of accounting refers to when expenditures are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied. The accrual basis of accounting is followed for the schedule of expenditures of federal awards and the schedule of expenditures of state financial assistance.

State financial assistance received from the state of Florida are included in the schedule of expenditures of state financial assistance are included as additional analysis. The schedule of expenditures of state financial assistance includes all state awards expended by the MPO. State expenditures reported on this schedule are reported on the accrual basis of accounting and are recognized following the cost principles contained in the Florida statutes.

**Note 2—Contingencies**

Grant monies received and disbursed by the MPO are for specific purposes and are subject to review and audit by the grantor agencies. Such audits may result in requests for reimbursement due to disallowed expenditures. Based upon prior experience, the MPO does not believe that such disallowances, if any, would have a material effect on the financial position of the MPO.

**Note 3—Indirect cost rate**

The MPO did not allocate indirect costs for reimbursement of grant expenditures for the fiscal year ended September 30, 2022. The MPO has elected not to use the 10% de-minimus indirect cost rate as allowed under the Uniform Guidance.

**PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION**  
**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**

YEAR ENDED SEPTEMBER 30, 2022

**Part I—Summary of Auditor’s Results**

**Financial Statement Section**

Type of auditor's report issued:

Unmodified

Internal control over financial reporting:

Material weakness(es) identified?

  x   yes             no

Significant deficiency(ies) identified not considered to be material weakness(es)?

       yes        x   none reported

Noncompliance material to financial statements noted?

       yes        x   no

**Federal Awards Section**

Internal control over major programs:

Material weakness(es) identified?

       yes        x   no

Significant deficiency(ies) identified not considered to be material weakness(es)?

       yes        x   none reported

Type of auditor's report on compliance for major programs:

Unmodified

Any audit findings disclosed that are required to be reported in accordance with Section 200.516 (a) of the Uniform Guidance

       yes        x   no

Identification of the major federal program:

<b>Assistance Listing Number</b>
20.205

<b>Name of Program or Cluster</b>
Highway Planning and Construction Cluster

Dollar threshold used to determine Type A programs:

\$750,000

Auditee qualified as low-risk auditee?

       yes        x   no

**PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION**  
**SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)**

YEAR ENDED SEPTEMBER 30, 2022

---

**Part II—Schedule of financial statement findings**

This section identifies the significant deficiencies, material weaknesses, fraud, illegal acts, violations of provisions of contracts and grant agreements, and abuse related to the financial statements that are required to be reported in accordance with *Government Auditing Standards*.

***Finding 2022-001 Material Weakness in Internal Control over Financial Reporting***

**Criteria:** The MPO's finance department should have the necessary staff to properly record, reconcile and report all financial transactions in a timely manner.

**Condition:** During the year ended September 30, 2022, and subsequent to year end, there was a strain on the current personnel to complete their responsibilities in an accurate and timely manner due to turnover within the accounting function. For example, we noted that there was a significant increase in the time required to close the year-end books. During the fiscal year 2022 audit, the auditor discovered it was necessary for management to record several post-closing journal entries to various accounts in order to properly reflect transactions of the fiscal period.

- A post-closing entry was made in the amount of approximately \$379,000 to properly record cash and receivable balances at year end.
- A post-closing entry was made to reclassify approximately \$45,000 in local match revenues improperly recorded as an expenditure.
- A post-closing entry was made to accrue approximately \$18,000 in grants and other receivable at year end.

**Cause:** Insufficient staffing levels and/or increased responsibilities of the finance department's personnel. Due to the level of staffing and increased responsibilities of the employees, formal closing procedures and reconciliations were not properly/timely prepared and reviewed.

**Effect:** Financial reports and related reconciliations were not prepared, reviewed, and recorded in a timely manner, which resulted in amounts not being accurately reported as noted above.

**Recommendation:** The financial close process should include a detailed and analytical review performed in a timely and effective manner to prevent and detect misstatements prior to the issuance of financial statements.

**Management's Response:** We agree with the finding.

**Part III—Federal award findings and questioned costs**

This section identifies the significant deficiencies, material weaknesses, and material instances of noncompliance, including questioned costs, as well as any material abuse findings, related to the audit of major federal programs, as required to be reported by 2 CFR 200.516(a).

There were no findings required to be reported in accordance with the Uniform Guidance.

**Part IV—Summary of Prior Audit Findings**

None reported.



**PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION  
CORRECTIVE ACTION PLAN**

YEAR ENDED SEPTEMBER 30, 2022

**FORWARD PINELLAS**

P: (727) 464.8250  
F: (727) 464.8212  
forwardpinellas.org  
310 Court Street  
Clearwater, FL 33756



June 29, 2023

**Corrective Action Plan**

Agency:	Forward Pinellas in its role as Pinellas County MPO
Audit Period:	FY 22
Audit Finding No.	2022-001
Audit Finding:	Material Weakness in Internal Control over Financial Reporting
Corrective Action Plan	<p>During the year ended September 30, 2022, and subsequent to year end, there was a strain on the current personnel to complete their responsibilities in an accurate and timely manner due to turnover within the accounting function. For example, we noted that there was a significant increase in the time required to close the year-end books. During the fiscal year 2022 audit, the auditor discovered it was necessary for management to record several post-closing journal entries to various accounts in order to properly reflect transactions of the fiscal period.</p> <p>In response to the finding, Management acknowledges that there have been deficiencies in our processes due to inadequate staffing, increased responsibilities, and insufficient closing and reconciliation procedures. However, some of these deficiencies have already been addressed with the hiring of an additional finance department staff member in September 2022. The finance department is fully staffed, and the workload is now evenly distributed. Furthermore, we are in the process of engaging a new accounting support services consultant. We plan to require that the consultant provide a comprehensive review of our financial transactions quarterly in consultation with the finance department. This new process will ensure that corrections are noted and made promptly. We are confident that this will result in a more timely and accurate reconciliation and closing process.</p>
Anticipated completion date:	September 2023
Name and Title of contact person responsible for corrective action	Rebecca Stysly, Accounting and Finance Manager

## Independent Auditor's Management Letter

To the Board of Directors  
Pinellas County Metropolitan Planning Organization  
Clearwater, Florida

### Report on the Financial Statements

We have audited the financial statements of the governmental activities and the general fund of the Pinellas County Metropolitan Planning Organization (the "MPO"), as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated June 29, 2023.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Report of Independent Auditor on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* States; Report of Independent Auditor on Compliance for the Major Federal Program and on Internal Control over Compliance Required by the Uniform Guidance; and Report of Independent Accountant on Compliance with Local Investment Policies, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 29, 2023, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. No findings or recommendations were made in the preceding annual financial audit report.

### Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information is disclosed in Note 1 to the financial statements.

### Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the MPO has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined the MPO did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the MPO. It is management's responsibility to monitor the MPO's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we noted one such instance communicated on the Statement of Findings and Questioned Costs as 2022-001.

### Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the MPO reported (unaudited):

- a. The total number of MPO employees compensated in the last pay period of the MPO's fiscal year as none.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the MPO's fiscal year as 5.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as none.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$422,528.
- e. Each construction project with a total cost of at least \$65,000 approved by the MPO that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as follows: none.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the MPO amends a final adopted budget under Section 189.016(6), Florida Statutes, as none.

### Special District Component Units

Section 10.554(1)(i)5.c, Rules of the Auditor General, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

### Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

### Purpose of this Letter

The purpose of this management letter is to communicate certain matters prescribed by Chapter 10.550, Rules of the Auditor General. Accordingly, this management letter is not suitable for any other purpose.



Tampa, Florida  
June 29, 2023

## **Report of Independent Accountant on Compliance with Local Government Investment Policies**

To the Board of Directors  
Pinellas County Metropolitan Planning Organization  
Clearwater, Florida

We have examined the Pinellas County Metropolitan Planning Organization's (the "MPO") compliance with the local government investment policy requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2022. Management of the MPO is responsible for the MPO's compliance with those requirements. Our responsibility is to express an opinion on the MPO's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the MPO complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the MPO complied with the specified requirements. The nature, timing, and extent of procedures selected depend on our judgement, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe the evidence obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the MPO's compliance with the specified requirements.

In our opinion, the MPO complied, in all material respects, with the local investment policy requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2022.

The purpose of this report is to comply with the audit requirements of Section 218.415, Florida Statutes, and Rules of the Auditor General.



Tampa, Florida  
June 29, 2023

**July 12, 2023**

**7D. Annual Budget and Millage Rate for FY24**



---

**SUMMARY**

Each year the Pinellas Planning Council (PPC) is required to adopt a budget and millage rate to fund agency operations. The budget serves as an annual financial plan, identifying spending priorities and strategic objectives for the coming fiscal year. Available resources are balanced with countywide needs and this process serves as a tool for communicating the agency's financial stability and for ensuring accountability to the taxpayers.

Local funding of Forward Pinellas comes primarily from a millage levy for the PPC. Our staff works closely with Pinellas County's Office of Management and Budget (OMB) to develop a budget for the PPC each year. These funds are used to carry out the primary responsibilities of the PPC, which include the administration of the Countywide Plan, providing technical assistance to our local government partners, and conducting special studies and research. When there is an alignment of need, support from partners, and the availability of resources, broader strategic initiatives have also been funded with the assistance of the Metropolitan Planning Organization (MPO) and/or local government partners. In past years, these types of projects and initiatives have included the Gateway Master Plan, the Advantage Pinellas Active Transportation Plan, the Safe Streets Pinellas Action Plan, the Target Employment and Industrial Land Study Update, the Urban Design Services Pilot Program and the Advantage Alt. US 19 Plan.

At the May meeting, the Forward Pinellas Board received a detailed presentation that outlined two budget scenarios for FY24. Scenario #1 was developed using a 7% increase in property tax revenues and Scenario #2 applied the rollback rate. Since that time, OMB has advised that only one scenario is necessary, and the budget will be based on the current millage rate and standard property tax revenue projections.

The FY24 budget presented here is based on a projected 11.7% increase in property tax revenues and a flat millage rate of 0.0210 mils. It is important to keep in mind that the revenue projections and year-end estimates are still being refined by the PAO and OMB so the final budget figures may be slightly adjusted by the time the Board of County Commissioners takes final action on the PPC budget and millage rate in September. The information contained in the sections below represents the latest estimates from OMB for revenues, expenditures, and reserves for the coming fiscal year.

**Revenues**

The FY24 budget maintains the current millage rate at 0.0210 mils. The estimated tax revenues for FY24 are \$2,471,080. Charges for technical assistance to our local government partners are estimated to increase and generate \$343,500 in revenue. The primary reason for this increase is the estimated local funds Forward Pinellas will collect from Pinellas County, the City of St. Petersburg, the City of Clearwater, and the City of Largo to supplement the funding

needed to update the Multimodal Transportation Impact Fee ordinance. Intergovernmental revenue received from the MPO to reimburse salary, benefits, and other costs (\$1,486,560) and interest (\$4,990) is expected to slightly increase from FY23. The total amount of revenue excluding reserves is \$4,306,130.

### Expenditures

The Salaries and Benefits line items have been increased, which allows for a cost of living pay adjustment as well as the funds needed to hire one MPO-funded Principal Planner position. Operating Expenses, such as Professional Services, Rent, Intergovernmental Service Charges, etc. are projected to increase by 18%. Within this total is three months of operating expenses (\$600,000) which will reside in the Contingency line item.

Excluding reserves, total expenditures are budgeted at \$4,539,830.

### Reserves

Reserves are budgeted at \$1,620,540 and a portion of these funds will be used to cover the shortfall between revenues and expenditures.

Overall, the PPC's fiscal picture is good - the budget is balanced, resources are available to achieve the strategic priorities of the agency, and three months of expenses are reserved in case of an emergency.

The next step after Forward Pinellas' final recommendation in July is a review and budget/millage rate adoption at public hearings conducted by the Pinellas County Board of County Commissioners in September.

### **ATTACHMENT(S):**

- Proposed Budget Resolution 23-02
- Proposed FY24 Proposed Budget Final Draft – Exhibit A
- [Presentation](#)

**ACTION:** The board, in its role as the Pinellas Planning Council, to approve the annual budget and millage rate for FY24 by adopting Resolution 23-02 and authorizing corresponding transmittals.

**STAFF RECOMMENDATION:** Staff recommends that the board adopt Resolution 23-02.

**FORWARD PINELLAS  
RESOLUTION NO. 23-02**

**A RESOLUTION APPROVING AND ADOPTING THE FORWARD  
PINELLAS BUDGET AND ACCOMPANYING MILLAGE RATE  
FOR FISCAL YEAR 2023-2024 AND TRANSMITTING SAME TO  
THE BOARD OF COUNTY COMMISSIONERS.**

**WHEREAS**, the Legislature of the State of Florida adopted a new Pinellas Planning Council Special Act, Chapter 2012-245, Laws of Florida; and

**WHEREAS**, the specific provisions for funding and budget approval by the Council are set forth in Section 8 of the Special Act; and

**WHEREAS**, the authority for the preparation, approval, and adoption of the Council budget rests with the Council, subject to review by the Board of County Commissioners; and

**WHEREAS**, Forward Pinellas, in its role as the Pinellas Planning Council, has proposed the accompanying budget based on and consistent with the requirements of the Special Act; and

**WHEREAS**, the Pinellas Planning Council is operating under the fictitious name of Forward Pinellas.

**NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. Forward Pinellas, in its role as the Pinellas Planning Council, hereby approves and adopts a budget of \$ 6,160,370.00 and a corresponding millage rate of 0.0210 for Fiscal Year 2023-2024 as set forth in Exhibit A to this resolution, attached hereto and incorporated herein.
2. Forward Pinellas hereby authorizes the transmittal of this resolution, inclusive of the attached budget and millage rate, to the Pinellas County Board of County Commissioners for its review and action as provided for under the Special Act.

This resolution is hereby adopted at this July 12, 2023 meeting of Forward Pinellas as hereinafter set forth:

\_\_\_\_\_ offered the foregoing resolution which was seconded by

\_\_\_\_\_ and the vote was:

AYES:

NAYS:

ABSENT AND NOT VOTING:

ATTEST:

\_\_\_\_\_  
Whit Blanton, Executive Director  
Forward Pinellas

\_\_\_\_\_  
Commissioner Janet Long, Chair  
Forward Pinellas

**APPROVED AS TO FORM**

By: Maria C. White, Esq.  
Office of the County Attorney



Pinellas County  
Standard Detail  
Fund: 9991 - Pinellas Planning Council-Fund  
Version: Proposed Budget

**Revenues**

Major Object	FY20 Actual	FY21 Actual	FY22 Actual	FY23 Budget	FY23 Estimate	FY24 Request	Budget to Budget Change	Budget to Budget % Change
Fund Balance	1,310,867	1,281,147	1,183,070	632,410	1,097,110	1,854,240	1,221,830	193.20%
Taxes	1,245,617	1,336,028	1,427,033	2,211,780	2,211,780	2,471,080	259,300	11.72%
Charges for Services	1,254,848	1,125,118	1,043,829	1,462,260	1,498,250	1,830,060	367,800	25.15%
Interest Earnings	1,786	2,551	37,725	290	290	4,990	4,700	1620.69%
Revenues Total	3,813,118	3,744,844	3,691,657	4,306,740	4,807,430	6,160,370	1,853,630	43.04%

**Expenditures**

Major Object	FY20 Actual	FY21 Actual	FY22 Actual	FY23 Budget	FY23 Estimate	FY24 Request	Budget to Budget Change	Budget to Budget % Change
Personnel Services	1,933,765	1,999,006	1,907,008	2,328,780	2,004,430	2,603,000	274,220	11.78%
Operating Expenses	552,752	510,502	649,061	1,576,700	905,400	1,868,090	291,390	18.48%
Capital Outlay	10,849	15,197	0	0	0	0	0	0.00%
Constitutional Officers Transfers	34,605	37,074	38,479	43,360	43,360	68,740	25,380	58.53%
Reserves	0	0	0	357,900	0	1,620,540	1,262,640	352.79%
Expenditures Total	2,531,971	2,561,779	2,594,548	4,306,740	2,953,190	6,160,370	1,853,630	43.04%
	1,281,147	1,183,065	1,097,109	0	1,854,240	0	0	0.00%

**July 12, 2023**

**7E. Housing Action Plan**



---

**SUMMARY**

As of July 2023, nine municipal and countywide partners have signed the Advantage Pinellas Housing Compact, committing to developing a common set of policies and resources to make it easier to create both traditional affordable housing and diverse market-rate housing that is affordable to households with a range of incomes.

