



**PLANNERS ADVISORY COMMITTEE (PAC)
MEETING AGENDA**

March 1, 2021 – 1:30 p.m.

**Magnolia Room at Florida Botanical Gardens
12520 Ulmerton Road, Largo**

THE PLANNING COUNCIL AND METROPOLITAN PLANNING ORGANIZATION FOR PINELLAS COUNTY

1. CALL TO ORDER AND INTRODUCTIONS

2. APPROVAL OF MINUTES – February 1, 2021

3. REVIEW OF FORWARD PINELLAS AGENDA FOR March 10, 2021

PUBLIC HEARINGS

Countywide Plan Map Amendment(s)

- A. [Case CW 21-02 – City of Tarpon Springs](#)
- B. [Case CW 21-05 – City of Clearwater](#)
- C. [Case CW 21-06 – City of St. Petersburg](#)
- D. [Case CW 21-07 – Pinellas County](#)

REGULAR AGENDA ITEMS

- E. [CPA Actions and Tier I Countywide Plan Map Amendments](#)

4. PLANNING TOPICS OF INTEREST

- A. [Safe Streets Pinellas Action Plan](#)
- B. [Residential Equivalent Use Standards](#)
- C. [Multi-jurisdictional Review of Gateway Projects](#)
- D. [Legislative Update](#)

5. OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA

- A. [Pinellas SPOTlight Emphasis Areas Update \(Information\)](#)

6. UPCOMING EVENTS

Month of March	Bike Your City 2021 – Countywide Virtual Event
April 13 th	Sun Coast Book Club

7. ADJOURNMENT

NEXT PAC MEETING – MONDAY, APRIL 5, 2021

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.

Appeals: Certain public meetings result in actions taken by the public board, commission or agency that may be appealed; in such case persons are advised that, if they decide to appeal any decision made at a public meeting/hearing, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Planners Advisory Committee – March 1, 2021



2. Approval of Minutes – February 1, 2021

SUMMARY

The Summary Agenda Action Sheet for the February 1, 2021 PAC meeting is attached for committee review and approval.

ATTACHMENT(S): PAC Summary Agenda Action Sheet for the February 1, 2021 meeting

ACTION: PAC to approve the Summary Agenda Action Sheet from the February 1, 2021 meeting.

PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: FEBRUARY 1, 2021

ITEM	ACTION TAKEN	VOTE
1. <u>CALL TO ORDER AND ROLL CALL</u>	<p>The PAC held its February 1, 2021 meeting in the Magnolia Room at the Florida Botanical Gardens; 12520 Ulmerton Road, Largo.</p> <p>The Chair, Britton Wilson, called the meeting to order at 1:30 p.m. and the members introduced themselves.</p> <p>Committee members in attendance included Britton Wilson, Fred Metcalf, Kyle Brotherton, Derek Reeves, Corey Gray, Rick Perez, Jan Norsoph, Frances Leong-Sharp, Zain Husain, Marshall Touchton, Marcie Stenmark, Allie Keen, Wesley Wright, George Kinney, Jensen Hackett, Heather Sobush and Tatiana Childress.</p> <p>Forward Pinellas staff included Rodney Chatman, Linda Fisher, Nousheen Rahman, Jared Austin, Angela Ryan, Austin Britt and Tina Jablon.</p> <p>Others in attendance were Teresa Brydon and Lisa Foster.</p>	
2. <u>MINUTES OF REGULAR PAC MEETING OF JANUARY 4, 2021</u>	<p>Motion: Rick Perez Second: Jan Norsoph</p>	16-0
3. <u>REVIEW OF FORWARD PINELLAS AGENDA FOR FEBRUARY 10, 2021 MEETING</u> <u>PUBLIC HEARINGS</u> A. CW 21-04 – City of Largo	<p>Motion: Marshall Touchton Second: Jan Norsoph</p>	16-0
<u>REGULAR AGENDA ITEMS</u> B. CPA Actions and Tier I Countywide Plan Map Amendments	None required; informational item only.	

<p>4. <u>PLANNING TOPICS OF INTEREST</u></p> <p>A. Pinellas County Employment Sites Program</p>	<p>Teresa Brydon, Pinellas County Economic Development, provided the PAC members with an overview of the Pinellas County Employment Sites Program. This is part of the larger Penny IV Affordable Housing and Economic Development Program. She provided some historical context for the development of the program. The criteria for evaluating proposals was outlined and examples of the types of projects that could qualify for funding were given. Next steps and timelines were reviewed. Additional information can be found at www.PCED.org/ESP.</p>	
<p>B. Coastal High Hazard Area (CHHA) Density Increases and Floodplain Management</p>	<p>Rodney Chatman provided some background information from meetings with floodplain managers around the county who have concerns about residential density increases in the CHHA. As a result of these meetings, Forward Pinellas staff agreed to examine potential strategies, in consultation with the PAC, that could be adopted to address these concerns. Mr. Chatman polled the PAC members regarding the degree of involvement the floodplain managers have at each local government in the Countywide Plan Map amendment process. The PAC members offered information on their individual processes. The consensus of the members was that floodplain management was best handled at the local level as opposed to being incorporated into the Countywide Plan Map amendment process.</p>	
<p>C. Forward Pinellas Complete Streets Grant Program Awards</p>	<p>Angela Ryan reviewed the Complete Streets Grant Program with the members and outlined the subcommittee's award recommendations for this year. The Forward Pinellas Board will act on the recommendations at its February 10th meeting.</p>	
<p>D. Countywide Housing Strategy Update</p>	<p>Linda Fisher gave an update on the Countywide Housing Strategy. She reviewed key outcomes from the Homes for Pinellas Summit that was conducted last year. Progress to date and next steps were outlined, including incorporating the housing strategy into Advantage Pinellas, and the upcoming launch of a countywide housing compact.</p>	

E. Legislative Update	Linda Fisher reminded the members that the legislative session begins in March. She highlighted some bills of interest to the local planning community, including a bill of great concern that would preempt local building design requirements on residential buildings. An update on the effort to address last year's HB 1339 was also provided. Updates will be brought to the PAC each month throughout the legislative session.	
5. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u> A. Pinellas SPOTlight Emphasis Areas Update (Information)	Rodney Chatman updated the PAC members on each of the SPOTlight Emphasis Areas. He pointed out that the Forward Pinellas Waterborne Transportation Committee is well under way with PSTA taking a lead role in that effort. At its next meeting, PSTA will provide the results of modeling and ridership analyses for the committee's consideration. Mr. Chatman pointed out that state funding may become available for resiliency projects and that Forward Pinellas staff would be reviewing the Gateway Area Master Plan for potential projects that could benefit from the funding. Lastly, he advised that a safety study is currently underway with FDOT concerning the frontage roads along US 19.	
B. Forward Pinellas Board Workshop Update	Rodney Chatman reminded the members that the Forward Pinellas Board held a workshop on January 29 th to orient board members and develop a strategic direction for the next two years. He highlighted some of the key issues/challenges that the board members cited as most important. This included industrial land preservation, urban agriculture, preserving local design standards, and continued technical assistance to local governments.	
C. Residential Equivalent Use Standards	Rodney Chatman alerted the PAC members that Forward Pinellas staff would be looking into potential increases to the Residential Equivalent Use Standards. This is the result of a request made to the Forward Pinellas Board by Todd Pressman.	
7. <u>ADJOURNMENT</u>	The meeting was adjourned at 2:33 p.m.	

Respectfully Submitted,

PAC Chairman

Date

SUMMARY

From: Residential Low Medium
To: Public/Semi-Public
Area: 0.58 acres m.o.l.
Location: Anclote Blvd. and L&R Industrial Blvd.

The proposed amendment is submitted by the City of Tarpon Springs to amend a property from Residential Low Medium (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) to Public/Semi-Public (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 subject property is located on the southwest corner of Anclote Blvd. and L&R Industrial Blvd. There is a small water production well located on the property, but is otherwise vacant. It is the intent of the city to utilize this property as a public works/public services storage facility, specifically for storing emergency-use generators. This proposed facility falls under the Transportation/Utility use. While this use is allowed under the Countywide Plan Residential Low Medium category, it is not permitted under the current local future land use category, hence the proposed amendment to Public/Semi-Public. The subject property is owned by the city and was annexed into its boundaries in January 2021 for this purpose.

FINDINGS

Staff submits the following findings in support of the recommendation for approval:

- 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 and documents in explanation and support of these findings.

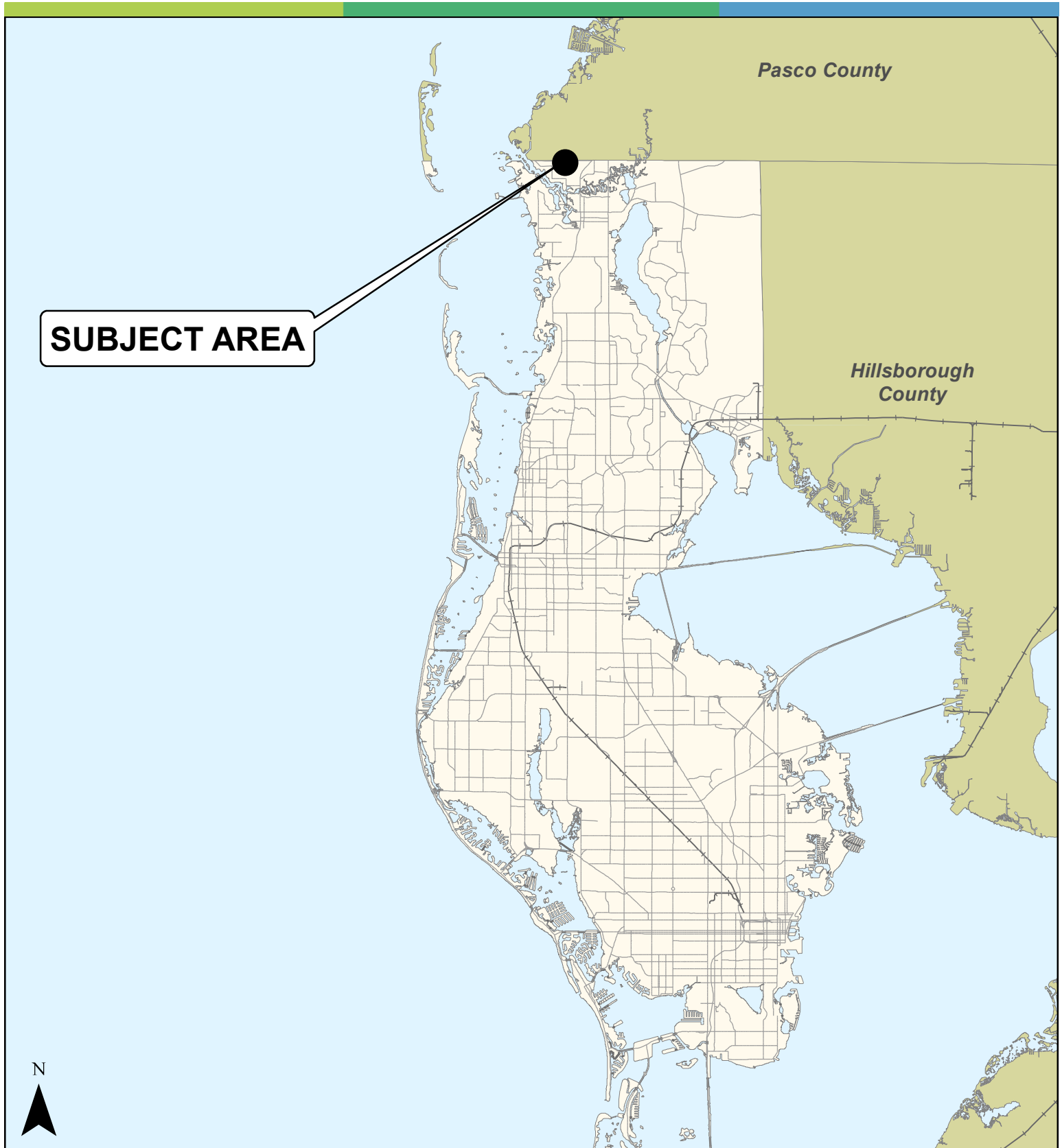
LIST OF MAPS & ATTACHMENTS:

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

Attachment 1 Forward Pinellas Staff Analysis
Attachment 2 Annexation Ordinance

MEETING DATES:

Planners Advisory Committee, March 1, 2021 at 1:30 p.m.
Forward Pinellas, March 10, 2021 at 1:00 p.m.
Countywide Planning Authority, April 13, 2021 at 9:30 a.m.



JURISDICTION: Tarpon Springs

FROM: Residential Low Medium

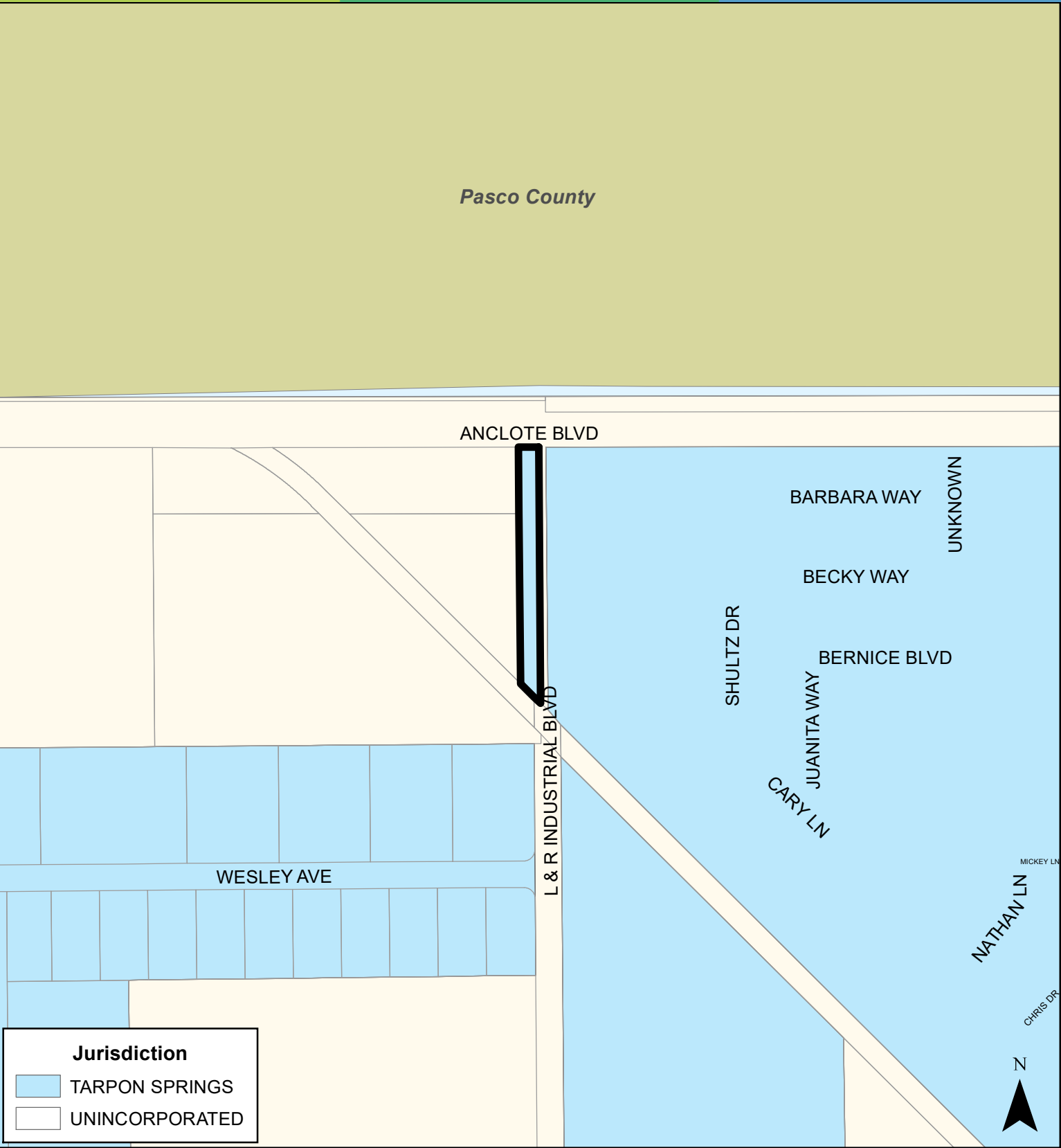
AREA: 0.58 Acres


TO: Public/Semi-Public

0 4 8 Miles

Case CW21-02

Map 2: Jurisdictional Map



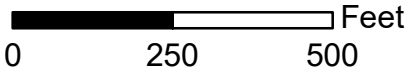
JURISDICTION:	Tarpon Springs	FROM:	Residential Low Medium	 Feet 0 250 500
AREA:	0.58 Acres	TO:	Public Semi-Public	

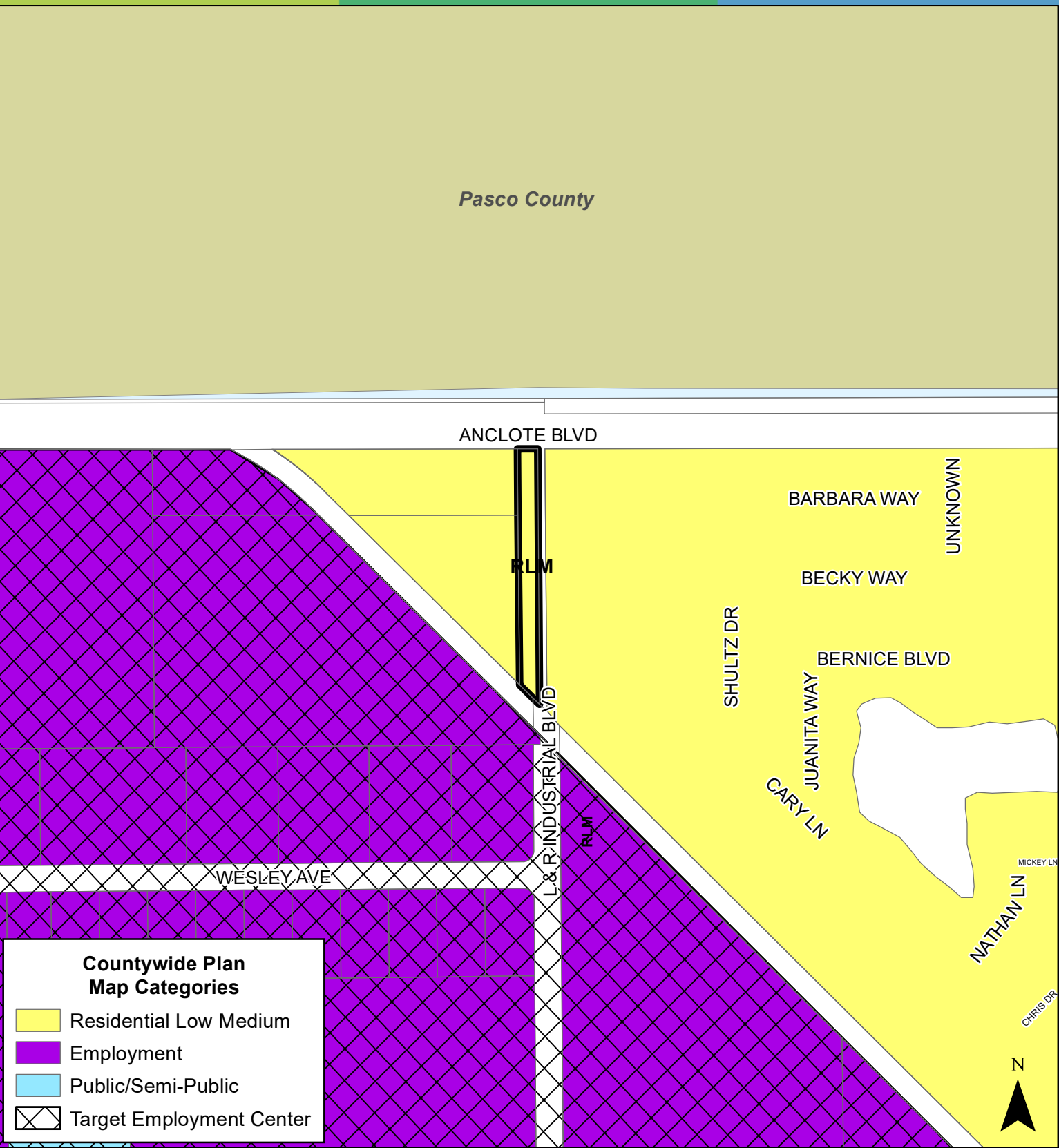
Case CW21-02

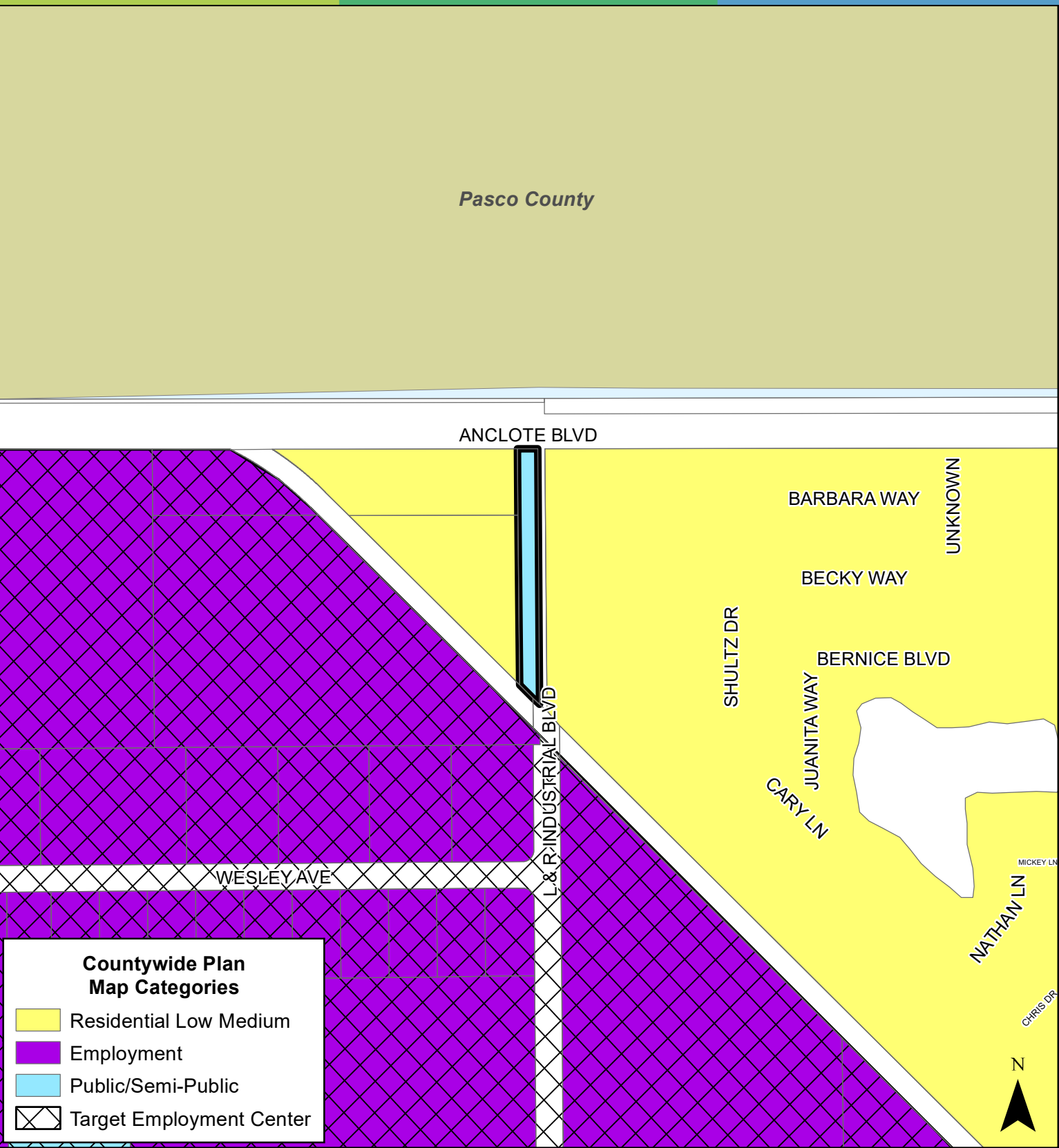
Map 3: Aerial Map



JURISDICTION: Tarpon Springs **FROM:** Residential Low Medium
AREA: 0.58 Acres **TO:** Public/Semi-Public

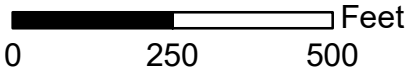






JURISDICTION: Tarpon Springs **FROM:** Residential Low Medium

AREA: 0.58 Acres **TO:** Public/Semi-Public



CW 21-02
Forward Pinellas Staff Analysis

RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of Tarpon Springs and seeks to amend the designation of approximately 2.82 acres of property from Residential Low Medium to Public/Semi-Public.

The subject property is located on the southwest corner of Anclote Blvd. and L&R Industrial Blvd. The property is occupied by a water production well, but is otherwise vacant. It is the intent of the city to utilize this property as a public works/public services storage facility, specifically for storing emergency-use generators. This proposed facility falls under the Transportation/Utility use. While this use is allowed under the Countywide Plan Residential Low Medium category, it is not permitted under the current local future land use category, hence the proposed amendment to Public/Semi-Public. The subject property is owned by the city and was annexed into its boundaries in January 2021 for this purpose.

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 current and future use of the property is consistent with the permitted uses and locational characteristics of the proposed category. The locational characteristics of the Public/Semi-Public category are “generally appropriate to those locations where institutional uses and transportation/utility uses are required to serve the community”, such as the planned public works/public services storage facility in this proposed amendment.