The Housing Compact will be implemented by the Housing Action Plan, which creates a policy framework that will guide the efforts of the participating local governments for the next 10 years. A plan has been developed with the input from Forward Pinellas and other Housing Compact partners and was introduced at the Homes for Pinellas Summit on April 28, 2023.

As previously set forth in Joint Resolution No. 23-25, the Forward Pinellas Board shall serve as the ongoing forum for coordination, communication and collaborative planning and implementation activities of the Housing Action Plan. At the July meeting, staff will present a summary of the Housing Action Plan for the board's formal approval.

Once the plan is approved, the Housing Action Plan will be forwarded to the other Compact Partner local governments for their endorsement, beginning with the Board of County Commissioners.

**ATTACHMENT(S):**

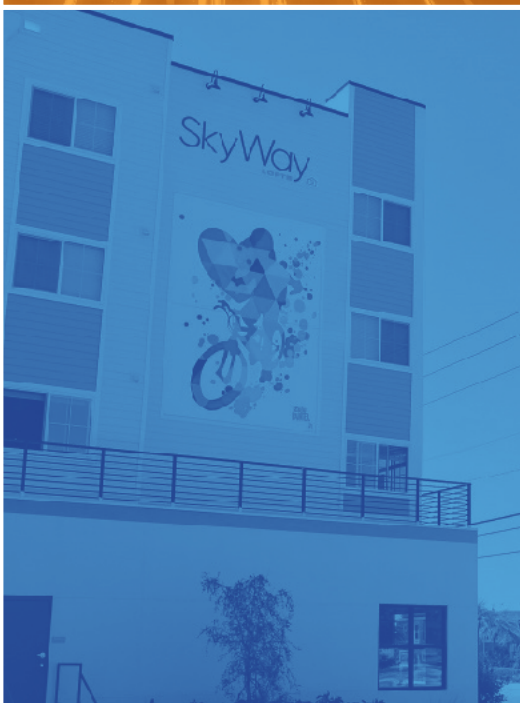
- Advantage Pinellas Housing Action Plan
- [Presentation](#)

**ACTION:** Board to approve the Housing Action Plan.



# ADVANTAGE PINELLAS HOUSING ACTION PLAN

APRIL 2023



## TABLE OF CONTENTS

Introduction	1
Goal 1: Corridor Planning	3
Housing and Transportation	4
Goal 2: Healthy Communities	7
Goal 3: Opportunity for All	9
Cost-Burdened Households	10
Median Home Prices and Increases	11
Goal 4: Resiliency	12
Goal 5: Housing Choice	14
Community Land Trusts (CLT) create positive outcomes for low- to moderate-income homeowners	15
Goal 6: Community Stakeholders	16
The Importance of Partnerships	16
Goal 7: Implementation Framework	17
Goal 8: Shared Approach	17
Goal 9: Communications and Outreach	18
Goal 10: Data and Resources	19
Goal 11: Regulatory Toolkit	19
Local Implementation Guidelines	20
Timeframe	20



## INTRODUCTION

Whether it's teachers, medical assistants, skilled laborers, or hospitality employees, many of our longtime neighbors can no longer afford to call this community home. In fact, 1 in 3 households are struggling to afford housing in Pinellas.<sup>1</sup> That's why the **local governments in the Advantage Pinellas Housing Compact have developed this Housing Action Plan: to create more housing choices attainable by people at all income levels.**

The Compact sets shared policy goals to increase housing linked to transportation, jobs, schools, workforce development, and other services. This **Housing Action Plan aims to meet those goals over the next 10 years** with a range of actions.

The Action Plan provides **both short- and long-term actions** that Compact members and other community partners can pursue together. Partners work together to address affordable housing needs, but each local government retains authority over local decision-making, including funding, staff, and land-use regulations.

The Action Plan combines local research and lessons from successful housing initiatives across Florida and the United States. It suggests streamlining local regulations, creating new funding sources, opening the door to more diverse housing types, preventing long-time residents from being priced out of the market, and building a broader coalition of public and private partners to collaborate on creative solutions.

---

<sup>1</sup> In 2020, 34% of Pinellas households were considered "cost-burdened," paying more than 30% of their income on housing; this number has likely increased since this data was collected. For more background see Goal 3.

## Let's make sure the people who make Pinellas County work can continue to thrive here in our community!

Compact members agreed on the following goal areas for the Action Plan, calling for specific actions for the short-term (1-3 years) and long-term (10 years):

1. **Corridor Planning**
2. **Healthy Communities**
3. **Opportunities for All**
4. **Resiliency**
5. **Housing Choice**
6. **Community Stakeholders**
7. **Implementation Framework**
8. **Shared Approach**
9. **Communications and Outreach**
10. **Data and Resources**
11. **Regulatory Toolkit**

The final two sections define the timeframe and guidelines for local government implementation across the county.

**Neither the County nor any of the cities can do this alone.** We need all of our partners, including local governments, nonprofit agencies, businesses, developers and community advocates to help champion this Action Plan to make it a success. To learn more about how you can be part of the solution, visit [HomesforPinellas.org](https://HomesforPinellas.org).

**The Housing Action Plan was published in April 2023 through coordination by members of the Advantage Pinellas Housing Compact:** Pinellas County, Forward Pinellas, and the cities of Clearwater, Gulfport, Largo, Oldsmar, Pinellas Park, St. Petersburg and Treasure Island.

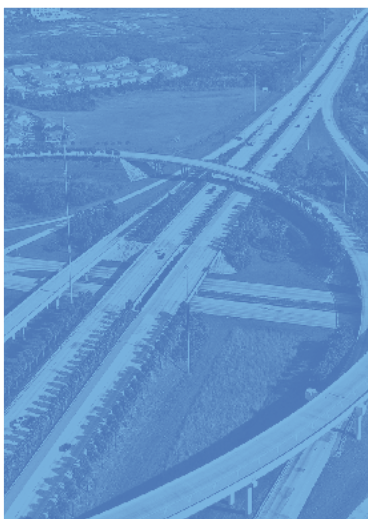


## GOAL 1:

### Corridor Planning

Prioritize locating affordable housing, jobs, educational opportunities, and workforce development resources along corridors (within ½ mile) planned for high-quality transit service as identified in the Advantage Pinellas Plan.

- A. Evaluate the Countywide Plan, local comprehensive plans, land development codes, and internal processes that inhibit the development of affordable housing, missing middle housing, and mixed-use/transit-supportive development. **(1-3 years)**
- B. Adopt comprehensive plan policy and land development code updates to remedy barriers and incentivize affordable housing, missing middle housing, and mixed-use/transit-supportive development. **(1-3 years)**
- C. Adopt local density housing bonus options consistent with the Countywide Plan and Florida Statutes. **(1-3 years)**
- D. Implement funding programs, such as the creation of a revolving loan fund, to offer developers loans to promote the development of affordable and workforce housing near transit corridors. **(1-3 years)**
- E. Plan for enhanced transit services along priority corridors (e.g.: Alternate U.S. 19; Roosevelt Boulevard/East Bay Drive; and US 19/34th Street – south of SR 60). **(10 years)**
- F. Develop multijurisdictional corridor plans with transit supportive density and design solutions. **(10 years)**



## Housing and Transportation

Housing and transportation tend to be the largest expenditures for a household.<sup>2</sup> According to the Center for Neighborhood Technology, U.S. neighborhoods are considered unaffordable for the typical household if the cost of housing and transportation is more than 45% of area median household income.<sup>3</sup>

There is a fairly consistent average cost of housing and transportation as a percent of income across Pinellas, Manatee, Pasco and Hillsborough counties, ranging between 51% and 55%.

**TABLE 1: AVERAGE COST OF HOUSING AND TRANSPORTATION BY COUNTY<sup>4</sup> (2022)**

County	Average Cost of Housing (% of Income)	Avg. Cost of Transportation (% of Income)	Average Cost of Housing and Transportation (% of Income)
Pinellas	31%	22%	53%
Manatee	29%	22%	51%
Pasco	27%	25%	52%
Hillsborough	31%	24%	55%

In Pinellas County it takes an average of **53%** of household income to **pay for housing and transportation costs.**<sup>5</sup>

<sup>2</sup> The Center for Neighborhood and Technology (2022). About the Index. Retrieved from <https://htaindex.cnt.org/about/>

<sup>3</sup> *Ibid*, Correspondence from Preeti Shankar Director of Urban Analytics, The Center for Neighborhood and Technology

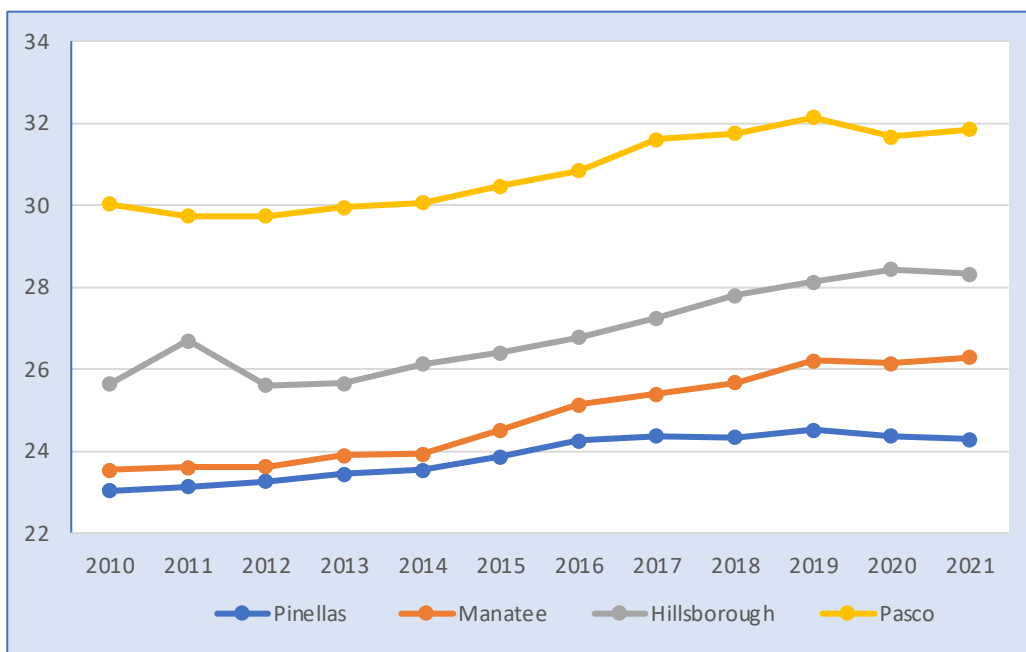
<sup>4</sup> The Center for Neighborhood and Technology (2022). H & T Fact Sheet True Affordability and Location Efficiency, Pinellas County. <https://htaindex.cnt.org/fact-sheets/>, The Center for Neighborhood and Technology (2022). H+T Affordability Index October 2022 Update. Retrieved from <https://cnt.org/blog/handt-affordability-index-October-2022-update>

<sup>5</sup> The Center for Neighborhood and Technology (2022). H & T Fact Sheet True Affordability and Location Efficiency, Pinellas County. Retrieved from <https://htaindex.cnt.org/fact-sheets/?lat=27.91&lng=-82.35&focus=county&gid=3203#fs>, <https://htaindex.cnt.org/fact-sheets/?lat=27.48&lng=-82.36&focus=county&gid=714#fs>, <https://htaindex.cnt.org/fact-sheets/?lat=28.3&lng=-82.44&focus=county&gid=1014#fs>, and <https://htaindex.cnt.org/fact-sheets/?lat=27.9&lng=-82.74&focus=county&gid=930#fs>



Chart 1, Mean Commuting Time For Workers (5 Year Estimates) in Tampa Bay Counties 2010-2021, shows a gradual increase of commuting time for workers in Pinellas County. The mean commuting time increased by 1.26 minutes (5.5%) over a 10-year period in Pinellas County. Comparably, Hillsborough County increased 2.69 minutes (10.5%), Manatee increased 2.75 minutes (11.7%), and Pasco increased 1.77 minutes (6.1%) during the 10-year period. Pinellas County has the lowest mean commuting time, and slowest rate of increase over the 10-year period. Strategic planning of development along transit-supported corridors has the potential to further reduce the rate of growth in the future.

**CHART 1: MEAN COMMUTING TIME FOR WORKERS (5 YEAR ESTIMATES) IN TAMPA BAY COUNTIES 2010-2021<sup>6</sup>**



Prioritizing affordable housing near employment, education, and workforce development opportunities will contribute to lowering the transportation cost, and potentially commute times. As of 2019, **approximately 67% of workers in Pinellas County have a commute time between 10 to 34 minutes.**<sup>7</sup> Comparatively, Manatee, Pasco and Hillsborough Counties had 65%, 53% and 63% of workers respectively in this same time range.



<sup>6</sup> Federal Reserve Bank of St. Louis Economic Data (2022). Mean Commuting Time for Workers (5-year estimate) in Pinellas County, FL Retrieved from <https://fred.stlouisfed.org/series/B080ACS012103>. For example, multiyear estimates released in consecutive years consist mostly of overlapping years and shared data.

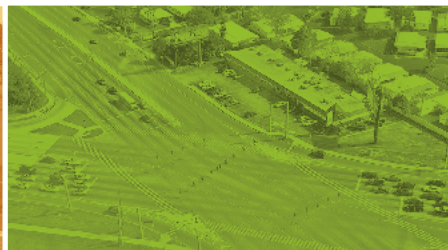
<sup>7</sup> U.S Census Bureau (2019). Travel Time to Work. Retrieved from [https://data.census.gov/table?q=Travel+time+to+work&g=0400000US12\\_0500000US12057,12081,12101,12103&tid=ACSDT1Y2019.B08303](https://data.census.gov/table?q=Travel+time+to+work&g=0400000US12_0500000US12057,12081,12101,12103&tid=ACSDT1Y2019.B08303)

**TABLE 2: TOTAL TRAVEL TIME TO WORK BY COUNTY (2019)**

Total Travel Time to work	Pinellas Workers*	Percentage	Manatee Workers*	Percentage	Pasco Workers*	Percentage	Hillsborough Workers*	Percentage
less than 5 minutes	9,606	2.32%	2,028	1.23%	4,936	2.33%	8,513	1.27%
5 to 9 minutes	38,005	9.18%	12,673	8.27%	14,571	6.90%	42,457	6.34%
<b>10 to 14 minutes</b>	54,125	<b>13.08%</b>	18,527	<b>12.09%</b>	24,926	<b>11.80%</b>	74,498	<b>11.13%</b>
<b>15 to 19 minutes</b>	72,944	<b>17.63%</b>	25,393	<b>16.57%</b>	19,027	<b>9.01%</b>	89,404	<b>13.35%</b>
<b>20 to 24 minutes</b>	64,644	<b>15.62%</b>	25,147	<b>16.41%</b>	27,663	<b>13.10%</b>	103,761	<b>15.50%</b>
<b>25 to 29 minutes</b>	30,027	<b>7.26%</b>	8,780	<b>5.67%</b>	11,291	<b>5.34%</b>	42,565	<b>6.35%</b>
<b>30 to 34 minutes</b>	56,561	<b>13.67%</b>	22,460	<b>14.66%</b>	28,988	<b>13.73%</b>	108,198	<b>16.16%</b>
35 to 39 minutes	13,275	3.20%	7,151	4.66%	8,591	4.06%	27,110	4.05%
40 to 44 minutes	13,444	3.25%	7,085	4.62%	9,587	4.54%	37,085	5.54%
45 to 59 minutes	33,712	8.15%	14,382	9.38%	29,503	13.97%	74,439	11.12%
60 to 89 minutes	18,655	4.51%	7,427	4.87%	25,026	11.85%	46,213	6.90%
90 or more minutes	8,594	2.07%	2,145	1.40%	6,994	3.31%	14,646	2.19%

\*Note: Workers represent those workers who are 16 years and over who did not work at home

Approximately **67%** of workers in Pinellas County have a **commute time between 10 to 34 minutes** to work.