This amendment can be deemed consistent with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located near a roadway segment where the existing Level of Service is operating at a LOS “D” or better; therefore, those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located within a SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located on a CHHA; therefore, those policies are not applicable.

- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located within a designated development/redevelopment area, therefore, those policies are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to a public educational facility; therefore, those policies are not applicable. The amendment area is adjacent to Unincorporated Pinellas County. County staff were contacted and found no issues with the amendment.
- 7) **Reservation of Industrial Land** – The proposed amendment area does not involve the reduction of land designated as Industrial or Employment; therefore, those policies are not applicable.

Conclusion:

On balance, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.



City of Tarpon Springs, Florida

Received

FEB 04 2021

IRENE S. JACOBS, CMC
City Clerk & Collector

Pinellas Planning
Council

K. MICHELE MANOUSOS, CMC
Deputy City Clerk & Collector

February 1, 2021

Mr. Rodney Chapman
Pinellas Planning Council
310 Court Street
Clearwater, Florida 33756

Dear Sir or Madam:

Enclosed is a copy of Ordinance 2020-32, annexing certain real property into the City of Tarpon Springs. This Ordinance shall be effective as provided by law.

Should you have any questions, please let me know.

Sincerely,

Irene S. Jacobs
(CR)

Irene S. Jacobs, CMC
City Clerk & Collector

Enclosure

ORDINANCE 2020-32

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA ANNEXING 0.58 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED ON THE SOUTHWEST CORNER OF ANCLOTE BOULEVARD AND L&R INDUSTRIAL BOULEVARD; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property owner of record has requested to annex said property described in Section 2; and

WHEREAS, the parcel is contiguous to the City of Tarpon Springs municipal boundary and is located within the City's planning area; and

WHEREAS, annexation of the property will not create an enclave; and

WHEREAS, the City of Tarpon Springs can provide services to the property; and

WHEREAS, the Planning and Zoning Board conducted a public hearing on this annexation Ordinance on October 19, 2020; and

WHEREAS, published legal notice of this Ordinance has been provided pursuant to the requirements of Chapter 166.041, F.S. and Section 206 of the Tarpon Springs Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

Section 1. FINDINGS

1. That this Ordinance will not create an enclave upon annexation.
2. That the annexation of the property will not have an adverse impact upon public facilities.
3. That the City will be able to provide public services to the property upon annexation.
4. That the property is consistent with the City's Future Land Use Map.

Section 2. ANNEXATION

In accordance with Chapter 171.044, F.S. the property described as,

"The Easterly 45 feet of Lot 1, in Section 2, Township 27 South, Range 15 East, according to the plat of TAMPA AND TARPON

SPRINGS LAND COMPANY, recorded in Plat Book 1, Page 116, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, lying Northerly of Seaboard Coast Line Railroad right-of-way (a 50-foot right-of-way), less the North 100 feet thereof"

is hereby annexed from unincorporated Pinellas County into the corporate limits of the City of Tarpon Springs and the boundaries of Tarpon Springs are hereby redefined to include the described property.

Section 3. EFFECTIVE DATE

This Ordinance shall be effective upon adoption.

PASSED and ADOPTED this 26th day of January, 2021.


CHRIS ALAHOUZOS, MAYOR


JACOB KARR, VICE MAYOR


TOWNSEND TARAPANI, COMMISSIONER


CONNOR DONOVAN, COMMISSIONER

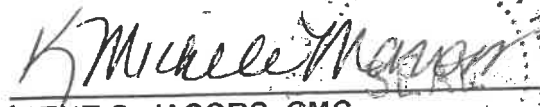

COSTA S. VATIKIOTIS, COMMISSIONER

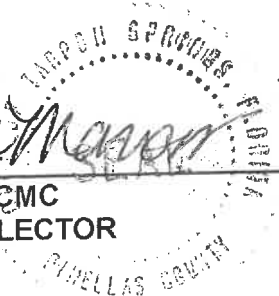
MOTION BY: COMMISSIONER DONOVAN
SECOND BY: VICE MAYOR KARR

VOTE ON MOTION

COMMISSIONER VATIKIOTIS	<u>Yes</u>
COMMISSIONER DONOVAN	<u>Yes</u>
COMMISSIONER TARAPANI	<u>Yes</u>
VICE-MAYOR KARR	<u>Yes</u>
MAYOR ALAHOUZOS	<u>Yes</u>

ATTEST:



IRENE S. JACOBS, CMC
CITY CLERK & COLLECTOR

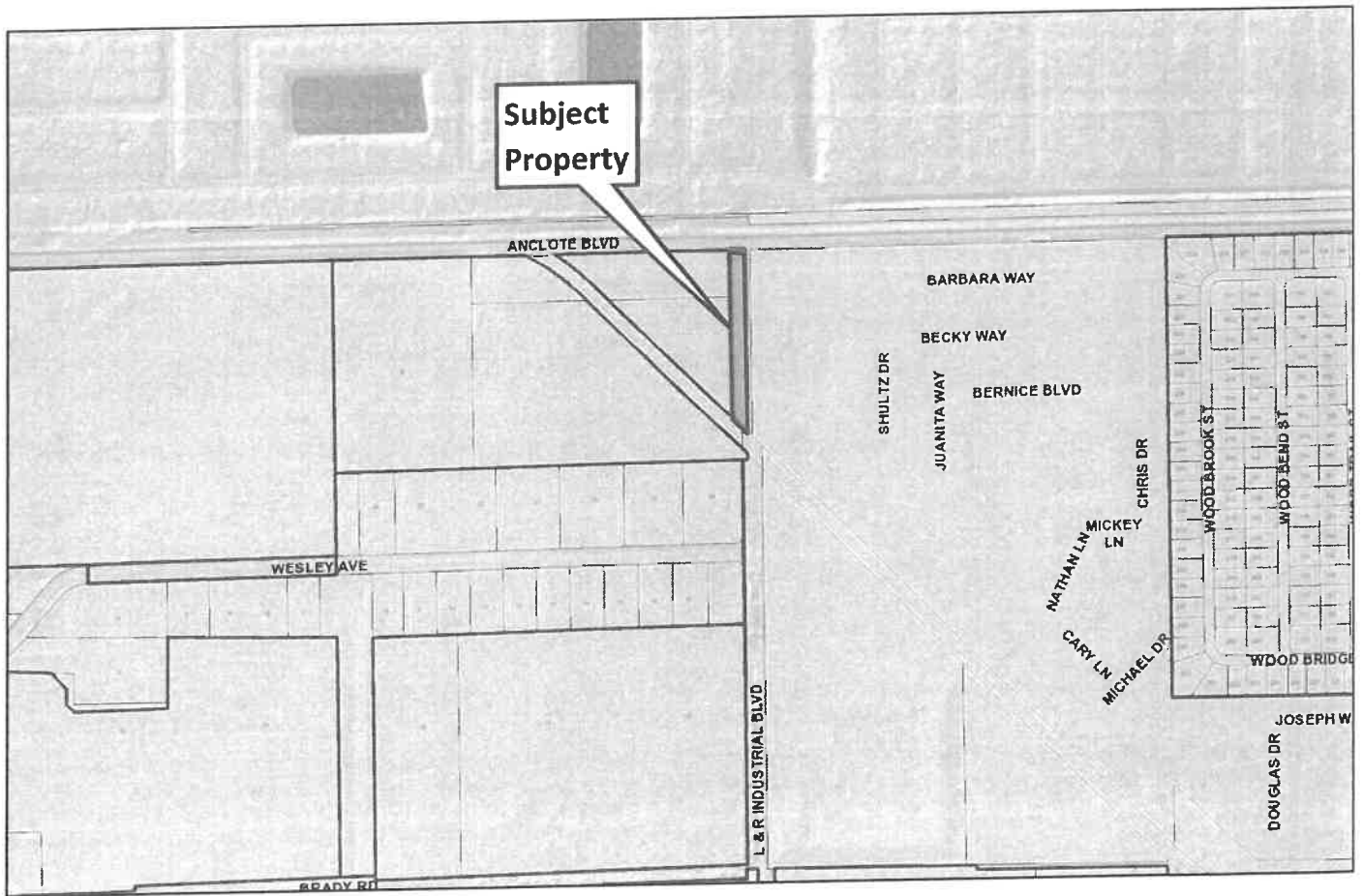


FIRST READING: October 27, 2020

SECOND READING: January 26, 2021

APPROVED AS TO FORM:


THOMAS J. TRASK, B.C.S.
CITY ATTORNEY



3B. Case CW 21-05 – Clearwater

SUMMARY

From: Residential Medium & Residential Low Medium.
To: Residential Low Medium
Area: 9.0 acres
Location: 1280 and 1298 Lakeview Road

The proposed amendment is submitted by the City of Clearwater to amend properties from Residential Medium (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) and Residential Low Medium (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) to Residential Low Medium.

The amendment area involves two parcels located approximately 950 feet east of South Missouri Avenue and south of Jeffords Street. The larger of the two parcels includes a mobile home community under the Residential Medium designation, with the second parcel including an administrative office which serves the community, under the Residential Low Medium designation. It is the owner's intent to convert the administrative office to a clubhouse which would still serve the mobile home park. Currently, the local future land use and zoning designations for the mobile home park are inconsistent as the City only allows mobile home parks under the local Residential Low Medium category, which corresponds to the Countywide Plan Map category, hence the proposed amendment.

FINDINGS

Staff submits the following findings in support of the recommendation for approval:

- A. The Residential Low Medium 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 and documents 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

Attachment 1 Forward Pinellas Staff Analysis

MEETING DATES:

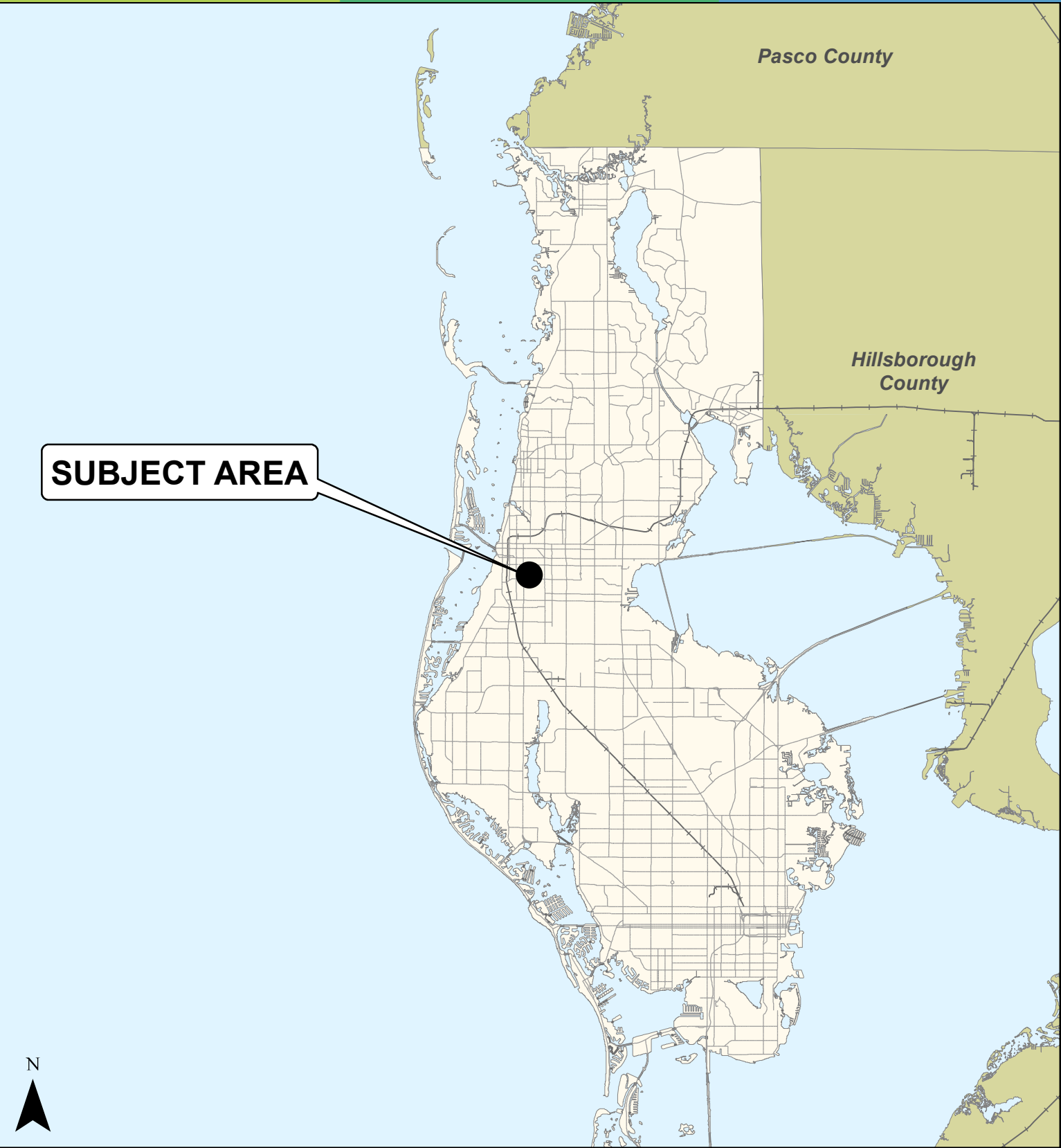
Planners Advisory Committee, March 1, 2021 at 1:30 p.m.