## GOAL 2

### Healthy Communities

Coordinate the development of affordable housing with planning for healthy communities, including access to parks and recreational resources, pedestrian/bicycle facilities, healthy food sources, and medical care providers.

- A. Utilize mapping tools to illustrate the presence/absence of recreational resources, healthy food sources, medical care providers, and other key public health benefit resources in proximity to housing. **(1-3 years)**
- B. Improve residential access to healthy foods (e.g., supportive future land use categories; regulatory incentives; transportation improvements; coordinated programs etc.) **(1-3 years)**
- C. Allow increased residential densities and encourage affordable housing within ½-mile of parks, schools, groceries (access to fresh foods), medical facilities, pedestrian/bicycle and transit facilities. **(1-3 years)**
- D. Expand access to community resources through partnerships with community organizations and social service providers that support healthy communities, with a primary focus on access for affordable housing developments, through the provision of amenities and services (e.g., mobile health fairs; community gardens; park/recreation areas; and other on-site amenities/services). **(1-3 years)**
- E. Identify gaps in safe access to bicycle, pedestrian, and transit facilities that serve as a viable alternative to single occupant vehicles to support mobility of the county's population, especially those who have limited access to personal vehicles, and dedicate funding to closing those gaps. **(10 years)**

### Housing and Health

Physical, social, and economic environments in Pinellas County directly influence the health of residents. Quality, affordable, and conveniently located housing can improve health outcomes by encouraging physical activity, supporting reliable mobility options, improving access to healthy foods, boosting mental health, strengthening support networks, and promoting health equity.

The United Way compiles information and data based on research to quantify and describe the number of households that struggle financially as part of the national United for ALICE initiative.<sup>8</sup> This ALICE (Asset Limited, Income Constrained, Employed) information represents households with income above the Federal Poverty Line, but below the basic cost of living (aka ALICE Threshold).

---

<sup>8</sup> <https://www.unitedforalice.org/overview> (December 2022)

ALICE households consist of employees that work full-time jobs, or multiple jobs that are essential but are underpaid. Even though they work full time, they are in debt, and struggle to make ends meet. Examples of ALICE workers are office assistants, janitors, waiters, nursing assistants, paraprofessionals, and tourism industry employees.

**TABLE 3: ALICE HOUSEHOLDS (2007-2018)<sup>9</sup>**

County	ALICE Threshold*
State Average	33%
<b>Pinellas</b>	<b>35%</b>
Pasco	32%
Manatee	36%
Hillsborough	28%

\*Households with income above the Federal Poverty Line, but below the basic cost of living.

Income limited households are restricted in the level of health care they can afford. Low wage earners are often impacted by chronic stress, have a greater difficulty recovering from illnesses, and are at a high risk of being uninsured. Uninsured adults are four times as likely to delay medical attention.<sup>10</sup>



<sup>9</sup> ALICE Threshold, (2007-2018); American Community Survey, (2007-2018)

<sup>10</sup> United For Alice (2022) Health Care Introduction. <https://www.unitedforalice.org/health-care-introduction>

## GOAL 3: Opportunity for All

Address racial, social, economic, and geographic inequality in the provision of affordable housing in Pinellas County.



- A. Through coordinated, geographically-based data analysis and mapping, understand the social/environmental justice areas across the county **(1-3 years)**:
  - Low-income population and population below poverty line
  - Minority population
  - Percent of population cost-burdened and severely cost burdened
  - Single and multifamily home distribution
  - Home costs
- B. Acknowledge and identify areas of gentrification/displacement in the county through the years, identify current areas of displacement, and develop strategies for how areas can be redeveloped without displacement from a racial, social, and economic context. **(1-3 years)**
- C. Consider partnering with the Foundation for a Healthy St. Petersburg and/or other community groups to organize a roundtable discussion to acknowledge racism as a public health deterrent and to empower the community with solutions moving forward. **(1-3 years)**
- D. Maintain a Tenant’s Bill of Rights to respond to the number of increased evictions, require advance notice of rental increases, and prohibit discrimination solely based on source of income. **(Ongoing)**
- E. Create and implement policies/tools/criteria that will discourage the displacement of residents as a result of redevelopment. **(1-3 years)**
- F. Identify and define targeted solutions and/or investments for areas of historic disinvestment. **(1-3 years)**
- G. Enable homeowners to stay in their homes by remedying code violations through available grants and funding. **(1-3 years)**
- H. Recognize that mobile/manufactured home parks are both a significant source of naturally occurring affordable housing and particularly vulnerable to displacement by redevelopment, and develop programs to prevent or mitigate displacement. **(1-3 years)**

## Cost-Burdened Households

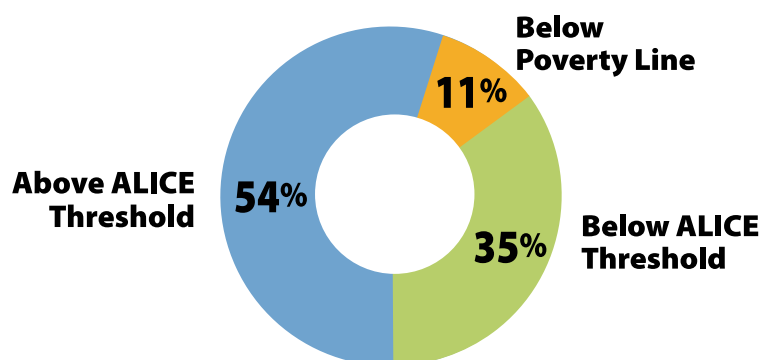
Housing is generally considered affordable if it costs no more than 30% of a household’s income. Households that pay more than this amount are considered “cost-burdened,” and those that pay more than 50% are considered “severely cost-burdened”.

Approximately **34%** of all households in Pinellas County **are cost-burdened or severely cost-burdened.**<sup>11</sup>

Being cost-burdened can occur at various levels of household income and can unfortunately affect residents who work full-time, and even those who have multiple jobs. As noted under Section 2, ALICE (Asset Limited, Income Constrained, Employed) households earn above the Federal Poverty Level, but struggle to afford necessities of a household budget. According to the 2018 ALICE report, 11% of Pinellas County’s households lived below the federal poverty level, and another 35% were above the federal poverty level, yet continued to struggle to afford basic household expenses.<sup>12</sup>

In 2018 in Pinellas County, approximately 53% of Hispanic and 57% of Black households fell below the federal poverty level or the ALICE Threshold.<sup>13</sup>

**CHART 2: PINELLAS COUNTY POVERTY AND ALICE HOUSEHOLDS (2018)**



2018 Federal Poverty Levels by Household Size: [2018 Poverty Guidelines | ASPE \(hhs.gov\)](https://www.hhs.gov/poverty/2018-fpl/)

<sup>11</sup> <http://flhousingdata.shimberg.ufl.edu/affordability/results?nid=5200&nid=5206&nid=5209&nid=5212&nid=5215&nid=5218&nid=5221&nid=5224&nid=5227&nid=5230&nid=5233&nid=5236&nid=5239&nid=5242&nid=5245&nid=5248&nid=5251&nid=5254&nid=5257&nid=5260&nid=5263&nid=5266&nid=5269&nid=5272&nid=5275&nid=5299>

<sup>12</sup> United Way (2022). Florida State overview. Retrieved from <https://www.unitedforalice.org/state-overview/Florida>

<sup>13</sup> Florida | UnitedForALICE

**32%** of whites, non-Hispanic households and **41%** of people-of-color households **are cost-burdened** or **severely cost-burdened**.<sup>14</sup>

## Median Home Prices and Increases

In addition to the wage gaps that are evidenced through the poverty rate and the ALICE Threshold, there has been an exponential increase in the price of homes in comparison to incomes that has added to the affordability challenge.

Between 2021 and 2022, existing home sales prices for the Tampa Bay region increased by 26%. Nationally, this increase was 11%.<sup>15</sup>

The median rent for a one-bedroom apartment in the region was \$1,302 a month, a 26% change from the previous year.<sup>16</sup>



<sup>14</sup> <http://flhousingdata.shimberg.ufl.edu/affordability/results?nid=5200&nid=5206&nid=5209&nid=5212&nid=5215&nid=5218&nid=5221&nid=5224&nid=5227&nid=5230&nid=5233&nid=5236&nid=5239&nid=5242&nid=5245&nid=5248&nid=5251&nid=5254&nid=5257&nid=5260&nid=5263&nid=5266&nid=5269&nid=5272&nid=5275&nid=5299>, People of Color Households refers to all ethnicities other than white, non-Hispanic (African American, American Indian or Alaska Native, Asian, Pacific Islander, Hispanic, and Other non-Hispanic).

<sup>15</sup> Tampa Bay Partnership's 2023 Regional Competitiveness Report, Page 8

<sup>16</sup> <http://flhousingdata.shimberg.ufl.edu/market-rent-trackers/results?nid=5200>

## GOAL 4: Resiliency

Plan for greater resiliency by reducing impacts to current and future housing stock through diverse and localized adaptation and building strategies designed to reduce risks from flooding, major storms, and other natural hazards.

- A. Through coordinated, geographically-based data analysis and mapping, understand housing stock vulnerability across the county **(1-3 years)**:
  - Repetitive loss areas
  - Building age and condition
  - Conformity with resilient building codes / Housing in Special Flood Hazard Areas
  - Impacts of sea level rise
- B. Protect the existing housing stock through the pursuit of programs, such as:
  - the creation of rehabilitation grant programs targeted at hardening existing affordable housing against climate change impacts and for accessible additions
  - the provision of grants or low-interest loans to property owners to bring structures up to code, focusing on areas of special flood hazard
  - the provision of grants or low-interest loans to property owners to upgrade homes with accessible design features (e.g., chair lifts, roll-in showers, lower countertops and light fixtures, etc.) **(1-3 years)**
- C. Create a guide for homeowners containing building strategies that can be utilized to reinforce the resiliency of their homes. **(1-3 years)**

## Housing Vulnerability

Upkeep of existing housing stock provides a sustainable source of accessible housing. The age of one’s home does not directly indicate its condition; however, the overall age of a community’s housing stock can indicate that there are certain challenges that exist. Some issues can impact overall “affordability” of a home. Older homes may need significant upgrades that can be costly to homeowners (e.g., roof repair; foundation issues; etc.) Older structures may be less energy efficient, driving up associated costs. Structures that are located within the Coastal High Hazard Area have unique challenges and are subject to threat of wind and storm surge.

Nearly **60%** of Pinellas County’s housing units were built prior to **1980** (42 years or older)<sup>17</sup>



<sup>17</sup> [B25034: YEAR STRUCTURE BUILT - Census Bureau Table](#)





**TABLE 4: PINELLAS COUNTY (AS OF 2021), YEAR STRUCTURE BUILT<sup>18</sup>**

Year Built	Housing Unit Estimate	Percent of Total Households
Built 2020 or later	2,001	0.39%
Built 2010 to 2019	23,525	4.5%
Built 2000 to 2009	38,479	7.4%
Built 1990 to 1999	50,795	9.8%
Built 1980 to 1989	102,890	19.9%
Built 1970 to 1979	128,943	24.9%
Built 1960 to 1969	70,952	13.7%
Built 1950 to 1959	68,813	13.3%
Built 1940 to 1949	13,504	2.6%
Built 1939 or earlier	17,873	3.5%
<b>TOTAL:</b>	<b>517,775</b>	<b>-</b>

According to the Property Appraiser's Office, **30.6%** of Pinellas County's living units are located **within the Coastal High Hazard Area.**<sup>19</sup>

**56.3%** of Pinellas County's living units that are **in the Coastal High Hazard Area,** are **40 years or older.**<sup>20</sup>

<sup>18</sup> [B25034: YEAR STRUCTURE BUILT - Census Bureau Table](#)

<sup>19</sup> Based on Pinellas County Property Appraiser Office's use codes that include living units and FEMA's Coastal High Hazard Zones.

<sup>20</sup> Based on Pinellas County Property Appraiser Office's use codes that include living units, FEMA's Coastal High Hazard Zones, and Living Units in the 2021 CHHA with Year Built 40 Years or Older.

## GOAL 5: Housing Choice

Provide safe, quality housing that is accessible to residents of diverse ages and abilities, and that provides both rental and ownership opportunities.



- A. Coordinate with other local governments that have experienced success with housing incentives that could be implemented locally. **(1-3 years)**
- B. In accordance with Goal 11, develop a common set of regulatory and funding strategies for local governments, including **(1-3 years)**:
  - A menu of regulatory incentives to encourage affordable housing construction, improvements, adaptation, redevelopment, and preservation.
  - Regulatory strategies for encouraging market-rate housing that is diverse and affordable to a broader range of incomes, including nontraditional options such as accessory dwelling units, “missing middle” housing, tiny homes, and mixed-use buildings; and
  - Design standards that promote sustainability and energy efficiency, encourage healthy environments and lifestyles, and make it possible to travel safely and conveniently using walking, biking, and transit.
  - Potential incentives for affordable housing development to incorporate additional Universal Design components or additional ADA accessibility in units (grab bars, roll-in showers, the types of handles used, etc.)
  - Financial incentives to support affordable housing development (e.g., TIF rebates; brownfields incentives; gap financing; etc.)
- C. Create enhanced incentives for developments that are permanently affordable (e.g., shared equity homeownership developments) to ensure the preservation of affordable housing. **(1-3 years)**
- D. Develop programs that can be used to incentivize/recapitalize affordable housing that is nearing the end of affordability periods. **(1-3 years)**
- E. Provide “development templates” or pre-approved building and site plans for affordable housing to expedite local approval processes. **(1-3 years)**
- F. Establish priority areas for investment and potential pilot programs to support the retention and development of affordable housing. **(1-3 years)**
- G. Explore consistent regulatory and process changes to simplify/ expedite affordable housing development across jurisdictions. **(1-3 years)**

## Community Land Trusts (CLT) create positive outcomes for low- to moderate-income homeowners

According to the National League of Cities:<sup>21</sup>

- CLT homeowners accumulate approximately \$14,000 in equity when they sell their home.
- Almost 60 percent of CLT homeowners go on to purchase a market-rate home after selling.
- CLTs serve generations of homeowners and help cities exit the revolving door of subsidies for affordable housing.
- Interesting facts about Pinellas County's CLT
  - The Pinellas County CLT program offers rental and single-family homeownership opportunities.
  - The County owns the land, the CLT is operated by the Pinellas County Housing Finance Authority, and the CLT is funded by the Penny for Pinellas Housing program.
  - Most of the participant households in the program are at 60% or below the AMI.
  - In Pinellas County, there are 642 Multifamily units and 73 single family homes participating in the CLT program, for a total of 715 units.<sup>22</sup>



<sup>21</sup> National League of Cities (2022). Community Land Trusts: A Guide for Local Governments. Retrieved from <https://www.nlc.org/resource/community-land-trusts-a-guide-for-local-governments>

<sup>22</sup> Kathryn Driver, Executive Director; Housing Finance Authority of Pinellas County. [Housing Finance Authority of Pinellas County - Pinellas County](#)

## GOAL 6: Community Stakeholders

Partner with affordable housing developers, community groups, citizens, and other stakeholders related to the implementation of the Housing Compact.

- A. Create a coalition of public, private, and nonprofit sector stakeholders to support the Housing Compact and participate in its implementation. **(Ongoing)**
- B. In addition to the partner local governments, invite other stakeholders to formally sign on as supporters. **(Ongoing)**
- C. Coordinate and expand implementation of §274.05 F.S., and work with our local partners to use surplus lands for affordable housing. **(1-3 years)**
- D. Identify local private and nonprofit stakeholders who can support and fund affordable housing construction. **(3 years)**
- E. Consider creating an advisory board to give stakeholders a formal role in the process. **(1-3 years)**
- F. Develop options for the involvement by other stakeholders to take part in implementing the Housing Action Plan (e.g.: land donation, employer-based rent/homeownership assistance programs; nonprofit home goods collections for low-income residents moving into housing units; etc.) **(Ongoing)**

## The Importance of Partnerships

- Total project cost for affordable housing projects approved in Pinellas County since 2021 is \$317,043,678. Of this total, private investors provided \$145,384,108 (45.6%), Pinellas County provided \$27,130,000 (8.6%), and other federal, state, and local governments provided \$145,529,570 (45.6%).
- There were over 1,100 new affordable housing units approved, under construction or built in Pinellas County in 2022.
- As of spring 2023, there were 1,066 new affordable housing units countywide for people at all income levels approved for funding or under construction.



## GOAL 7:

### Implementation Framework

Create an Affordable Housing Action Plan to serve as a common, coordinated framework for addressing affordable housing needs while respecting the autonomy of each local jurisdiction.

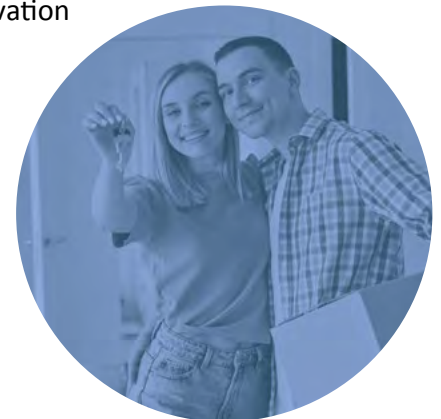
- A. Produce a summary Action Plan document that outlines the agreed to actions by the Compact Partners. **(Ongoing)**
- B. Allow full participation and input from each partner. **(Ongoing)**
- C. Recognize each partner's contributions to the Compact's goals. **(Ongoing)**
- D. Provide participation and input in drafting the Action Plan. **(Ongoing)**
- E. Commit to implementing the Action Plan as a commitment to countywide goals and as appropriate for the community. **(Ongoing)**
- F. Utilize the Forward Pinellas Board, whose members represent each of the local jurisdictions, to guide and sustain implementation of the Housing Compact. **(Ongoing)**

## GOAL 8:

### Shared Approach

Develop specific goals to meet housing needs as well as shared terminology and definitions addressing affordable housing.

- G. Establish and monitor numerical targets for yearly market, affordable, and preserved housing units based upon coordinated data and analysis. **(Ongoing)**
- H. Compact partners and stakeholders will use common regulatory definitions and terminology to reduce hurdles for affordable housing developers. **(Ongoing)**
- I. Track the creation and preservation of affordable housing within the community and consider setting local targets in coordination with the countywide goal. **(Ongoing)**



## GOAL 9: Communications and Outreach

Create a joint communications and outreach program, including developing a website to serve as an information portal for residents, local businesses, developers, nonprofit community organizations, and other stakeholders.



- A. Develop a media strategy and a means to evaluate its effectiveness and refine as needed. **(Ongoing)**
- B. Use the Forward Pinellas Board to guide the countywide communications and outreach strategy. **(Ongoing)**
- C. Organize a coordinated communications team to promote centralized, consistent messaging. **(1-3 years)**
- D. Maintain a centralized website. **(Ongoing)**
- E. Using storytelling, videos and interviews, document and communicate positive outcomes and success stories that were influenced by the Housing Compact. **(Ongoing)**
- F. Develop presentation materials for the Housing Compact and Housing Action Plan tailored for a variety of stakeholders (businesses, nonprofits, community groups, etc.) **(1-3 years)**
- G. Hold a biennial Countywide Housing Summit to provide updates on Housing Compact initiatives and offer opportunities for stakeholder collaboration. **(Ongoing)**
- H. Encourage broad local government participation in the communications team to help amplify its messaging. **(Ongoing)**
- I. Provide up-to-date information for the portal (e.g., contact info, list of surplus parcels available for affordable housing development, link to affordable housing regulations). **(Ongoing)**

## GOAL 10:

### Data and Resources

Develop a centralized data repository and performance metrics to identify needs and measure progress toward the Action Plan.

- A. Use consistent, reliable sources for data-driven analysis, including data resource and analysis methodologies. **(Ongoing)**
- B. Share analysis and findings among Compact members to understand countywide needs. **(Ongoing)**
- C. Provide up-to-date data on affordable housing units constructed, lost, preserved, or updated. **(Ongoing)**
- D. Use countywide mapping tools to inform local housing efforts. **(Ongoing)**

## GOAL 11:

### Regulatory Toolkit

Develop a usable regulatory toolkit for local governments.

The toolkit will include a menu of regulatory incentives to encourage affordable housing construction, improvements, adaptation, redevelopment, and preservation. **(Ongoing)**

Include regulatory strategies for encouraging market-rate housing that is diverse and affordable to a broader range of incomes, such as:

- Eliminating minimum lot and unit sizes
- Reducing or eliminating minimum parking requirements
- Allowing density to be regulated by floor area ratio
- Allowing increased densities for affordable housing
- Allowing accessory dwelling units
- Allowing multiple dwelling units on a single lot
- Reducing setbacks and buffer requirements between residential uses
- Providing density bonuses to incentivize transit-friendly, energy-efficient and resilient housing
- Allowing administrative approvals for affordable housing developments
- Reducing or waiving fees for affordable housing developments
- Using fees as incentives for location efficiency and production goals



## LOCAL IMPLEMENTATION GUIDELINES

This Compact is an expression of intent and commitment to work together on a countywide level to address the critical need for affordable housing in Pinellas County but acknowledge that the governing body of each Compact Partner retains authority over local decision-making, including, but not limited to, financial and staff resources and land use regulations.

## TIMEFRAME

The Compact takes effect upon full and proper execution and remains in place for 10 years and until all Partners agree to terminate. Any Partner may individually terminate its participation in the Compact upon 30 days' written notice to all remaining Partners. The termination by one Partner shall not affect the commitment of the Compact's remaining Partners. ■



**July 12, 2023**

**7F. Advantage Alt 19 Project Update**



---

**SUMMARY**

Through [Advantage Pinellas](#), Forward Pinellas has created the Investment Corridor Strategy, where a set of roadway corridors within Pinellas County have been prioritized for redevelopment and reinvestment with the goal of linking higher wage jobs and housing. The Alternate US 19 Corridor between downtown Clearwater and the SunRunner corridor is identified as one of the priority investment corridors.

In June 2022, Forward Pinellas began work on an Advantage Pinellas Investment Corridor Transition Plan to develop a mobility, safety and redevelopment strategy for Alternate US 19. The purpose of the plan, known as *Advantage Alt 19: Investing in People and Places along the Alternate US 19 Corridor*, is to evaluate Alternate US 19 (SR 595) from SR 60 to 58th Street North at 5th Avenue North, and 58th Street North from 5th Avenue North to Central Avenue. Our goal is to provide people with better access from their homes to their jobs and job training opportunities as well as other desired destinations via fast and reliable transportation options.

The project team has completed the corridor characteristics and opportunities analysis and is currently wrapping up the redevelopment vision for the corridor. This vision encourages the incorporation of enhanced transit service and other multimodal transportation options to link jobs, job training, and workforce housing. It features a transit service vision with short and long-term alternatives to provide more frequent, enhanced service along the corridor. The redevelopment vision also includes identified station area locations, characteristics, and bus operational enhancements. The final phase of the project will feature an implementation and funding strategy for the recommendations featured in the plan to implement recommended actions and next steps. The plan will outline key steps for local governments, countywide agencies, and the state to achieve the goals for the Alt US 19 Investment Corridor.

Forward Pinellas staff will provide a brief overview of the project status to-date with a particular focus on the redevelopment and transit vision for the corridor, as well as a brief update on next steps.

**ATTACHMENT(S):** [Presentation](#)

**ACTION:** None required; informational item only.

**July 12, 2023**

**7G. Advantage Pinellas 2050 Long Range Transportation Plan**



---

**SUMMARY**

In order to receive federal transportation funding, Forward Pinellas, as the metropolitan planning organization (MPO) for Pinellas County, is required to develop a long range transportation plan (LRTP) every five years. The LRTP documents the transportation needs for the county for the next 20 years and identifies the transportation projects that are intended to help meet those needs. These projects must be cost feasible, meaning that they must be reasonably expected to receive funding within that 20 year timeline. Last developed and adopted in 2019, the LRTP is revisited every five years in order to account for changing socioeconomic data, travel patterns and local priorities.

Branded as Advantage Pinellas, the LRTP is based on the premise that there are many advantages to living, working and recreating in Pinellas County; advantages that can be strengthened through the implementation of the projects identified in the Plan. Forward Pinellas staff has begun the process to develop a new Advantage Pinellas Plan, utilizing the most recent demographic data from the decennial Census, the most recent project cost estimates coming from the current inflationary climate and considering the post-pandemic shifts in travel and employment trends.

Forward Pinellas staff will provide the board with an overview of the activities underway to develop Advantage Pinellas 2050 and respond to board member questions.

**ATTACHMENT(S):** [Presentation](#)

**ACTION:** None required; informational item only

**July 12, 2023**

## **7H. Forward Pinellas Apportionment Plan**



### **SUMMARY**

In accordance with Section 339.175, F.S., the Governor is required to review the membership composition of each metropolitan planning organization (MPO) in conjunction with the decennial Census, and to apportion it as necessary to comply with state and federal requirements. The apportionment plan is necessary to identify the voting membership and rotational seat terms for all Forward Pinellas board members.

At its May board meeting, Forward Pinellas staff presented a range of options for the board to consider in developing a new apportionment plan. The board discussed the requests received from municipal partners for individual seats and weighed those requests against the need to maintain proportionate representation amongst the board members. Since then, the City of Clearwater has also submitted a formal request for an additional seat on the Forward Pinellas Board.

Based on the discussion at the May meeting, and the correspondence received since that time, Forward Pinellas staff has developed a recommended alternative for the board to discuss and consider. This alternative addresses the comments made by board members that any plan moving forward provide for more proportionate representation from all members, while also adhering to the legal requirements that the Board of County Commissioners retain a minimum of 20% of the seats and that a seat be retained for PSTA. The staff recommendation is presented alongside other options that consider the requests for additional municipal representation.

Forward Pinellas staff will provide an overview of the apportionment alternatives, including the one recommended by staff, and seek board support for a final Apportionment Plan. Once approved by the board, each jurisdiction in the county will be asked to sign a resolution of support for the Apportionment Plan and the final Plan must be transmitted to the Governor for review and approval by November 2023.

### **ATTACHMENT(S):**

- Forward Pinellas Apportionment Alternatives
- [Presentation](#)

**ACTION:** Board, in its role as the metropolitan planning organization, approve a final Apportionment Plan.

**FORWARD PINELLAS BOARD APPORTIONMENT OPTIONS**

Jurisdiction	Number of Votes	2010 Percent of Population	2020 Percent of Population	Percent of Vote
<b>Existing Board Structure</b>				
BCC	3	29.5%	28.7%	23.1%
St. Pete	2	26.7%	26.9%	15.4%
Clearwater	1	11.7%	12.2%	7.7%
Largo	1	8.5%	8.6%	7.7%
Pinellas Park	1	5.4%	5.5%	7.7%
Beaches	1	3.5%	3.2%	7.7%
Dunedin	1	3.9%	3.8%	7.7%
North County	1	5.9%	6.0%	7.7%
Inland Communities	1	4.9%	5.0%	7.7%
PSTA	1	0	N/A	7.7%
<b>Total:</b>	<b>13</b>	<b>10.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Jurisdiction	Number of Votes	Percent of Population	Percent of Vote
<b>Alternative 2: Alternative 1 + Additional Clearwater Seat</b>			
BCC	4	28.7%	23.5%
St. Pete	3	26.9%	17.6%
Clearwater	2	12.2%	11.8%
Largo	1	8.6%	5.9%
Pinellas Park	1	5.5%	5.9%
Beaches	1	3.2%	5.9%
Dunedin	1	3.8%	5.9%
Oldsmar, Safety Harbor, Tarpon Springs	1	5.9%	5.9%
Belleair, Belleair Bluffs, Seminole	1	2.7%	5.9%
Gulfport, Kenneth City, South Pasadena	1	2.3%	5.9%
PSTA	1	N/A	5.9%
<b>Total:</b>	<b>17</b>	<b>99.9%</b>	<b>100.0%</b>

*This alternative adds seats to better represent underserved communities*

Jurisdiction	Number of Votes	Percent of Population	Percent of Vote
<b>Alternative 1: Additional St. Pete Seat; Divided Inland Communities</b>			
BCC	3	28.7%	20.0%
St. Pete	3	26.9%	20.0%
Clearwater	1	12.2%	6.7%
Largo	1	8.6%	6.7%
Pinellas Park	1	5.5%	6.7%
Beaches	1	3.2%	6.7%
Dunedin	1	3.8%	6.7%
North County	1	6.0%	6.7%
Belleair, Belleair Bluffs, Seminole	1	2.7%	6.7%
Gulfport, Kenneth City, South Pasadena	1	2.3%	6.7%
PSTA	1	N/A	6.7%
<b>Total:</b>	<b>15</b>	<b>100.0%</b>	<b>100.0%</b>

**STAFF RECOMMENDATION**

Jurisdiction	Number of Votes	Percent of Population	Percent of Vote
<b>Alternative 3: Alternative 2 + Tarpon Springs Seat</b>			
BCC	4	28.7%	22.2%
St. Pete	3	26.9%	16.7%
Clearwater	2	12.2%	11.1%
Largo	1	8.6%	5.6%
Pinellas Park	1	5.5%	5.6%
Beaches	1	3.2%	5.6%
Dunedin	1	3.8%	5.6%
Tarpon Springs	1	2.6%	5.6%
Oldsmar, Safety Harbor	1	3.4%	5.6%
Belleair, Belleair Bluffs, Seminole	1	2.7%	5.6%
Gulfport, Kenneth City, South Pasadena	1	2.3%	5.6%
PSTA	1	N/A	5.6%
<b>Total:</b>	<b>18</b>	<b>100.0%</b>	<b>100.0%</b>

**July 12, 2023**



## **8. Director's Report**

---

The Executive Director will update and/or seek input from board members on the following items:

- A. SPOTlight Update
- B. TMA Leadership Group Meeting Update from June 23, 2023
- C. Reminder No August Meeting
- D. Future Meeting Topics:
  - 1. Cycle Track projects – Bayway South Tierra Verde
  - 2. Preview of September TMA Leadership Group meeting
  - 3. Drew Street updated analysis findings and next steps

**ATTACHMENT(S):** None

**July 12, 2023**



**8A. SPOTlight Emphasis Areas Update**

---

**SUMMARY**

The Executive Director will provide an update on the status of the activities related to the adopted SPOTlight Emphasis Areas, which include Enhancing Beach Community Access, a Vision for the US 19 Corridor, the Gateway/Mid-County Area Master Plan (now reduced in emphasis), and Innovations in Target Employment and Jobs Access.