Forward Pinellas, March 10, 2021 at 1:00 p.m.

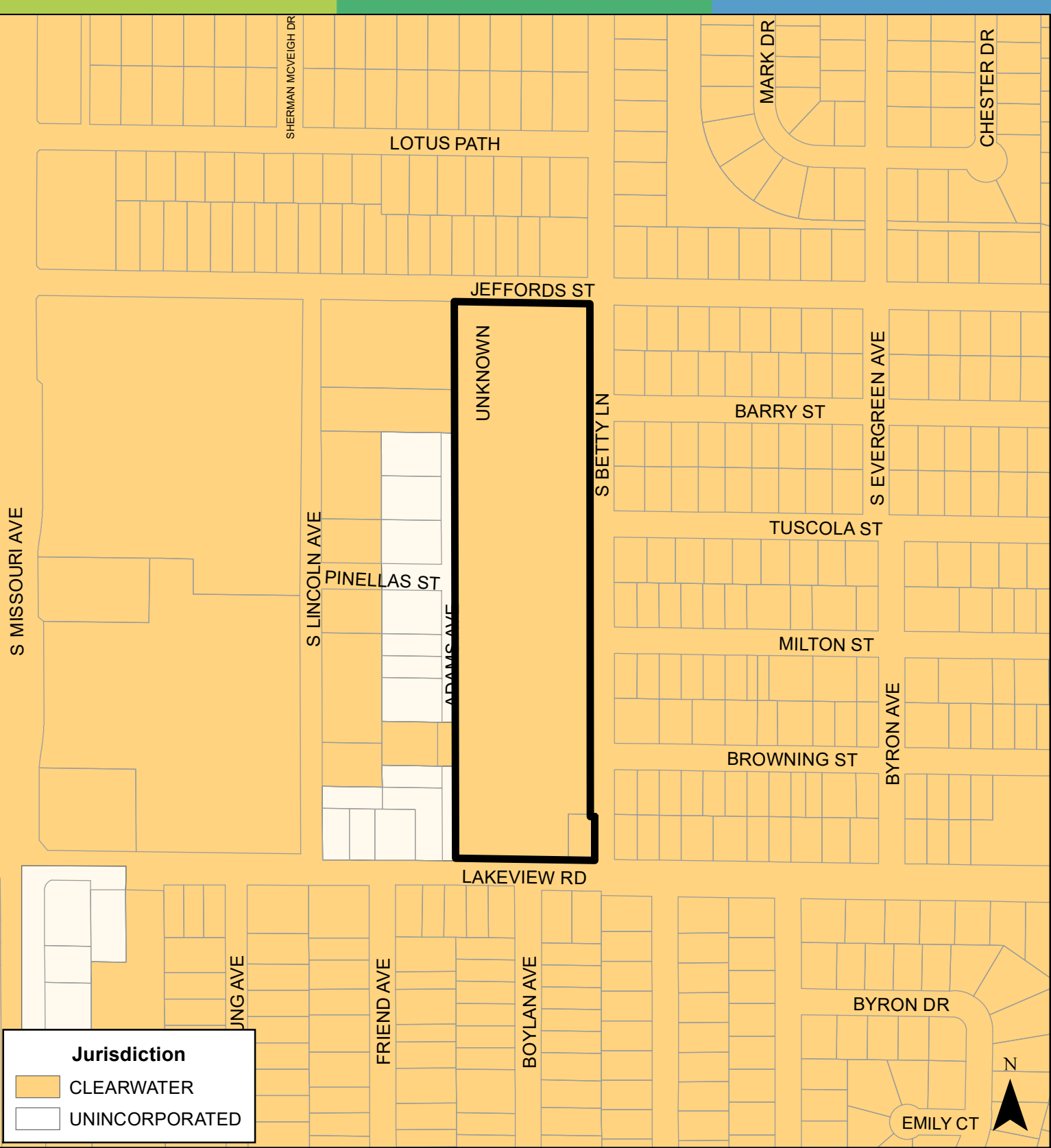
Countywide Planning Authority, April 13, 2021 at 9:30 a.m.

Case CW21-05

Map 1: Location Map



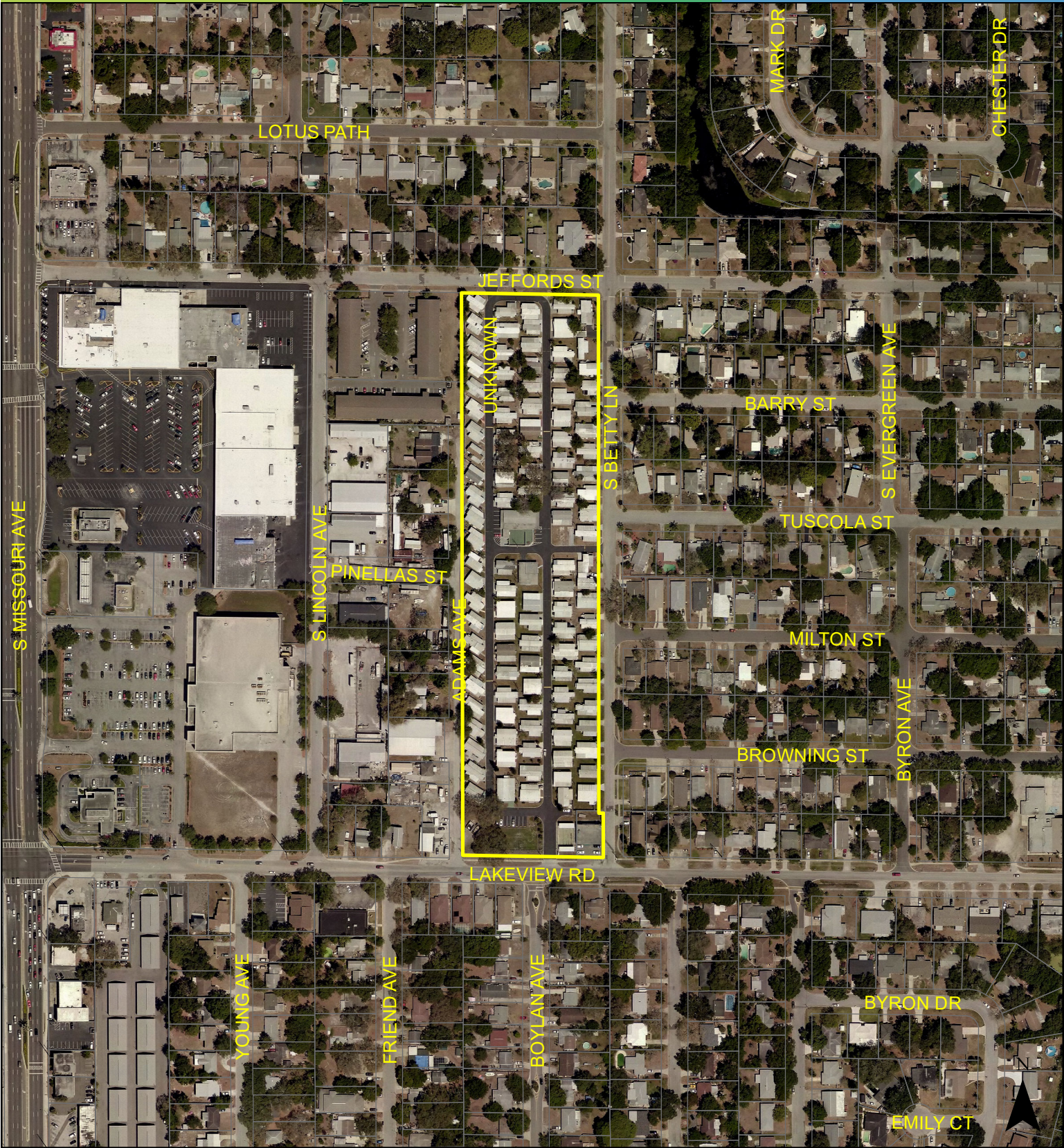
JURISDICTION: Clearwater	FROM: Residential Medium and Residential Low Medium	 Miles
AREA: 9.00 Acres	TO: Residential Low Medium	




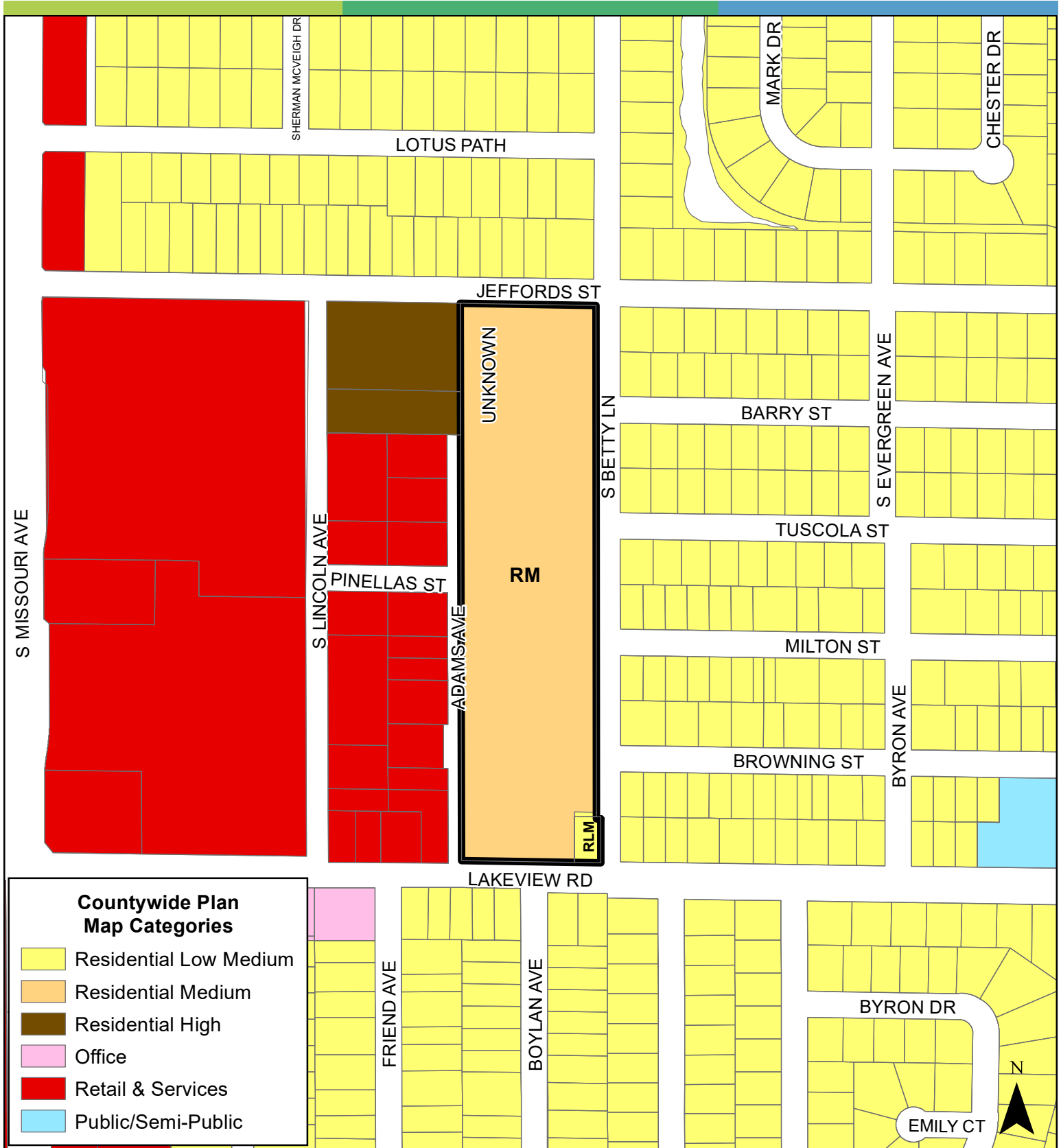
JURISDICTION:	Clearwater	FROM:	Residential Medium and Residential Low Medium	<div><div></div></div> Feet 0250500
AREA:	9.00 Acres	TO:	Residential Low Medium	