Updates will be provided on the May Waterborne Transportation Committee meeting and next steps, US 19 corridor activities, and the status of Gateway area transportation projects.

**ATTACHMENT(S):** None

**ACTION:** None required; informational item only.

**July 12, 2023**

**9. Informational Items**



---

Staff and/or board members will provide information and updates on the following items as deemed appropriate:

**INFORMATIONAL ITEMS**

- A. CPA Actions and Forward Pinellas Administrative Review Items
- B. Fatalities Map
- C. Pinellas Trail Data
- D. Draft PAC Action Sheet
- E. Committee Vacancies
- F. Quarterly Report on Executive Director Approvals
- G. Correspondence of Interest

**ATTACHMENT(S):**

- Fatalities Map
- Pinellas Trail Data
- Letter dated June 1, 2023 from the Tierra Verde Community Association concerning the Pinellas Bayway South Cycle Track

**July 12, 2023**

**9A. CPA Actions and Forward Pinellas Administrative Review  
Items**



---

**SUMMARY**

This information is presented in order to better, and more systematically, apprise the Forward Pinellas Board of final action(s) by the Board of County Commissioners, in their role as the Countywide Planning Authority (CPA) on matters that have been previously considered. This summary also includes the Tier I Countywide Plan Map Amendments and Map Adjustments that have been administratively reviewed by Forward Pinellas staff.

**CPA Actions May and June 2023:**

The Board of County Commissioners, acting according to its Countywide Planning Authority, held a public hearing on June 13, 2023, to consider the following amendment to the Countywide Plan Map:

- CW 23-04, a Pinellas County case located on the west side of Ridgemoor Dr., approximately 300 feet north of Ridgemoor Blvd., was **approved** for an amendment from Recreation/Open Space to Public/Semi-Public. (vote: 5-1)

**Tier I Countywide Plan Map Amendments May and June 2023:**

- FLUM 23-03, City of Clearwater, satisfies the Tier I provisions of Section 6.1.2.1 of the Countywide Rules
- FLUM 23-04, City of Safety Harbor, satisfies the Tier I provisions of Section 6.1.2.1 of the Countywide Rules
- FLUM 23-05, City of Largo, satisfies the Tier I provisions of Section 6.1.2.1 of the Countywide Rules
- FLUM 23-06, City of Largo, satisfies the Tier I provisions of Section 6.1.2.1 of the Countywide Rules

**Map Adjustments May and June 2023:**

- MA 23-03, City of Tarpon Springs, located at 44098 US 19 N., satisfies the Map Adjustment provisions of Section 7.3.8.5 of the Countywide Rules.

**ATTACHMENT(S):** None

**ACTION:** None required; informational item only.



# Locations of Reported Traffic Fatalities (Year 2023)

**Through June 26th**



**Important:** due to changes to Florida Statutes, starting March 1, 2023, the Florida Department of Highway Safety and Motor Vehicles (FLHSMV), will implement a 60-day delay in the sharing of Florida Traffic Crash Report documents and data to comply with the updated statute. **The fatal crashes shown on this map were obtained from media resources and is not an official reflection of crash records.**

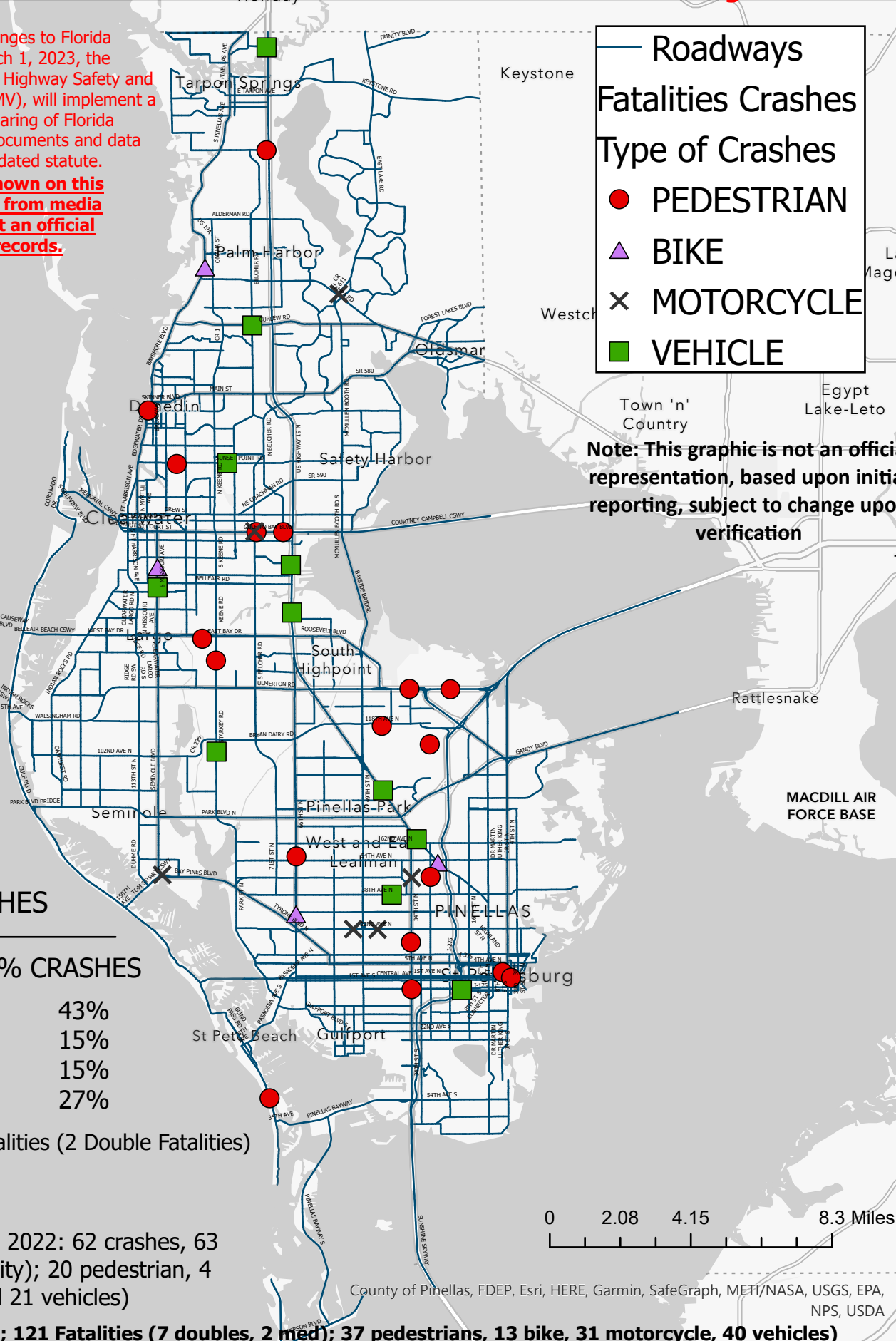
— Roadways

Fatalities Crashes

Type of Crashes

- PEDESTRIAN
- ▲ BIKE
- × MOTORCYCLE
- VEHICLE

**Note:** This graphic is not an official representation, based upon initial reporting, subject to change upon verification



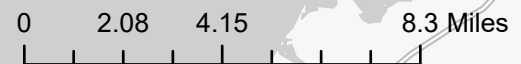
## FATAL CRASHES

TOTALS	52	% CRASHES
PEDESTRIAN	22	43%
BIKE	8	15%
MOTORCYCLE	8	15%
VEHICLE	14	27%

52 Fatal Crashes; 54 Fatalities (2 Double Fatalities)

\*\*Same time June 26th 2022: 62 crashes, 63 fatalities (1 double fatality); 20 pedestrian, 4 bike, 18 motorcycle and 21 vehicles)

**End of 2022:114 Crashes; 121 Fatalities (7 doubles, 2 med); 37 pedestrians, 13 bike, 31 motorcycle, 40 vehicles)**



County of Pinellas, FDEP, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA



# Pinellas Trail User Count Data Summary

Automated Trail Counter Data Collection Period:  
April 1st-30th (30 days)

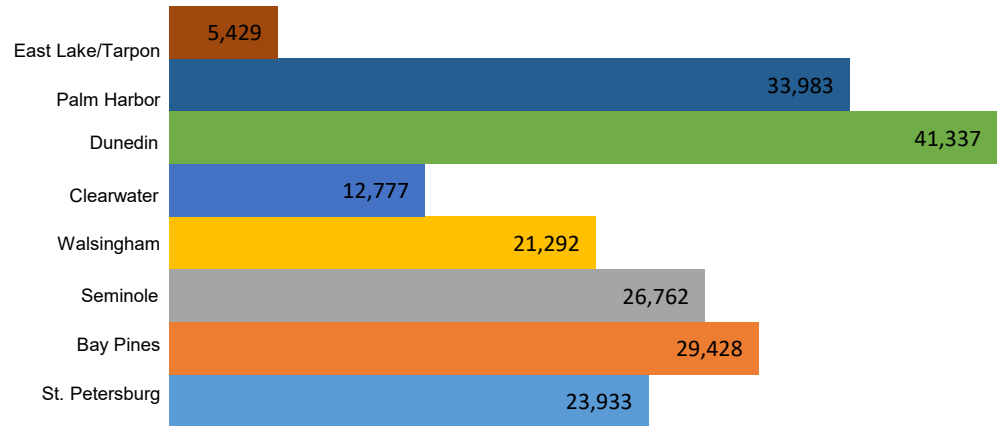
## April 2023

30-Day Count Total: 194,941  
Daily Average Users: 6,498

### Highest Daily Totals:

- #1 – Saturday, April 1st (Dunedin – 2,621)
- #2 – Saturday, April 1st (Palm Harbor – 1,694)
- #3 – Sunday, April 2nd (Bay Pines – 1,453)

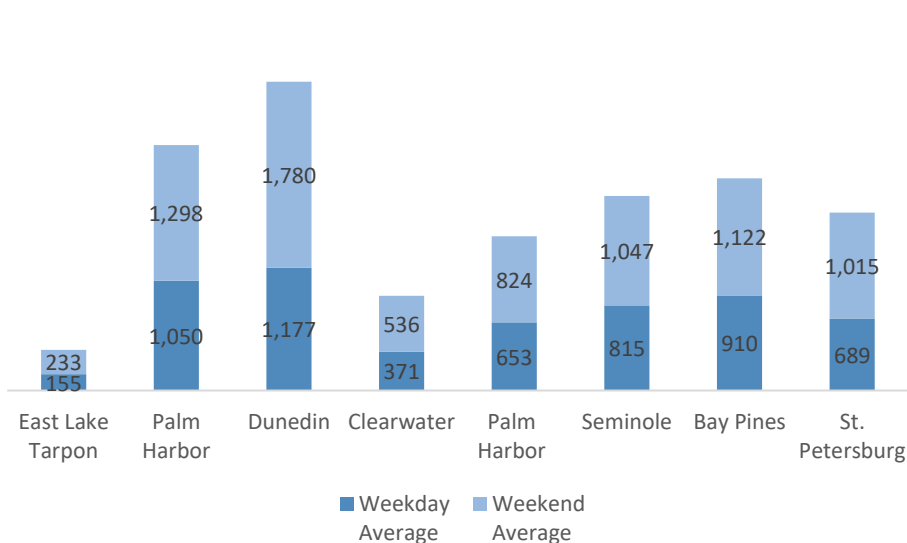
## April Trail Users by Counter Location



## Counter Locations



## Weekday & Weekend Profile

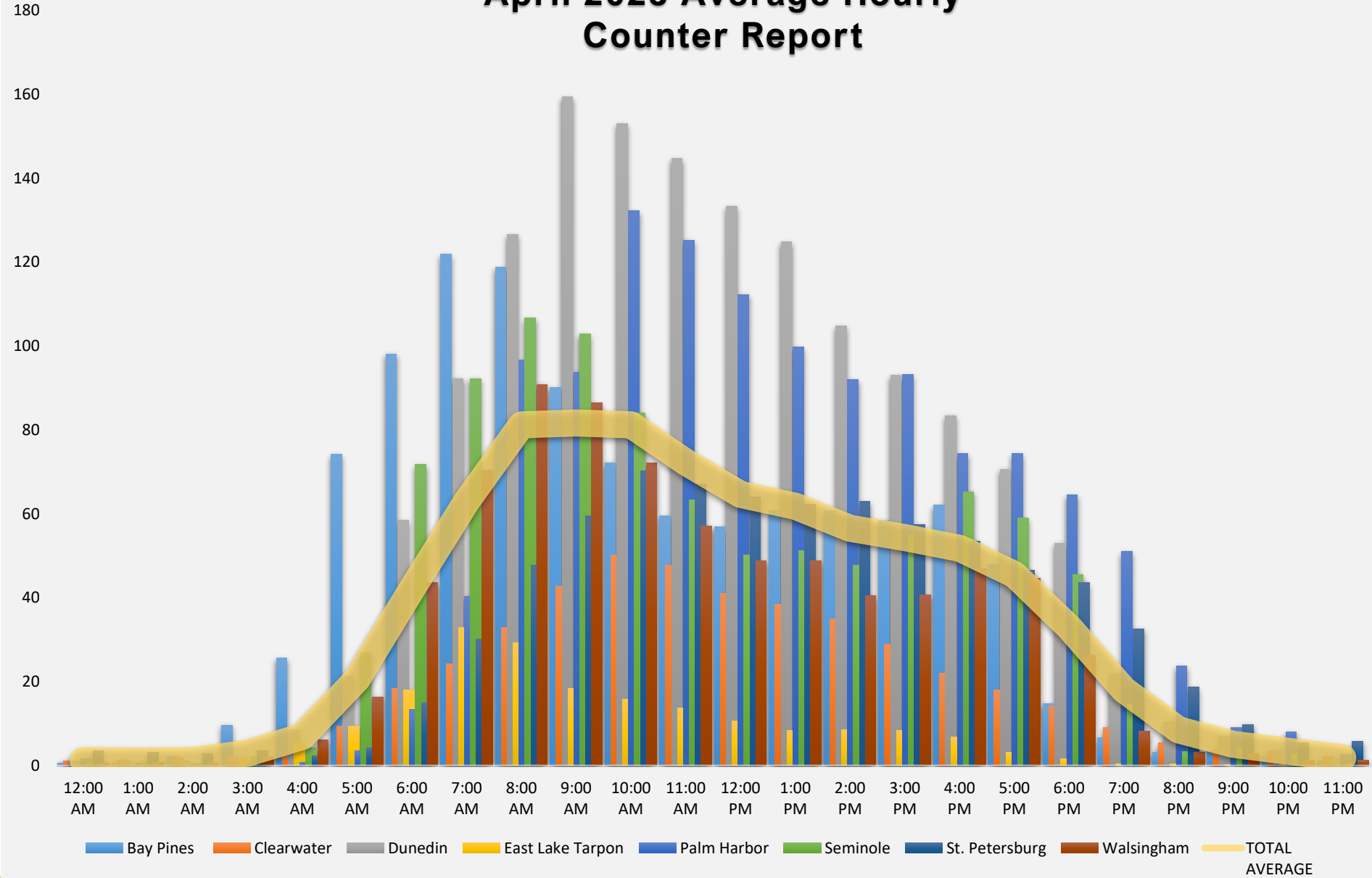


## Trail User Mode Split

Counter Location	Walking (%)	Bicycling (%)
Palm Harbor	18%	82%
Dunedin	11%	89%
Clearwater	33%	67%
Walsingham	21%	79%
Seminole	30%	70%
Bay Pines	18%	82%
St. Petersburg	30%	70%
East Lake/Tarpon	11%	89%

Source: Forward Pinellas April 2023

# April 2023 Average Hourly Counter Report



# Pinellas Trail User Count Data Summary

Automated Trail Counter Data Collection

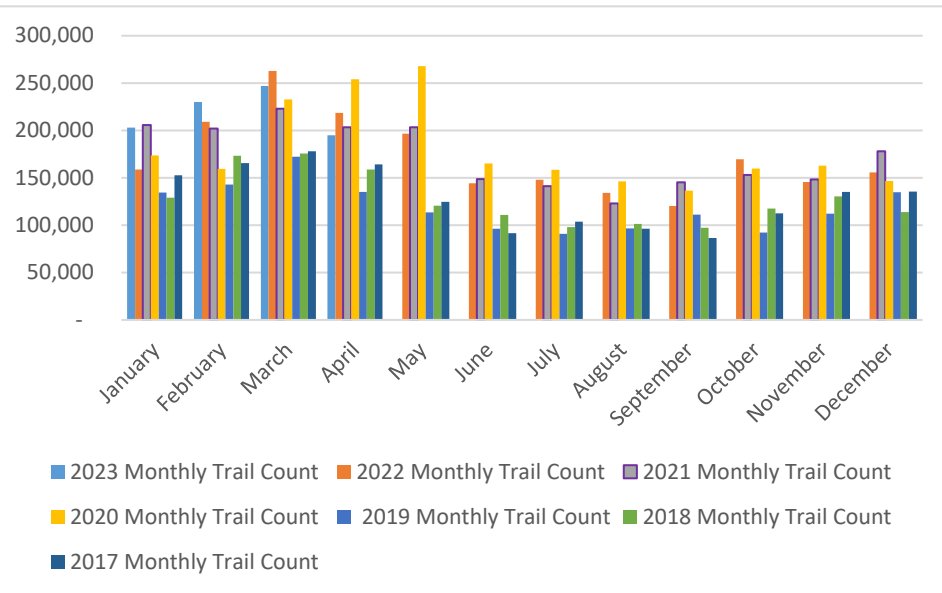
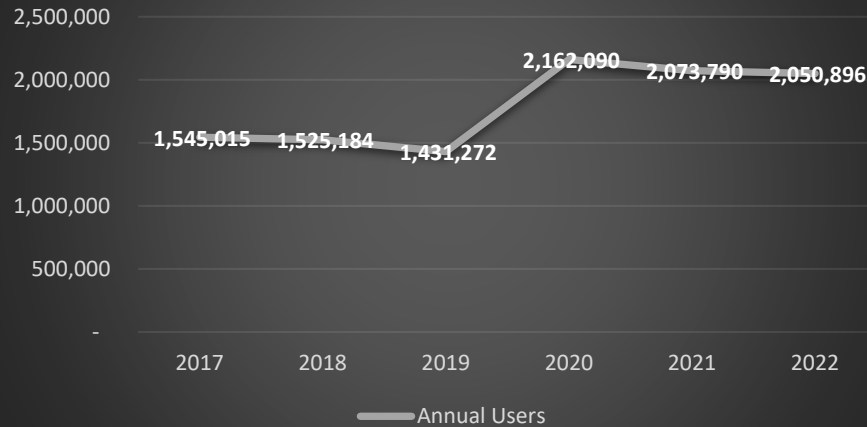
Period: April 2017 - April 2023 Data



**2023 Total Count:  
874,570**

## Monthly Trail Counts 2017 - 2023

### Pinellas Trail Use 2017 - 2022



# Pinellas Trail User Count Data Summary

Automated Trail Counter Data Collection Period:  
May 1st-31st (31 days)

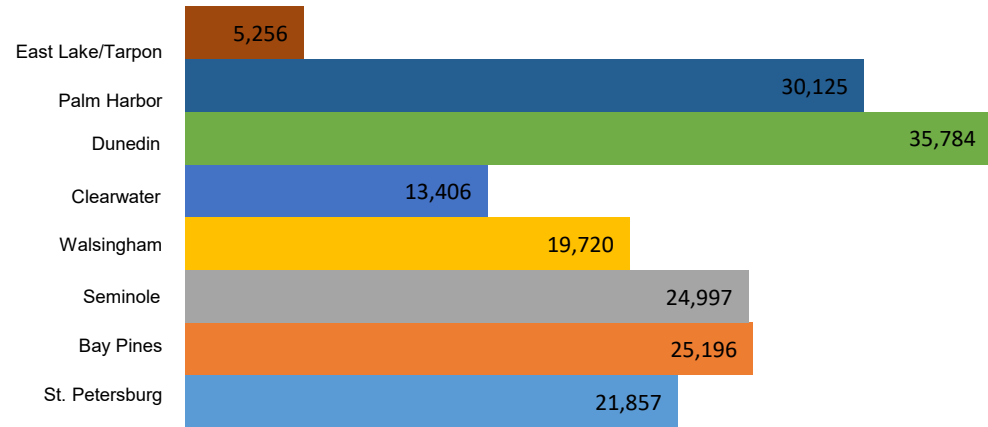
## May 2023

31-Day Count Total: 176,341  
Daily Average Users: 5,688

### Highest Daily Totals:

- #1 – Saturday, May 27th (Dunedin – 2,158)
- #2 – Saturday, May 6th (Palm Harbor – 1,406)
- #3 – Monday, May 29th (St. Petersburg – 1,151)

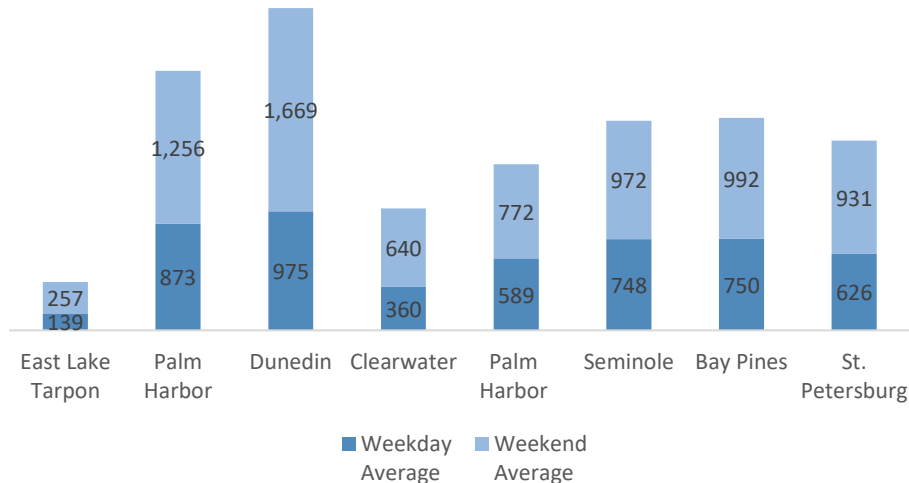
## May Trail Users by Counter Location



## Counter Locations



## Weekday & Weekend Profile

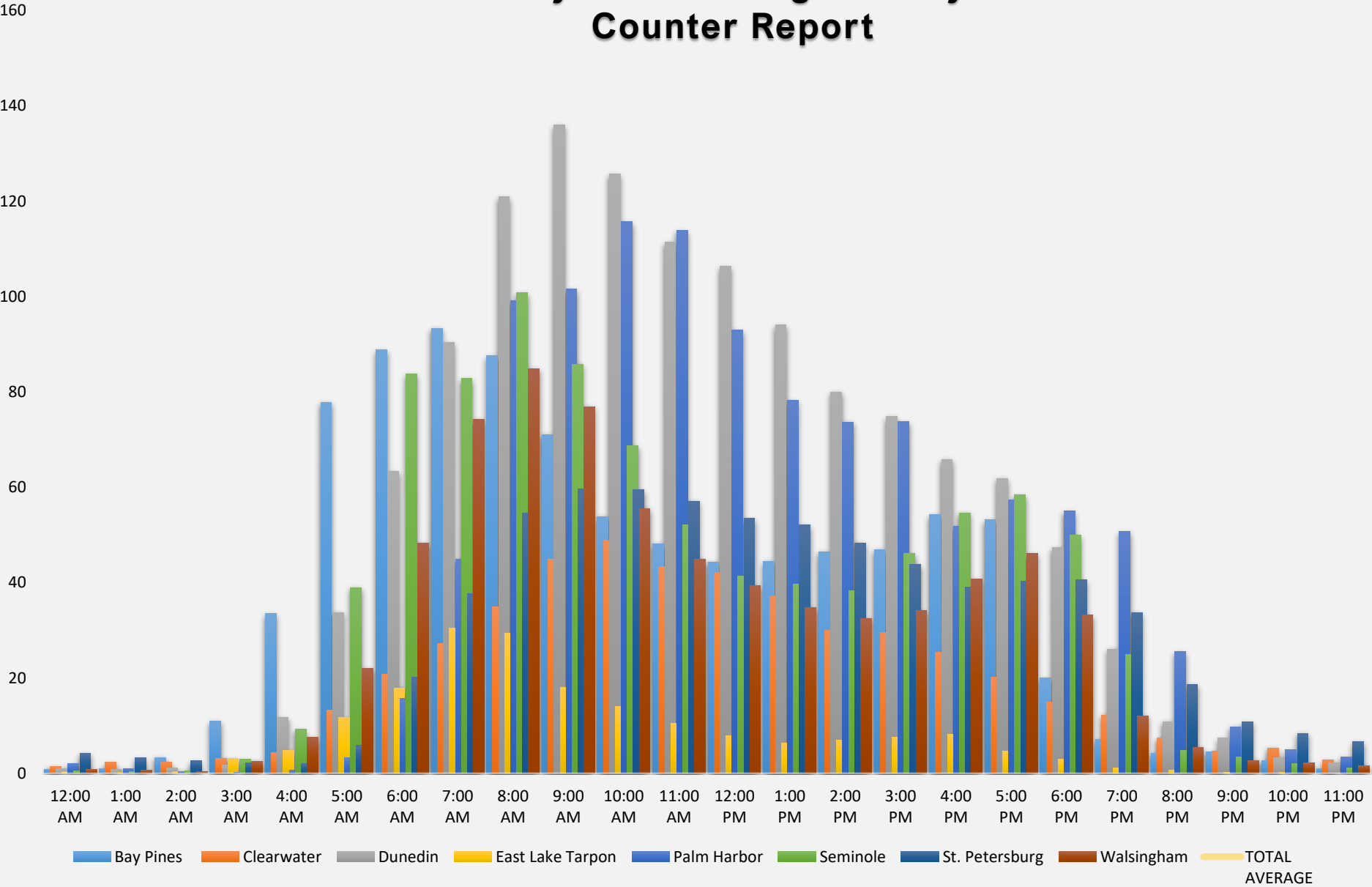


## Trail User Mode Split

Counter Location	Walking (Pedestrian)	Bicycling (Bicycle)
Palm Harbor	17%	83%
Dunedin	7%	93%
Clearwater	29%	71%
Walsingham	16%	84%
Seminole	28%	72%
Bay Pines	14%	86%
St. Petersburg	24%	76%
East Lake/Tarpon	9%	91%

Source: Forward Pinellas May 2023

# May 2023 Average Hourly Counter Report



# Pinellas Trail User Count Data Summary

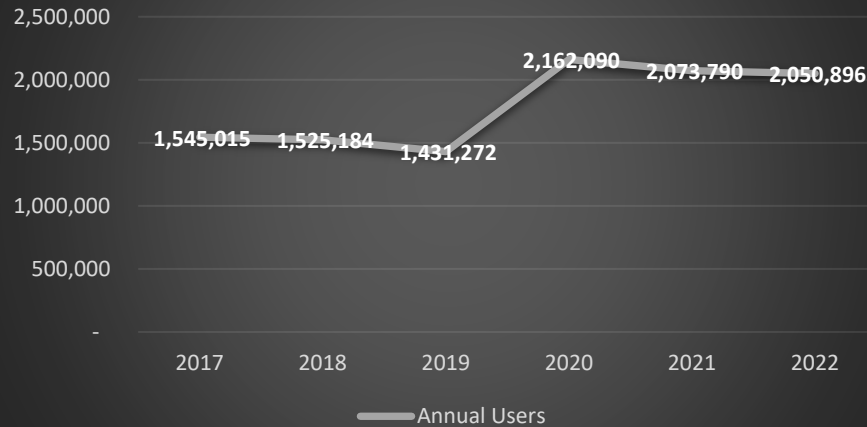
Automated Trail Counter Data Collection

Period: January 2017 – May 2023 Data

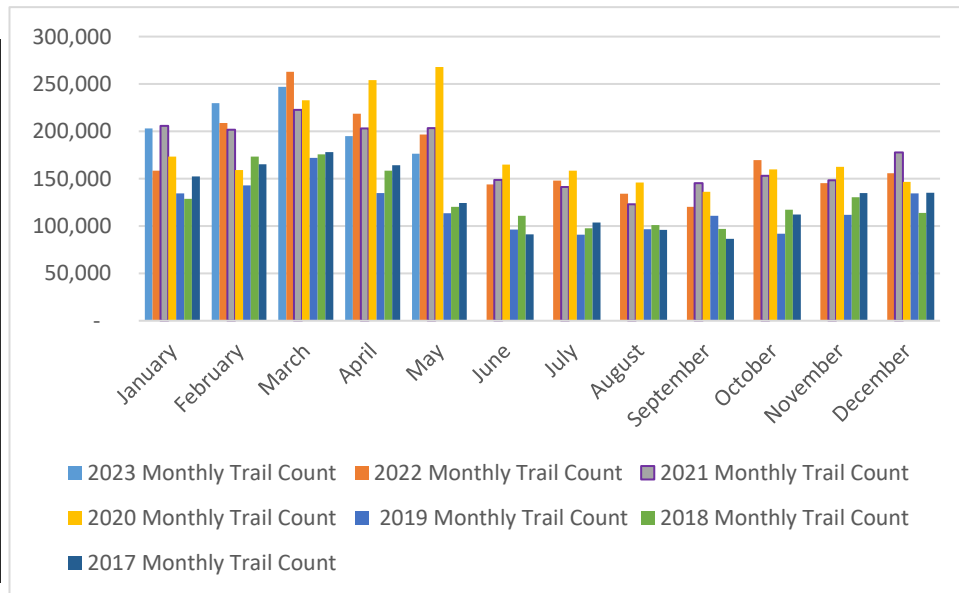


**2023 Total Count:  
1,050,911**

## Pinellas Trail Use 2017 - 2022



## Monthly Trail Counts 2017 - 2023





**PAC AGENDA – SUMMARY AGENDA ACTION SHEET**  
**DATE: JULY 3, 2023**

ITEM	ACTION TAKEN	VOTE
1. <u>CALL TO ORDER AND ROLL CALL</u>	<p>The PAC held its July 3, 2023, meeting in the Palm Room at 333 Chestnut Street, Clearwater.</p> <p>The Chair, Brandon Berry, called the meeting to order at 1:30 p.m. and the members introduced themselves.</p> <p>Committee members in attendance included: Andrew Morris, Kimberly Mejia, Frances Leong Sharp, Jayme Lopko, Brandon Berry, Ryan Brinson, Britton Wilson, Derek Reeves, Pat McNeese (late arrival), Kathryn Younkin, Marcie Stenmark (late arrival) and Matt Jackson.</p> <p>Others in attendance: Dimitri Blanco, City of Oldsmar Intern; Tiffany Menard, City of Pinellas Park; Tom Scofield, Pinellas County; Matthew Kelly, Hill Ward Henderson; Alissa Hevesh, Pinellas County; Tatiana Childress, City of Oldsmar.</p>	
2. <u>INTRODUCTION OF EMMA WENNICK – NEW PROGRAM PLANNER</u>	Rodney Chatman introduced Emma Wennick, the new Program Planner with Forward Pinellas.	
3. <u>APPROVAL OF MINUTES FROM THE MAY 1, 2023 PAC MEETING</u>	Motion: Frances Leong Sharp Second: Kimberly Mejia	10-0
4. <u>REVIEW OF FORWARD PINELLAS AGENDA FOR JULY 12, 2023 MEETING</u> <u>PUBLIC HEARING ITEMS</u> A. <u>Countywide Plan Map Amendments</u> 1. Case CW 23-05 – Pinellas Park	Motion: Frances Leong Sharp Second: Kimberly Mejia	11-0
2. Case CW 23-06 – Tarpon Springs	Motion: Brandon Berry Second: Kimberly Mejia	11-0
3. Case CW 23-07 – Pinellas County	Motion: Kimberly Mejia Second: Derek Reeves	11-0