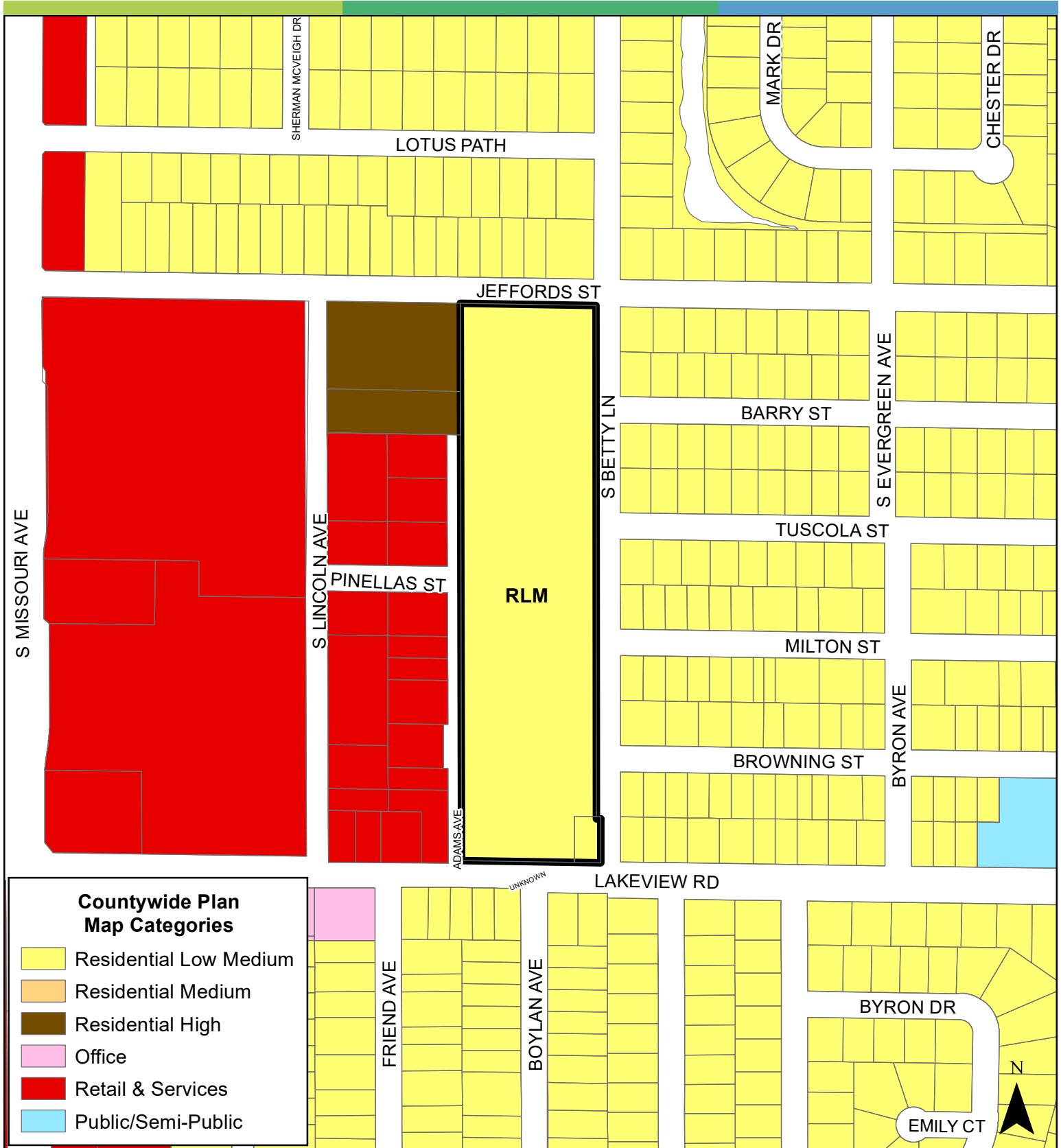
Case CW21-05

Map 3: Aerial Map



JURISDICTION:	Clearwater	FROM:	Residential Medium and Residential Low Medium	 Feet 0 250 500
AREA:	9.00 Acres	TO:	Residential Low Medium	





CW 21-05
Forward Pinellas Staff Analysis

RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of Clearwater and seeks to amend the designation of 9.0 acres of property from Residential Medium and Residential Low Medium to Residential Low Medium.

The amendment area involves two parcels located approximately 950 feet east of South Missouri Avenue and south of Jeffords Street. The larger of the two parcels includes a mobile home community under the Residential Medium designation, with the second parcel including an administrative office which serves the community, under the Residential Low Medium designation. It is the owner's intent to convert the administrative office to a clubhouse which would still serve the mobile home park. Currently, the local future land use and zoning designations for the mobile home park are inconsistent as the City only allows mobile home parks under the local Residential Low Medium category, which corresponds to the Countywide Plan Map category, hence the proposed amendment.

The Countywide Rules state that the Residential Low Medium 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."

The current and future use is consistent with the permitted uses and locational characteristics of the proposed category. The locational characteristics of the Residential Low Medium category are "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." The amendment in question is located between single-family residential homes and an urban activity center with the Retail & Services designation, which is consistent with the locational characteristics. Furthermore, the amendment area is also accessed from a minor roadway which connects to the arterial network along South Missouri Avenue/Alternate US 19.

This amendment can be deemed consistent with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located near a roadway segment where the existing Level of Service is operating at a LOS “D” or better; therefore, those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located within a SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located on a CHHA; therefore, those policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located within a designated development/redevelopment area, therefore, those policies are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to a public educational facility; therefore, those policies are not applicable. The amendment area is adjacent to Unincorporated Pinellas County. County staff were contacted and found no issues with the amendment.
- 7) **Reservation of Industrial Land** – The proposed amendment area does not involve the reduction of land designated as Industrial or Employment; therefore, those policies are not applicable.

Conclusion:

On balance, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.

Planners Advisory Committee – March 1, 2021

3C. Case CW 21-06 – St. Petersburg

SUMMARY

From: Employment & Target Employment Center
To: Multimodal Corridor & Target Employment Center
Area: 29.11 Acres
Location: 1501 72nd Street North

The proposed amendment is submitted by the City of St. Petersburg to amend a property from Employment (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) and Target Employment Center (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) to Multimodal Corridor (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) and Target Employment Center.

The subject property is located on 72nd Avenue North, directly abutting 22nd Avenue North to its north, Pinellas Trail to the east and water treatment facility to the south. It is also surrounded by commercial, multi-family uses and a park. The property is the site of a former office, research and laboratory facility for a defense electronics company, E-Systems Inc. After soil and groundwater contamination was discovered on the property in 1991, the Raytheon Company acquired the property in 1995, and installed testing wells in 1996. After the installation of the wells on the site, the company found that that polluted groundwater had migrated into areas outside of the subject property, thus the water treatment facility to the south was constructed. It should be noted that the treatment facility is not part of the amendment area. The subject property has now been vacant for 20 years.

The applicant is proposing a regional sports tourism facility and public lagoon with beach area. The proposed amendment includes a development agreement between the applicant and the City, which particularly addresses specific future development plans on the subject property and seeks to mitigate concerns relating to the loss of industrial zoned land. In addition to the sports tourism facility, the applicant proposes to develop a multi-family residential building, with a minimum of 30 percent of the units designated as workforce housing in accordance with the City's definition of such, as outlined by the development agreement.

The proposed amendment falls under the definition of the Commercial Recreation use as outlined by both the City's Comprehensive Plan and the Countywide Rules. Commercial Recreation uses are limited to a maximum of 5 acres under the Employment category. As the subject property surpasses this acreage threshold, the applicant is requesting an amendment to the Multimodal Corridor Category.

The Countywide Rules places an emphasis on the importance of reserving Industrial land, per Countywide Plan Rules sections 6.5.3.1.7 and 6.5.4.4. As the proposed amendment involves the conversion of an employment-related category, staff addresses this countywide consideration in Attachment 2 of this item.

FINDINGS

Staff submits the following findings:

- A. The proposed Multimodal Corridor category is not found to be consistent with the Countywide Rules' efforts to reserve Industrial, Employment and Target Employment Center lands, as it proposes conversion away from the Employment category. Furthermore, as the Target Employment Center category will remain on this parcel, the proposed use is inconsistent with the characteristics of this category.
- B. The proposed amendment involves, and will significantly impact, Countywide Consideration 6.5.3.1.7 concerning the reservation of Industrial land (which includes conversion of the Employment and Target Employment Center categories).
- C. Staff recommends denial of the proposed amendment.

Please see accompanying attachments and documents 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

Attachment 1 Forward Pinellas Staff Analysis

Attachment 2 Development Agreement

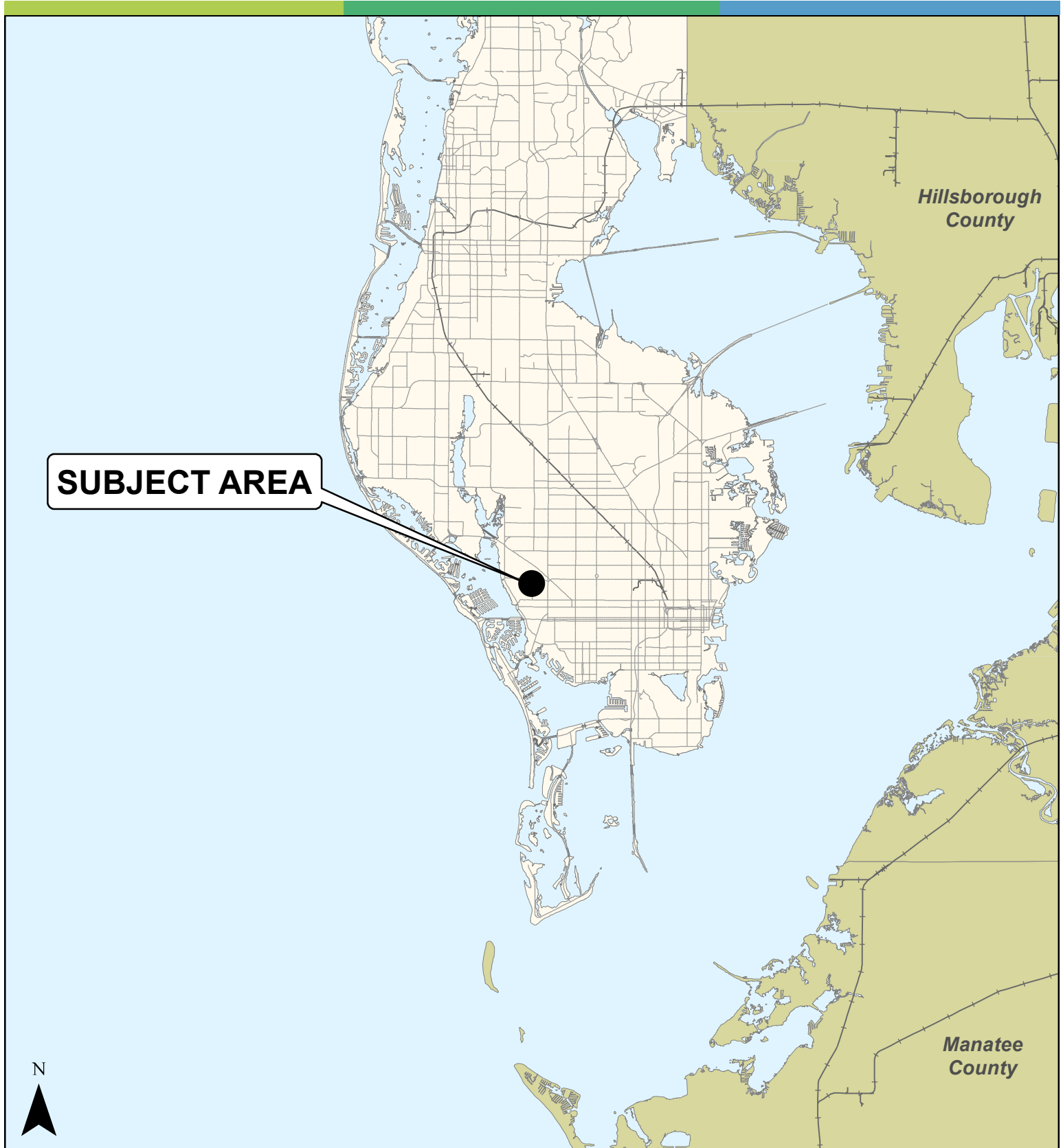
[Attachment 3 Public Comments](#) (link)

MEETING DATES:

Planners Advisory Committee, March 1, 2021 at 1:30 p.m.

Forward Pinellas, March 10, 2021 1:00 p.m.

Countywide Planning Authority April 14, 2021 at 6:00 p.m.