<p>B. <u>Proposed Amendments to the Countywide Plan</u></p>	<p>Reminding the members that these items had been previously presented in April and May, Jared Austin reviewed with the PAC members the proposed changes to the Countywide Plan that resulted from the latest update to the Target Employment and Industrial Land Study. He also outlined the proposed changes that would create a new index to evaluate transportation impacts to proposed Countywide Plan Map amendments across various modes rather than just automobile level of service, known as the Multimodal Accessibility (MAX) Index.</p> <p>Linda Fisher reviewed other proposed changes to the Countywide Rules regarding Transfers of Density/Intensity, Multijurisdictional Activity Centers, the Coastal High Hazard Area (CHHA), Density/Intensity Bonuses and a few housekeeping amendments. She noted that most of the proposed changes are not substantive and merely seek to clarify and codify existing language.</p> <p>Following the presentations by Forward Pinellas staff, the PAC recommended approval of the proposed amendments to the Countywide Plan.</p> <p>Motion: Britton Wilson Second: Kimberly Mejia</p>	<p>12-0</p>
<p><u>REGULAR AGENDA ITEMS</u> C. <u>CPA Actions and Forward Pinellas Administrative Review Items</u></p>	<p>Rodney Chatman advised the committee members that the Countywide Planning Authority approved one amendment to the Countywide Plan Map as submitted by Pinellas County. He further stated that Forward Pinellas staff administratively approved four Tier I amendments to the Countywide Plan Map and one map adjustment.</p>	
<p>5. <u>PLANNING TOPICS OF INTEREST</u> A. <u>Live Local Act (SB 102)</u></p>	<p>Linda Fisher outlined the new law which took effect on July 1, 2023, and pointed out potential local impacts resulting from state preemption over some local zoning regulations for residential and mixed-use developments on industrial or commercial land if at least 40% of the units are affordable for at least 30 years. Some questions were asked and answered. Subsequently, Ms. Fisher polled the PAC members to assess the local governments' familiarity with the law and local responses. Both Rodney Chatman and Linda Fisher advised that each municipality consult with its legal team sooner, rather than later, to get ahead of potential upcoming developments that will be sought because of this law.</p>	

<p>B. <u>Natural Emergencies Act (SB 250)</u></p>	<p>Linda Fisher alerted the PAC members about the new law that was signed, and immediately became effective, on June 29, 2023. She reviewed the language of the law, which establishes that “A county or municipality located entirely or partially within 100 miles of where either Hurricane Ian or Hurricane Nicole made landfall shall not...propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land development regulations; or propose or adopt more restrictive or burdensome procedures, concerning review, approval, or issuance of a stie plan, development permit, or development order” before October 1, 2024. Additionally, it was noted that the bill also applies retroactively to September 28, 2022. Ms. Fisher highlighted some technical difficulties that exist in calculating the 100-mile radius. She advised that an official map or list of impacted local governments was needed from the state and that Forward Pinellas staff would be looking into it further. This was followed by some discussion and questions and answers. Ms. Fisher polled the PAC members to assess the familiarity with and responses to the new law by the municipalities.</p>	
<p>6. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u>  A. <u>Pinellas SPOTlight Emphasis Areas Update (Information)</u></p>	<p>Rodney Chatman updated the committee on the recent activities related to the SPOTlight Emphasis Areas. He reminded the members that Forward Pinellas staff and its Waterborne Transportation Committee has been working for the last several years to advance waterborne transportation in Pinellas County. Although there have been some successes and failures over the years, recent developments are noteworthy. In collaboration with PSTA, the City of Clearwater, and the City of Dunedin, a restart plan for the Clearwater Ferry has been developed. If funding can be secured, this plan would provide service in downtown Clearwater and downtown Dunedin. On June 29<sup>th</sup> a Service Development Program grant application was submitted to FDOT to partially fund the capital and operating costs associated with the Clearwater Ferry restart plan. Notification should be received in the fall concerning the grant funds.</p>	
<p>B. <u>Cancellation of the July 31, 2023 PAC Meeting</u></p>	<p>Motion: Britton Wilson  Second: Kimberly Mejia</p>	<p>12-0</p>
<p>C. <u>Upcoming Land Use Cases &amp; Pre-App Meetings</u></p>	<p>Upon call by the chair for any land use cases or pre-app meetings to make Forward Pinellas staff aware of, none were heard.</p>	

7. ADJOURNMENT

There being no further business, the meeting was adjourned at 2:35 p.m.

Respectfully Submitted,

\_\_\_\_\_  
PAC Chair

\_\_\_\_\_  
Date

DRAFT

**July 12, 2023**

**9E. Committee Vacancies**



---

**SUMMARY**

- **Bicycle Pedestrian Advisory Committee (BPAC)**

The BPAC currently has six openings, one for Pinellas Park/Mid County area, one for the Largo area, four for At Large seats.

- **Citizens Advisory Committee (CAC)**

The CAC currently has two openings: one for a Dunedin and one for Pinellas Park/Mid-County.

- **Local Coordinating Board (LCB)**

The LCB currently has three openings, one for Department of Veteran Services, one for a Health Department representative and one for a Community Action Agency representative.

- **School Transportation Safety Committee (STSC)**

The STSC currently has two openings, one for Gulfport and one for Largo.

**ATTACHMENT(S):**

- BPAC Membership Listing
- CAC Membership Listing ([5Ba](#))
- LCB Membership Listing([5Bd](#))
- STSC Membership Listing

**ACTION:** None required; informational item only.

## **BICYCLE PEDESTRIAN ADVISORY COMMITTEE MEMBERSHIP LIST**

### **Voting**

#### **St. Petersburg Area (St. Pete/Gulfport/So Pasadena/Tierra Verde)**

1. Stuart Schwartzreich (05/11/22)
2. Keely Murphy (03/08/23)
3. Gordon Brown (04/12/23)
4. Charlie Guy (01/12/22)

#### **Clearwater Area**

5. Gloria Lepik-Corrigan (09/08/21)
6. Fernando Gutierrez (01/12/22)
7. William "Avera" Wynne (06/08/22)

#### **Dunedin Area**

8. Ron Englert (02/08/23)
9. Steve Thomas (05/10/23)

#### **Pinellas Park and Mid-County**

10. David Chase (03/09/22)
11. Vacant

#### **Largo Area**

12. Daniel Alejandro (10/12/16)
13. Vacant

#### **North County Area (Tarpon Springs/Palm Harbor/Ozona/Oldsma/Safety Harbor)**

14. Heather Vernillo (08/10/22)
15. Brian Smith (Chairman) (12/12/12)

#### **At Large Area**

16. Eric Sorenson (09/14/22) (Clearwater)
17. Lara Wojahn (02/08/23) (Treasure Island)
18. Vacant
19. Annette Sala (03/12/14) (St. Petersburg)
20. Vacant
21. Vacant
22. Vacant

#### **Seminole Area**

23. Donovan Nickell (01/11/23)

#### **Beach Communities**

24. Peter Wray (02/08/23)
25. Paul Zagami (01/12/22)

#### **Technical Support**

1. County Traffic Department (Joan Rice – representative; Gina Harvey and John Rieman – alternates)
2. Pinellas County Planning Department (Scott Swearngen – representative)
3. PSTA (James Phillips – representative; Devan Deal – alternate)
4. City of Clearwater (Jayme Lopko - representative, Lauren Matzke - representative)
5. City of St. Petersburg (Maika Arnold – representative; Elisabeth Staten - alternate)
6. City of Largo (Whitney Clark – representative; Diane Friel - alternate)
7. City of Oldsma (Matt Jackson – representative, Tatiana Childress – alternate)
8. City of Pinellas Park (Darby Bryant – representative, Derek Reeves – alternate)
9. City of Dunedin (Kathy Gademer – representative, James Cunningham – alternate)
10. City of Tarpon Springs (Caroline Lanford – representative)
11. Pinellas County School System (Joseph Camera- representative, Autumn Westermann- alternate)
12. Friends of the Pinellas Trails (Scott Daniels – representative, Jim Wedlake - alternate)
13. CUTR (Julie Bond - representative)

#### **Sheriff's Office /Police/Law Enforcement Representatives**

1. Pinellas Park Police Dept.
2. St Petersburg Police Dept.
3. Largo Police Dept.
4. Sheriff's Office – Deputy Dan Nocera
5. Clearwater Police Dept.

#### **Non-Voting Technical Support**

14. FDOT (Jensen Hackett - representative)
15. County Parks and Conservation Resources (Lyle Fowler – representative; Spencer Curtis – alternate)

\*Dates signify appointment

## **SCHOOL TRANSPORTATION SAFETY COMMITTEE MEMBERS**

### **School Board**

Stephanie Meyer  
Carol Cook – Vice Chair

### **Pinellas County**

Commissioner Chris Latvala

### **Clearwater**

Councilmember Mark Bunker

### **Citizen**

Doug Mullis

### **Dunedin**

Commissioner Jeff Gow

### **PSTA**

Josh Shulman

### **Gulfport**

Vacant

### **Largo**

Vacant

### **Oldsmar**

Councilmember Katie Gannon

### **Gulf Beaches**

Mayor Cookie Kennedy

### **Pinellas Park**

Councilmember Keith V. Sabiel

### **Tarpon Springs**

Commissioner Mike Eisner

### **Seminole**

Councilor Roger Edelman

### **Safety Harbor**

Commissioner Cliff Merz  
Vice Mayor Nancy Besore (alternate)

### **St. Petersburg**

Councilmember Lisset Hanewicz

## **Non-Voting Tech Support Members**

### **Pinellas County School Board/Transportation**

Matthew Atwell  
T. Mark Hagewood, Transportation

### **Pinellas County Long Range Planning**

Scott Swearingen

### **Pinellas County Public Works**

Casey Morse / Jeff Thompson

### **Pinellas County School Board**

Marshall Touchton, Demographic Specialist

### **Pinellas County School Board**

Joseph Camera, Customer Service Analyst  
Autumn, Westermann, Customer Service Analyst (Alt.)

The Forward Pinellas Internal Control Structure Policy Manual authorizes the Executive Director the ability to approve certain instruments, such as contracts under \$25,000, amendments and extensions to contracts previously approved by the board, PPC Budget line item transfers not to exceed \$10,000, and invoice approvals and submittals. The full list of items is available on page 4 of the Internal Control Structure Policy Manual. The manual notes that documents and instruments approved by the Executive Director under this authority shall be placed as an informational item on the board agenda at least quarterly and aligned with quarterly financial reporting.

The board approved the Internal Control Structure Policy Manual on February 14, 2018. The first report was at the May 9, 2018 Board meeting. The manual includes references to the Federal Acquisition Thresholds, which have since been updated. The adjusted numbers were added for reference to the manual in July 2018.

The Florida Department of Transportation released a memorandum on July 22, 2019 recommending executive director time and travel for MPO activities be reviewed by the Board. This information has been added to this quarterly report.

#### **Grant-Related Submittals**

- Quarterly invoice submitted to FDOT on 03/29/23 FTA Section 5305 Funds, contact G1V09 for period October - December 2022, request of \$43,947.64.
- Quarterly invoice submitted to FDOT on 03/29/23 FTA Section 5305 Funds, contact G2647 for period October - December 2022, request of \$46,733.40.
- Quarterly invoice submitted to FDOT on 03/29/23 FHWA PL and STP Funds, contract G2775 for period October - December 2022, request of \$406,088.11.
- Quarterly invoice submitted to the Commission for the Transportation Disadvantaged on 01/15/23 for TD Planning Grant G2973 October - December 2022, request of \$4,443.45.

#### **Work Authorizations and Notices to Proceed**

- Project Title: LRTP Community Survey; Firm: WSP; Total Project Cost: \$50,244, Work Authorization for \$50,244 in SU funds; Date Submitted: 02/14/23.
- Project Title: SCTPA Regional Needs Assessment; Firm: Kittelson; Total Project Cost: \$59,961.48, Work Authorization for \$59,961.48 in PL funds; Date Submitted: 03/16/23.
- Project Title: LRTP Focus Group Support; Firm: WSP; Total Project Cost: \$15,012.00, Work Authorization for \$15,012.00 in PL funds; Date Submitted: 03/30/23.





**Quarterly Report on Executive Director Approvals  
January – March 2023**

**Executive Director MPO Travel (beyond FDOT District 7)**

- Event: MPOAC Staff and Governing Board; Date: 12/20/22; Event: FMPP Meeting; Date: 02/01/23; MPO Cost: \$181.81

**Executive Director Time**

- **Regular Time:** 475 hours (PPC: 171 hours, MPO: 304 hours)
- **Holiday:** 16 hours
- **Annual Leave/Leave with Pay-Other:** 25 hours



TIERRA VERDE COMMUNITY ASSOCIATION, INC.  
1275 Pinellas Bayway • Tierra Verde, Florida 33715  
(727) 867-9362 • Email [tassn@tampabay.rr.com](mailto:tassn@tampabay.rr.com)

June 1, 2023

The Honorable Ron DeSantis  
Governor of Florida  
The Capitol  
400 S. Monroe St.  
Tallahassee, FL 32399-0001

Dear Governor DeSantis:

The Tierra Verde Community Association (TVCA) is requesting your help with FDOT, Forward Pinellas MPO, and Pinellas County regarding the recently constructed 'Cycle Track' on Pinellas Bayway South, a State Road in Tierra Verde, Florida.

The Bayway South is the gateway to our unique barrier island community of Tierra Verde and is the entrance to the world class Ft. DeSoto Park, its popular RV Park and the largest public boat ramp in Tampa Bay. It is a gateway for RV's and boat trailers every day.

The TVCA and the Tierra Verde community were aware of Pinellas County's desire to complete the Pinellas Trail by reconstructing a one- mile gap in the Trail on Pinellas Bayway South. However, we were never provided any detailed design or renderings that fully explained the 'Cycle Track' project to understand the impacts of this design on our community.