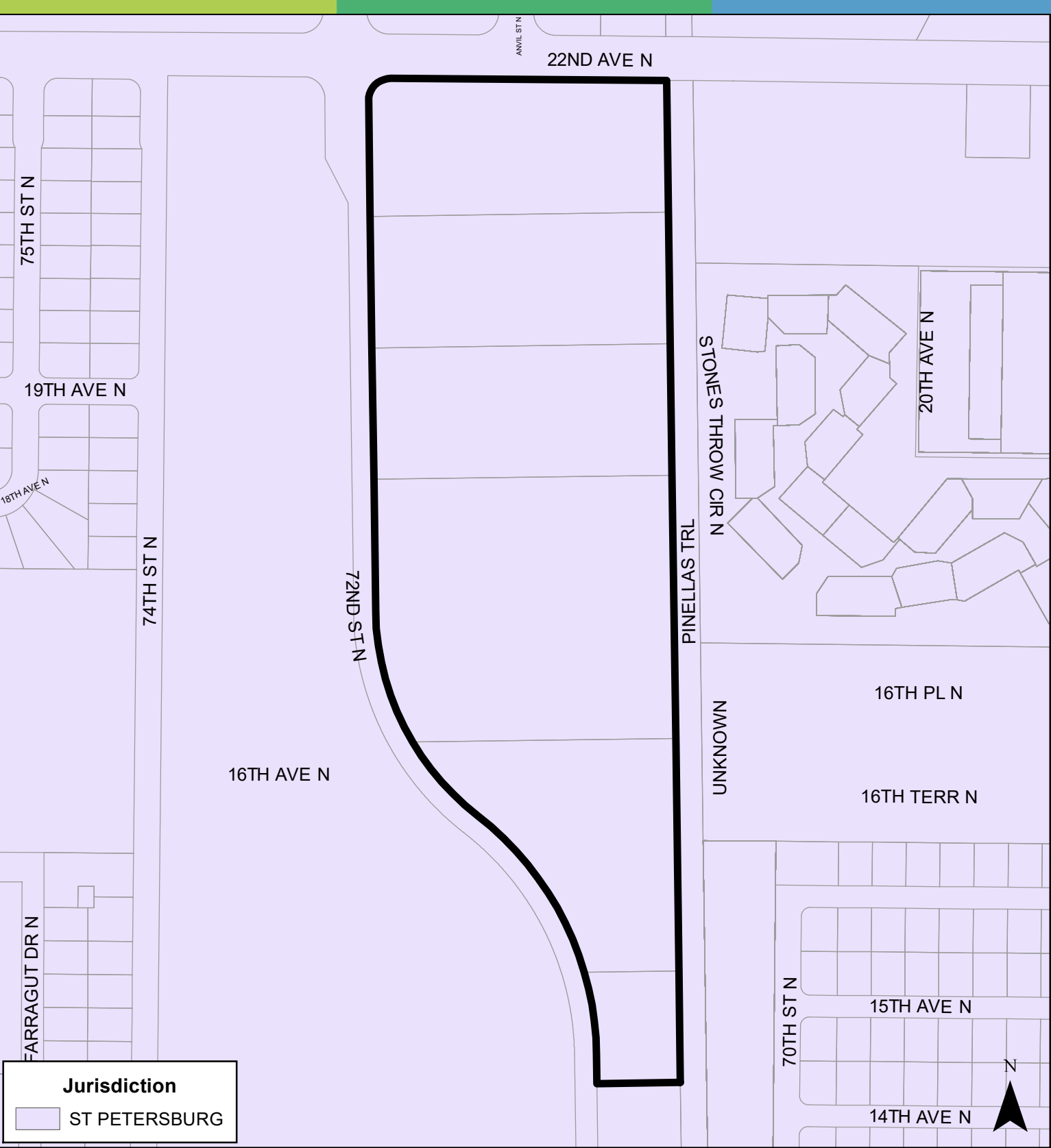
JURISDICTION: St. Petersburg

AREA: 29.11 Acres

FROM: Employment & Target
Employment Center

TO: Multimodal Corridor &
Target Employment Center

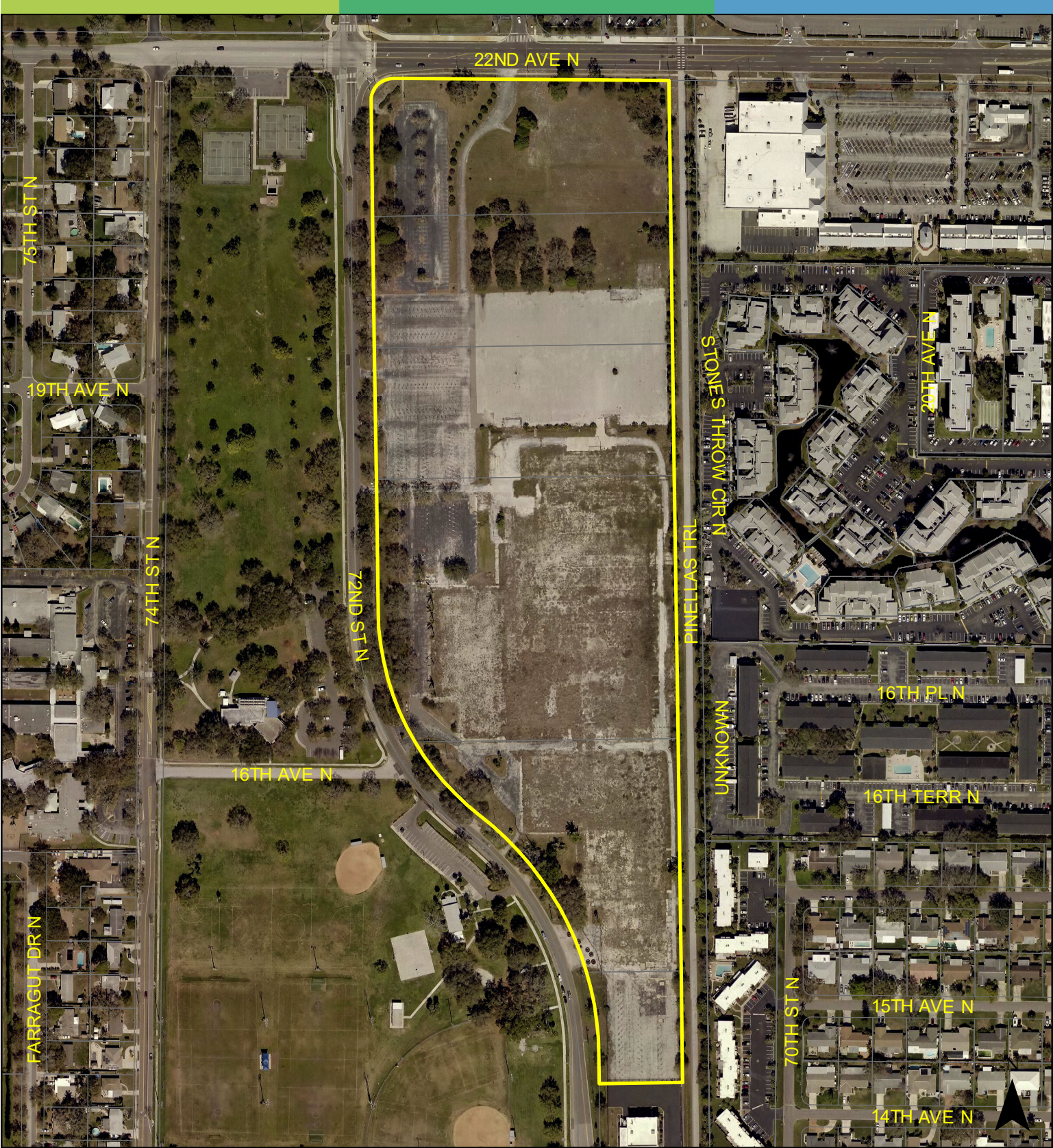
0 4 8 Miles



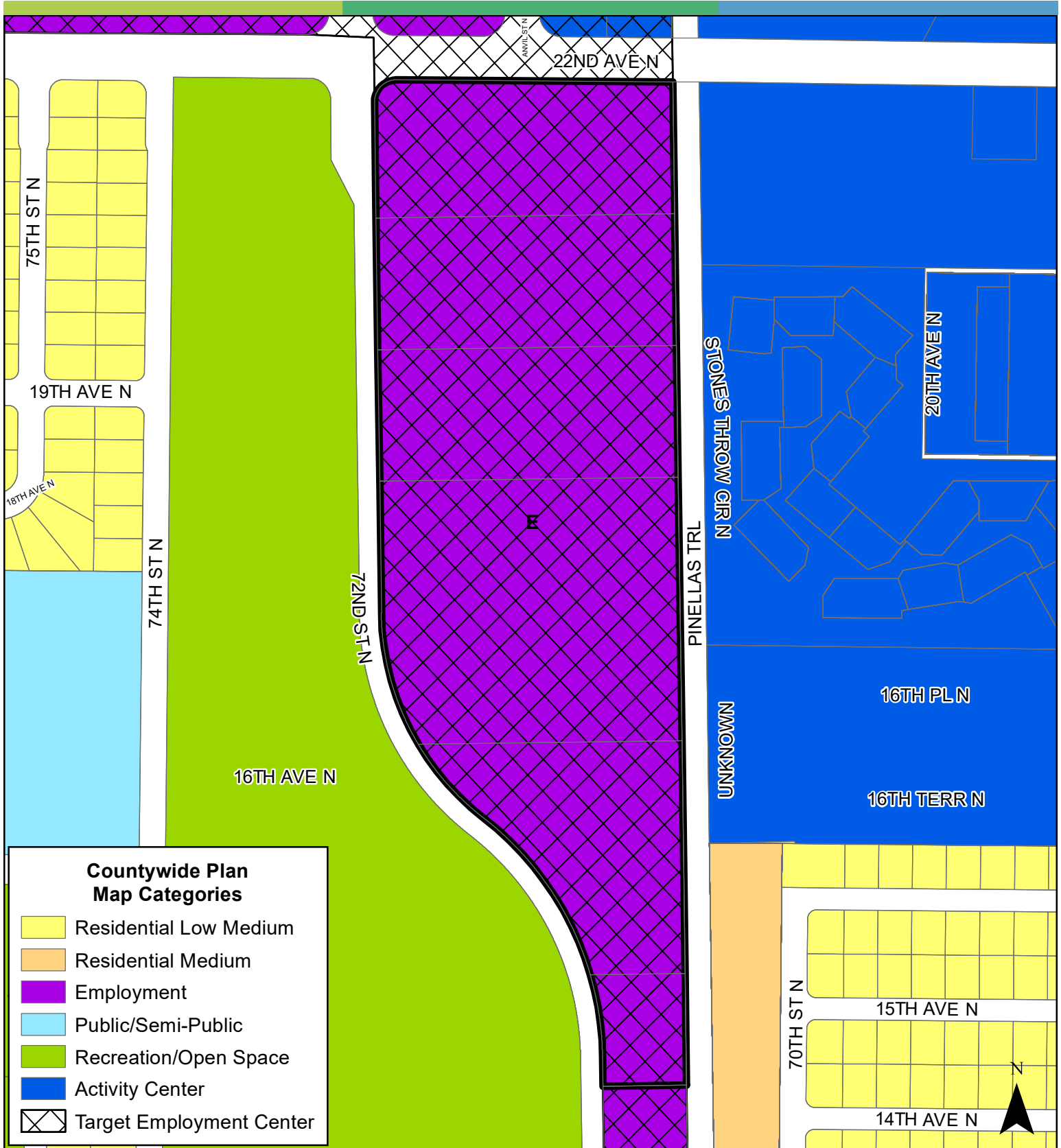
JURISDICTION:	St. Petersburg	FROM:	Employment & Target Employment Center	<div><div></div></div> Feet 0250500
AREA:	29.11 Acres	TO:	Multimodal Corridor & Target Employment Center	

Case CW21-06

Map 3: Aerial Map



JURISDICTION: St. Petersburg	FROM: Employment & Target Employment Center	<div><div></div><div></div></div> <div>0250500 Feet</div>
AREA: 29.11 Acres	TO: Multimodal Corridor & Target Employment Center	



JURISDICTION: St. Petersburg

FROM:

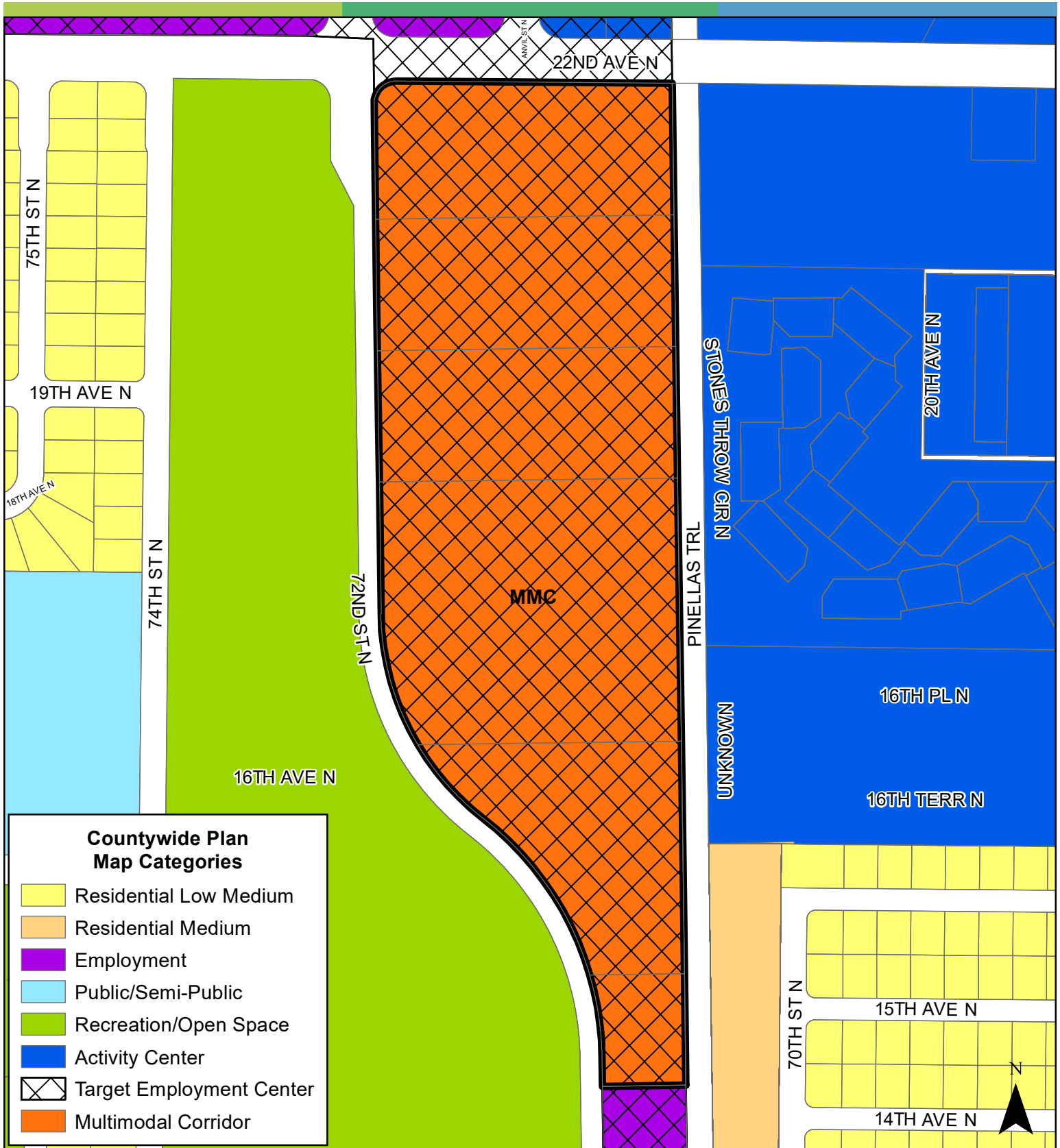
Employment & Target
Employment Center

AREA: 29.11 Acres

TO:

Multimodal Corridor &
Target Employment Center

0 250 500 Feet



JURISDICTION: St. Petersburg

FROM:

Employment & Target
Employment Center

AREA: 29.11 Acres

TO:

Multimodal Corridor &
Target Employment Center

0 250 500 Feet

CW 21-06
Forward Pinellas Staff Analysis

RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of St. Petersburg and seeks to amend the designation of approximately 29.11 acres of property from Employment & Target Employment Center (TEC) to Multimodal Corridor & Target Employment Center (TEC).

The Countywide Rules state that the Multimodal Corridor 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” and the Target Employment Center (TEC) category 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.”

The locational characteristics of the Multimodal Corridor are identified by the Forward Pinellas Land Use Strategy Map through one of four categories. The proposed amendment directly abuts 22nd Avenue North, which is identified as a Supporting Corridor.

The locational characteristics of the Target Employment Center (TEC) category are “generally appropriate to those areas based on their size, concentration, 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. Staff does not find this proposed amendment consistent with the locational characteristics of the TEC category, and this is further discussed both in this and the seventh Countywide Consideration concerning the reservation of Industrial land.

The subject property is located on 72nd Avenue North, directly abutting 22nd Avenue North to its north, the Pinellas Trail to the east, and a water treatment facility to the south. It is also surrounded by commercial, multi-family uses, and a public park. The property is the site of a former office, research, and laboratory facility for a defense electronics company, E-Systems Inc. After soil and groundwater contamination was discovered on the property in 1991, the Raytheon Company acquired the property in 1995 and installed testing wells in 1996. After the installation of the wells on the site, the company found that the polluted groundwater had migrated into areas outside of the subject property, thus the

water treatment facility to the south was constructed. It should be noted that the water treatment facility is not part of the amendment area. The subject property has now been vacant for 20 years.

The applicant is proposing a regional sports tourism facility and public lagoon with a beach area. The proposed amendment includes a development agreement between the applicant and the City, which particularly addresses specific future development plans on the subject property and seeks to mitigate concerns relating to the loss of industrial zoned land. In addition to the sports tourism facility, the applicant proposes to develop a multi-family residential building, with a minimum of 30 percent of the units designated as workforce housing in accordance with the City's definition of such, as outlined by the development agreement.

The proposed amendment falls under the definition of a Commercial Recreation use as outlined by both the City's Comprehensive Plan and the Countywide Rules. Commercial Recreation uses are limited to a maximum of 5 acres under the Employment category. As the subject property surpasses this acreage threshold, the applicant is requesting an amendment to the Multimodal Corridor category, while maintaining the Target Employment Center overlay category.

While the proposed amendment may be consistent with the proposed Multimodal Corridor, it is not found to be consistent with the characteristics of the TEC category as the primary proposed use of sports tourism does not meet the definition of target employment outlined in the Countywide Rules.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located near a roadway segment where the existing Level of Service is operating at a LOS "D" or better; therefore, those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located within a SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located on a CHHA; therefore, those policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area involves the creation of a new Multimodal Corridor designation. The amendment area conforms to the purpose and requirements of the category, as it is located on an identified Future Transit Corridor designated with the Supporting Corridor subcategory.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to an adjoining jurisdiction or a public educational facility; therefore, those policies are not applicable.

- 7) **Reservation of Industrial Land** – The proposed amendment involves the reduction of Employment designated land. Amendments that convert land now designated Employment, Industrial, or Target Employment Center to another Countywide Plan Map category are governed by the standards of Countywide Rules Section 6.5.4.4.

One such standard is 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 category. As mentioned previously, sports tourism, which falls under the definition of Commercial Recreation, does not meet the definition of target employment outlined in the Countywide Rules. Furthermore, based on materials presented by the applicant, it is indicated that the sports tourism facility is forecasted to provide 81.5 full-time equivalent jobs annually at maturity, which is approximately 5 years after its opening.

In order to quantify the preferable employment opportunities for the preservation of Industrial land, staff have conducted a GIS and economic data analysis of employment and industrial sites around the county and analyzed data such as lot size, square footage, floor area ratio, and the number of employees to determine a statistically-derived estimate for a mid-range number of employees preferable for a site of this size. Based on these calculations, it is estimated that a subject property of this size should provide for a mid-range of 463 employees for industrial uses and 214 employees for storage/warehouse/distribution uses in order to meet target employment opportunities.

Based on this information, staff does not find the proposed amendment to provide feasible target employment opportunities, especially when compared to those that could potentially be available. Below are examples of comparable existing Employment or Industrial designated sites in the county, and some in the City of St. Petersburg, which have similarities in acreage or locational characteristics, but show significantly higher employment opportunities than the proposed amendment.

***Example A: Valpak Manufacturing Center
1 Valpak Ave N***

Jurisdiction: St. Petersburg

Lot Size: 20.9 acres m.o.l.

Employment Estimate: 531 employees



***Example B: Halkey Roberts Corporation,
2700 Halkey Roberts Pl N***

Jurisdiction: St. Petersburg

Lot Size: 11.0 acres m.o.l.

Employment Estimate: 362 employees



***Example C: Johnson Controls Incorporated
8575 Largo Lakes Dr***

Jurisdiction: Largo

Lot Size: 15.6 acres m.o.l.

Employment Estimate: 500 employees



***Example D: UPS Distribution Center
5700 126th Avenue N***

Jurisdiction: Pinellas Park

Lot Size: 19.5 acres m.o.l.

Employment Estimate: 602 employees



It should be noted that the applicant has mentioned a potential warehouse distribution site, similar to the UPS Distribution Center in Example C above, as an alternative use for the subject property. Staff finds that such a use would be more economically beneficial, and moreover, is a permitted use under the Employment category. Such a use is an example of a better-suited use of the property, which could potentially better

meet the requirements of the reservation of Industrial land, were it to also fulfill the remaining requirements of the Countywide Considerations.

Based on the above comparisons of other Employment/Industrial sites in the county, the proposed amendment, despite being on a subject property of a larger lot size, does not provide a comparable number of employment opportunities, in addition to lacking target employment opportunities. As a result, staff finds that this proposed amendment is not consistent with this Countywide Consideration, and furthermore, does not provide sufficient balancing criteria required of amendments converting away from Industrial lands, as outlined in Countywide Rules section 6.5.4.4.

Conclusion:

On balance, it can be concluded that the proposed amendment will significantly impact the Countywide Consideration concerning the reservation of Industrial land. As such, staff recommends denial of the proposed amendment.

ORDINANCE NO. 451-H

AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 72ND STREET AND 22ND AVENUE NORTH AND ADJACENT TO THE PINELLAS TRAIL; RECOGNIZING THAT THE SUBJECT AGREEMENT IS BY AND BETWEEN ST PETE'S LLC, A CORPORATE SOLE (OWNER), JUNGLE TERRACE LAND COMPANY, A FLORIDA LIMITED LIABILITY COMPANY (DEVELOPER), AND CITY OF ST. PETERSBURG, FLORIDA, A FLORIDA MUNICIPAL CORPORATION; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. A Development Agreement associated with approximately 29.11 acres of land generally located at the southeast corner of 72nd Street and 22nd Avenue North and adjacent to the Pinellas Trail:

Property

Legal Description:

The North 245.16 feet of Lot 1, and all of Lots 2 through 7, inclusive, Block 1, TYRONE PLANNED INDUSTRIAL DISTRICT, according to the map or plat thereof recorded in Plat Book 34, Pages 56 and 57 of the Public Records of Pinellas County, Florida.

Parcel ID Numbers:

07-31-16-93168-001-0070; 07-31-16-93168-001-0060; 07-31-16-93168-001-0050;
07-31-16-93168-001-0030; 07-31-16-93168-001-0020; 07-31-16-93168-001-0010

SECTION 2. The subject agreement is by and between St Pete's LLC, a corporate sole (owner), Jungle Terrace Land Company, a Florida limited liability company (developer), and City of St. Petersburg, Florida, a Florida municipal corporation.

SECTION 3. The Mayor, or his designee, is authorized to execute the Amendment to the Development Agreement on behalf of the City.

SECTION 4. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth (5th) business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall become effective

immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

APPROVED AS TO FORM AND SUBSTANCE:

/s/ Elizabeth Abernethy

PLANNING & DEVELOPMENT SERVICE DEPARTMENT

DATE



1/22/2021

ASSISTANT CITY ATTORNEY

DATE

ATTACHMENT A

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (hereinafter the "Agreement") is made and entered into this ____ day of _____ 2021, by and between ST PETE'S LLC, a Corporation Sole, whose mailing address is 1515 DES PERES RD STE 300 St. Louis MO 63131-1846 (hereinafter "Owner"), JUNGLE TERRACE LAND COMPANY, a Florida Limited Liability Company, whose mailing address is 1281 S. Lincoln Avenue Clearwater, Florida 33756 (hereinafter the "Developer") and the CITY OF ST. PETERSBURG, FLORIDA, a Florida municipal corporation, whose mailing address is P. O. Box 2842, St. Petersburg, Florida 33731 (hereinafter the "City") (collectively hereinafter "the Parties").

WITNESSETH:

WHEREAS, Owner is the fee simple title owner of approximately 29.11 acres of land located at 1501 72nd Street North, St. Petersburg, Florida 33710 within the boundaries of the City, the legal description of which is attached hereto as Exhibit "A" (hereinafter the "Property"); and

WHEREAS, Owner has contracted to sell the Property and Developer has contracted to purchase the Property; and

WHEREAS, Developer desires to develop approximately 29.11 acres of the Property described on Exhibit "A" attached hereto as permitted in the City's Neighborhood Corridor Commercial Suburban (CCS-1) zoning district with a Planned Redevelopment - Mixed Use (PR-MU) comprehensive land use designation; and

WHEREAS, Developer has filed an application with the City requesting a Comprehensive Plan Amendment to change the Future Land Use Plan Category for the Property from Industrial Limited (IL) to a Planned Redevelopment - Mixed Use (PR-MU); and

WHEREAS, Developer has filed a rezoning application with the City to change the zoning of the Property from Industrial Suburban (IS) to Corridor Commercial Suburban (CCS-1); and

WHEREAS, Owner, Developer and the City desire to establish certain terms and conditions relating to the proposed development of the Property in accordance with Sections 163.3220-163.3243, Florida Statutes, the Florida Local Government Development Agreement Act (hereinafter the "Act"); and

WHEREAS, in accordance with the Act and Section 16.05 of the City's LDRs, the City is duly authorized to enter this Agreement; and

WHEREAS, the Developer acknowledges that the requirements and conditions of this Agreement result from the impacts of the Project on the City's stated planning goals related to employment and affordable housing, are reasonably attributable to the development of the Project, are based upon comparable requirements and commitments that the City or other agencies of government would reasonably expect to require a developer to expend or provide, and are consistent with sound and generally accepted land use planning and development practices and principles; and

WHEREAS, the first properly noticed public hearing on this Agreement was held by the Community Planning and Preservation Commission on December 8, 2020; and

WHEREAS, the first properly noticed reading of this Agreement was held by the City Council on **TBD**; and

WHEREAS, the second properly noticed reading of and public hearing on this Agreement was held by the City Council on **TBD**; and

WHEREAS, the Developer desires to develop the Property in accordance with the conditions and limitations set forth in this Agreement.