Only after construction was well underway, was it clear to the vast majority of the Tierra Verde community that there were numerous safety issues and negative impacts to our community with the 'Cycle Track' design.

The TVCA Board opposes the 'Cycle Track' configuration based on our observation of safety concerns and community feedback. The primary complaint of residents is the inclusion of bi-directional bike lanes adjacent to the road on the one-way northbound travel lanes and its resultant safety challenges.

Before contacting your office, we have presented our concerns to FDOT, Forward Pinellas, local representatives, and Pinellas County.

According to FHWA guidance ([https://nacto.org/wp-content/uploads/2016/05/2-4\\_FHWA-Separated-Bike-Lane-Guide-ch-5\\_2014.pdf](https://nacto.org/wp-content/uploads/2016/05/2-4_FHWA-Separated-Bike-Lane-Guide-ch-5_2014.pdf)), and the **FDOT Design Manual** (<https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2022/2022fdm223bikes.pdf?>), bi-directional bike lanes adjacent to the road provide challenges for the roadway and bike lane users. Bi-directional bike lanes may be appropriate when there are few access points and conflict points are minimal.

At a May 8, 2023 TVCA community meeting with FDOT, FDOT safety engineer Emmeth Duran stated that FDOT's safety goal is always to get people from point A to point B with the least number of unsafe interactions. **There are 25 plus access/interaction points (condo driveways and road crossings) along one mile of the bi-directional bike lanes. The bi-directional 'Cycle Track' design not only increases the number of interactions but causes more perilous and risky interaction points, especially with southbound cyclists and e-bike cyclists. The TVCA community considers this excess of interaction points to be dangerous to all who travel on Pinellas Bayway S.**

A second safety concern is that the 'Cycle Track' has eliminated the breakdown lanes along the outside of the travel lanes. With the elimination of the breakdown lanes on both directions of the Bayway South, the only place to park disabled vehicles is on the median. When a disabled vehicle is pulled over in the median during heavy bumper to bumper traffic, (which occurs regularly when visitors exit Ft. DeSoto), EMS cannot progress northbound. The two traffic lanes have nowhere to pull aside to allow passage and at the same time the disabled vehicle is blocking a route up the median. The only remaining option for EMS is to do a crossover into dangerous oncoming traffic.

We have been informed that the Tierra Verde fire station was not contacted about the "Cycle Track" prior to construction. Tierra Verde firefighters stated at the May 8, 2023 TVCA Board meeting that being forced to travel northbound, in the southbound lanes, is their choice of last resort because it forces them dangerously into oncoming traffic. Due to the FDOT/Pinellas County Beautification Project, that placed large trees and vegetation in the median, EMS cannot use the median thus eliminating that remaining option. See images below.

The previous design allowed disabled vehicles to either pull off to the median or into the breakdown lane. Either way, traffic could shift to allow an EMS vehicle to pass.

**Delays to emergency vehicles, because of this design, will result in EMS response time delays which can be the difference between life and death.**

Other issues and concerns raised with the 'Cycle Track' include the loss of parking for Sheriff's vehicles, vendors, contractors, delivery people, garbage trucks and community events in Tierra Verde. The only parking available now for these commercial vehicles is in the median or in a vehicle lane, both of which are illegal. Landscaping services now park in the median and haul their lawn equipment back and forth across the road. Continuous illegal parking on the median by trucks and vehicles will further deteriorate FDOT's \$1 Million Bayway Beautification Project.

The TVCA Board requests your help to resolve the numerous safety issues facing our residents and visitors with the new Bayway South 'Cycle Track' in its current design.

On behalf of our TVCA members, the TVCA Board requests the following changes be made to the current design to ensure the safety of everyone:

1. Return the Northbound (Eastside) 'Cycle Track' to a one direction northbound bike lane so there are single direction bike lanes on both sides of the Bayway. Both bike lanes would adhere to the flow of traffic and have accessibility to cross Pinellas Bayway South by three crosswalks and the sidewalk under the bridge along the one-mile gap of the Pinellas Trail.
2. Make the northbound bike lane the same size and width as the southbound lane with the same size concrete curb barriers.
3. Restore the breakdown lanes.
4. Widen vehicle travel lanes to their previous 12-foot widths toward the median to compensate for the increased bike lane width. The new design decreased the vehicle travel lanes to 11 feet in width.


The above changes will resolve many of the safety issues we have identified including; mitigating the dangerous 25 plus bi-directional unsafe interaction access points within one mile on the Bayway S, allowing EMS access to anywhere on the Bayway S without delay, the return of the breakdown lanes and protection of the median Beautification Project.


The TVCA Board again asks for your help in resolving these serious safety issues as quickly as possible. Please feel free to contact us as we will be glad to speak further with you and/or your staff.


Thank you in advance for any help you or your office may provide.

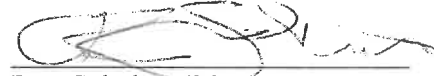
Respectfully,

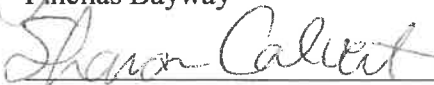
Tierra Verde Community Association, Inc. Board of Directors:

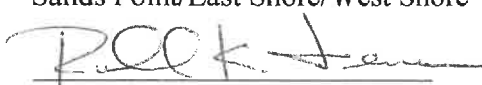
  
Larry McKinnon, President  
Pinellas Bayway

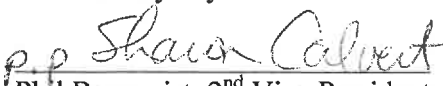
  
Jeff Farrell, Vice President  
Sands Point/East Shore/West Shore

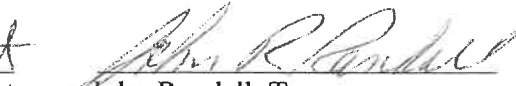
  
Jerry Frulio, Director  
Pinellas Bayway


  
Ron Schalter, Director  
Sands Point/East Shore/West Shore

  
Sharon Calvert, Director  
Pinellas Bayway

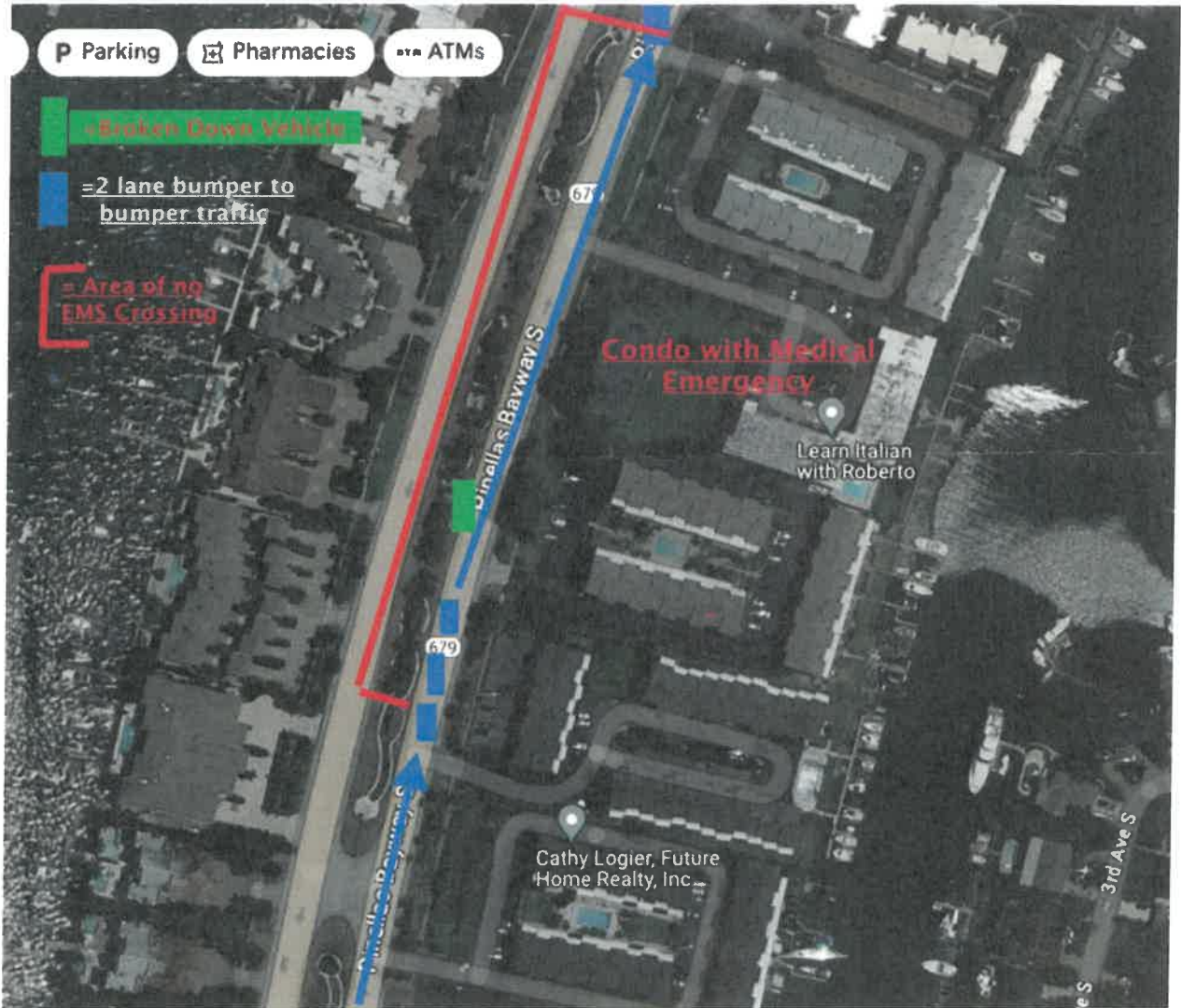
  
Randall Ierna, Secretary  
Entrada

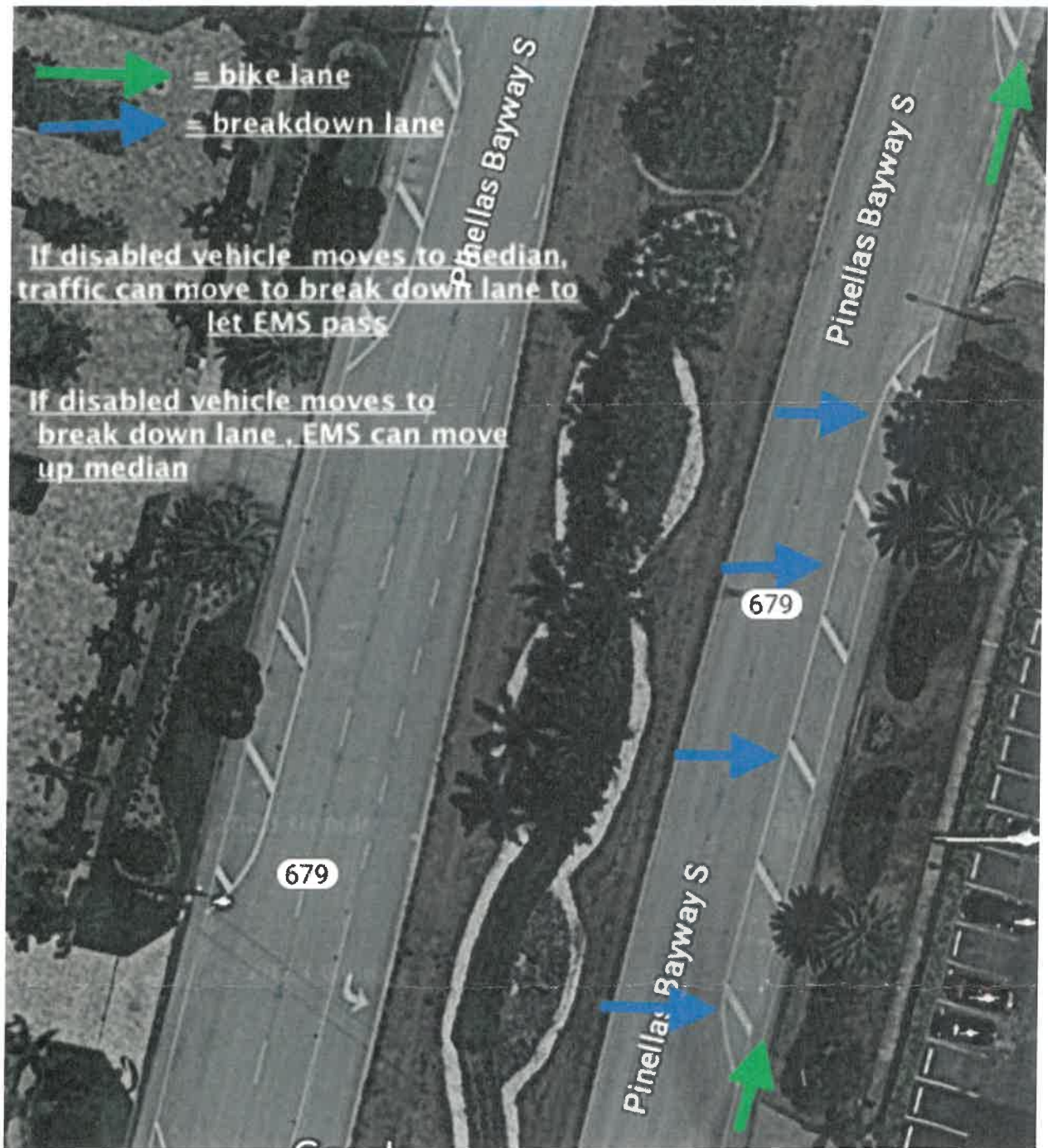
  
Phil Bergquist, 2<sup>nd</sup> Vice President  
Monte Cristo

  
John Randall, Treasurer  
Monte Cristo

  
Cynthia Hoffmann, Director  
Entrada

CC: Florida Representative Linda Chaney  
Florida Senator Nick DiCeglie  
FDOT Secretary Jared Purdue  
FDOT District 7 Secretary David Gwynn  
Justin Hall, FDOT  
Kristen Carson, FDOT  
Whit Blanton, Forward Pinellas MPO  
Pinellas County Commissioner Brian Scott  
Pinellas County Commissioner Kathleen Peters  
Pinellas County Commissioner Janet Long  
Pinellas County Commissioner Charlie Justice  
Pinellas County Commissioner Renee Flowers  
Pinellas County Commissioner Chris Latvala  
Pinellas County Commissioner Dave Eggers  
Brian Lowack, Pinellas County





*Previous Bayway S Configuration\**

Go to the below URL to Download Full Size Images:

[https://drive.google.com/drive/folders/1-JkfVLCwHNnCMTaEGUcRqSVhs\\_6v2rF?usp=sharing](https://drive.google.com/drive/folders/1-JkfVLCwHNnCMTaEGUcRqSVhs_6v2rF?usp=sharing)

**July 12, 2023**

**10. Upcoming Events**



Staff and/or board members will provide information on the following upcoming events as needed:

**UPCOMING EVENTS**

July 19 <sup>th</sup>	<a href="#">MPOAC Policy and Technical Committee Meeting</a> – St. Pete Beach
July 27 <sup>th</sup>	<a href="#">MPOAC Meeting</a> - Orlando
Sept 5-8 <sup>th</sup>	<a href="#">American Planning Association, Florida Chapter Conference</a>
Sept 22 <sup>nd</sup>	<a href="#">TMA Leadership Group Meeting</a>
Nov 2 <sup>nd</sup> -3 <sup>rd</sup>	<a href="#">Gulf Coast Safe Streets Summit</a>

**ATTACHMENT(S):** None

**ACTION:** None required; informational item only.