DEFINITIONS

The terms defined in this Agreement shall have the following meanings, except as herein otherwise expressly provided:

“Agreement” means this Development Agreement, including any Exhibits, and any amendments hereto or thereto.

“Authorized Representative” means the person or persons designated and appointed from time to time as such by the Owner, Developer, or the City.

“City Council” means the governing body of the City, by whatever name known or however constituted from time to time.

“City's Comprehensive Plan” means the City of St. Petersburg Comprehensive Plan, as most recently amended prior to the date hereof.

“City's LDRs” means the City of St. Petersburg Land Development Regulations, as most recently amended prior to the date hereof.

“Development” means all improvements to real property, including buildings, other structures, parking and loading areas, landscaping, paved or graveled areas, and areas devoted to exterior display, storage, or activities. Development includes improved open areas such as plazas and walkways, but does not include natural geologic forms or unimproved real property.

“Development Permit” includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

“Exhibits” means those agreements, diagrams, drawings, specifications, instruments, forms of instruments, and other documents attached hereto and designated as exhibits to, and incorporated in and made a part of, this Agreement.

“Florida Statutes” means all references herein to “Florida Statutes” are to Florida Statutes (2020), as amended from time to time.

“Governmental Authority” means the City, the County or any other governmental entity having regulatory authority over the Project and that issues a Development Permit for the Project to be constructed and opened for business.

“Project” means the proposed development to be located on the Property as contemplated by this Agreement.

“Property” means the real property more particularly described in the legal description in Exhibit “A”.

AGREEMENT

NOW, THEREFORE, in consideration of the terms, conditions, covenants and mutual promises hereinafter set forth, the Parties agree as follows:

1. **Recitals, Definitions, and Exhibits.** The foregoing recitations are true and correct and are hereby incorporated herein by reference. The foregoing Definitions are hereby incorporated herein by reference. All exhibits to this Agreement are essential to this Agreement and are hereby deemed a part hereof.

2. **Intent.** It is the intent of the Parties that this Agreement shall be adopted in conformity with the Act and that this Agreement should be construed and implemented so as to effectuate the purposes and intent of the Act. This Agreement shall not be executed by or binding upon any Party until adopted in conformity with the Act.

3. Recording and Effective Date. After the Agreement has been executed by the Parties, and after the date the Comprehensive Plan Amendment and Zoning Designation Amendment become effective, the City shall record the Agreement in the Public Records of Pinellas County, Florida, at the Developer's expense and shall forward a copy of the recorded Agreement to the Florida Department of Community Affairs ("DCA"). Thirty (30) days after receipt of the recorded Agreement by the DCA, this Agreement shall become effective (the "Effective Date").

4. Duration. The initial term of this Agreement shall be for twenty (20) years from the Effective Date. Owner and Developer agree that this Agreement may be extended by the City at the end of the initial term for an additional ten (10) year renewal term, subject to all necessary requirements in accordance with the Florida Statutes and the City's then-existing LDRs.

5. Permitted Development Uses and Building Intensities.

(a) Permitted Development Uses. The Property currently holds an IS zoning on the City's zoning map and Industrial future land use designation in the Comprehensive Plan. Developer has applied to the City to rezone the Property from IS to CCS-1, with a concurrent application to amend the future land use designation from Industrial to PR-MU. Conditional upon such rezoning and land use plan amendments being adopted, the Property may be used for the purposes permitted in the applicable zoning districts subject to the additional limitations and conditions set forth in this Agreement.

(b) Maximum Density, Intensity, and Height of Proposed Uses. For the purposes of this Development Agreement, maximum density, intensity, and height shall be as provided by the City of St. Petersburg City Code, including the City's LDRs, and all applicable laws and regulations of the State of Florida, including but not limited to the Florida Statutes, the Florida Building Code, and all applicable regulations of the Florida Department of Transportation. A workforce housing density bonus of eight (8) units per acre is also allowable, subject to the City's Workforce Housing Ordinance. In accordance with the CCS-1 zoning designation, building height is limited to 48 feet; however, additional building height can be achieved pursuant to the Large Tract Planned Development Overlay regulations, set forth in Chapter 16 of the City Code.

(c) Limitations and Conditions on Use. The development uses proposed on the Property and their approximate sizes include a 150,000 square feet (minimum) Sports Tourism Facility, ancillary retail/restaurant uses, multi-family buildings comprised of not more than 623 apartment units with a minimum of 30% of the units being workforce housing, and a public lagoon with beach area; the combined intensity shall not exceed 0.55 FAR and the total density shall not exceed 623 units. Owner and Developer agree that the following limitations and conditions shall apply to any site plan approved for the Property:

(1) Developer shall construct the Sports Tourism Facility prior to or concurrently with the multi-family buildings, and shall obtain the Certificate of Completion (CC) for the shell of the Sports Tourism Facility prior to or concurrently with the issuance of the Certificate of Occupancy (CO) for the first multi-family building. Nothing contained herein shall prevent the City from issuing no more than one (1) Temporary Certificate of Occupancy (TCO) for not more than six (6) months for first multi-family building.

(2) Prior to the issuance of a building permit for any multi-family building, Developer shall enter into a workforce housing bonus density agreement, providing that a minimum of 30% of the multi-family residential units meet all the requirements as workforce housing units, in accordance with City Code Chapter 17.5.

(3) Developer shall provide a public pedestrian/bicycle connection through the site connecting the Pinellas trail to 72nd Street prior to the issuance of the first CO for the Sports Tourism Facility. Design for the public pedestrian/bicycle connection shall be reviewed and approved by the Transportation and Parking Management Department prior to site plan approval by the City's Development Review Commission.

6. Public Facilities; Traffic Concurrency. The following existing and needed public facilities are identified as serving the Project:

(a) Potable Water: The City will provide potable water to the Project site. Sufficient supply capacity is available to service the Project, consistent with the requirements of the City's concurrency management regulations.

(b) Sanitary Sewer: The City will provide sanitary sewer service to the Project site. Sufficient treatment capacity is available to service the Project, consistent with the requirements of the City's concurrency management regulations.

(c) Stormwater Management: Stormwater management level of service is project-dependent rather than based on the provision and use of public facilities and is not directly provided by the City. The design and construction of the proposed stormwater facilities on the Project site shall be in compliance with the requirements of the City of St. Petersburg City Code and the Southwest Florida Water Management District, shall meet concurrency requirements for stormwater, and shall not result in degradation of the level of service below City's adopted level of service.

(d) Law Enforcement: Law Enforcement protection will be provided by the City of St. Petersburg Police Department using available facilities and service capacity already in place. Such capacity is sufficient to allow the Project to meet the applicable level of service requirements, and no new public facilities will be needed to service the Project.

(e) Fire Protection and Emergency Medical Service: Fire protection and emergency medical services will be provided by the City using available facilities and service capacity already in place. Such capacity is sufficient to allow the Project to meet the applicable level of service requirements, and no new public facilities will be needed to service the Project.

(f) Library Facilities and Services: Library facilities and services will be provided by the City using available facilities and service capacity already in place. Such capacity is sufficient to allow the Project to meet the applicable level of service requirements and no new public library facilities will be needed to service the Project.

(g) Public Schools: Public school facilities and services will be provided by the Pinellas County School Board. Such capacity is sufficient to allow the Project to meet the applicable level of service requirements and no new public facilities will be needed to service the Project.

(h) Solid Waste: Solid waste collection services will be provided by the City using facilities, equipment and service capacity already in place, while waste disposal services will be handled by Pinellas County. Capacity is sufficient to allow the Project to meet the applicable level of service requirements, and no new public facilities will be needed to service the Project.

(i) Transportation/Mass Transit: The determination of adequacy of public facilities, including transportation facilities, to serve the proposed development shall be made in accordance with the City's Concurrency requirements in existence as of the date of this Agreement.

(j) Utility Improvements: Utility improvements necessary to provide service to a structure shall be constructed by Developer at Developer's expense prior to issuance of certificates of occupancy for the structure.

7. Reservation or Dedication of Land. Owner and Developer shall not be required to reserve or dedicate land within the Property for municipal purposes other than: (a) public utility easements for utilities servicing the Property; (b) as applicable for roadways and other transportation facilities; (c) public pedestrian/bicycle connection from Pinellas Trail to 72nd Street North; and (d) subject to reasonable reservation and dedications during site plan review and approval.

8. Local Development Permits. The following local development approvals will be required to develop the Property for uses permitted in the CCS-1 zoning districts:

- (a) Site plan approval;
- (b) Final site plan approval;

- (b) Water, sewer, paving and drainage permits;
- (c) Building permits;
- (d) Certificates of Occupancy;
- (e) Certificates of Concurrency;
- (f) Any other development permits that may be required by City ordinances and regulations; and
- (g) Such other City, County, State or Federal permits as may be required by law.

9. Consistency with Comprehensive Plan. Conditional upon such rezoning and land use plan amendments being adopted as contemplated in Paragraph 5.(a) of this Agreement, Development of the Property for the uses allowed in the CCS-1 zoning district must be consistent with the City's Comprehensive Plan.

10. Necessity of Complying with Local Regulations Relative to Permits. The Parties agree that the failure of this Agreement to address a particular permit, condition, fee, term or restriction shall not relieve Owner and/or Developer of the necessity of complying with regulations governing said permitting requirements, conditions, fees, terms or restrictions.

11. Binding Effect. The obligations imposed pursuant to this Agreement upon the Parties and upon the Property shall run with and bind the Property as covenants running with the Property. This Agreement shall be binding upon and enforceable by and against the Parties hereto, their personal representatives, heirs, successors, grantees and assigns, which shall include, but are not limited to, Sembler. Notwithstanding the foregoing, the rights and obligations under this Agreement of the Owner of the Property shall pass to Developer upon the closing of Developer's purchase of the Property from such Owner, and the Owner of the Property shall be relieved of any further obligations under this Agreement upon Developer's acquisition of title to the Property.

12. Preliminary Concurrency and Comprehensive Plan Findings. The City has preliminarily determined that the concurrency requirements of Sections 16.03.050 and 16.03.060 of the City's LDRs and the City's Comprehensive Plan will be met for the Project, further subject to any approvals set forth in Paragraph 8 of this Agreement. The City has preliminarily found that the Project and this Agreement are consistent with and further the goals, objectives, policies and action strategies of the City's Comprehensive Plan and with the City's LDRs, further subject to any approvals set forth in Paragraph 8 of this Agreement. Nothing herein shall be construed by any Party as an approval, express or implied, for any action set forth in Paragraph 8 of this Agreement.

13. Disclaimer of Joint Venture. The Parties represent that by the execution of this Agreement it is not the intent of the Parties that this Agreement be construed or deemed to represent a joint venture or common undertaking between any Parties, or between any Party and any third party. While engaged in carrying out and complying with the terms of this Agreement, Owner and Developer are independent principals and not contractors for or officers, agents, or employees of the City. Neither Owner nor Developer shall at any time or in any manner represent that it or any of its agents or employees are employees of the City.

14. Amendments. The Parties acknowledge that this Agreement may be amended by mutual consent of the Parties subsequent to execution in accordance with Section 163.3237, Florida Statutes and Section 16.05 of the City's LDRs. All amendments to this Agreement shall be ineffective unless reduced to writing and executed by the Parties in accordance with the City's LDRs.

15. Notices. All notices, demands, requests for approvals or other communications given by any Party to another shall be in writing and shall be sent by registered or certified mail, postage prepaid, return receipt requested, by a recognized national overnight courier service, or by facsimile transmission to the office for each Party indicated below and addressed as follows:

- (a) **To the Owner:**
ST PETE'S LLC, a Corporation Sole,
Attn: TBD
1515 DES PERES RD STE 300
St. Louis MO 63131-1846

With a copy to:

- (b) **To the Developer:**
Attn: Les Porter
JUNGLE TERRACE LAND COMPANY
A FLORIDA LIMITED LIABILITY COMPANY
1281 S. Lincoln Avenue
Clearwater Florida 33756

With a copy to:
Brian J. Aungst, Jr., Esq. and J. Matthew Marquardt, Esq.
Macfarlane Ferguson & McMullen, P.A.
625 Court Street, Suite 200
Clearwater, FL 33756

- (c) **To the City:**
City of St. Petersburg
Attn: Derek Kilborn, Manager
Urban Planning, Design and Historic Preservation Division
City of St. Petersburg Planning and Development Services Dept
One 4th Street North
St. Petersburg, FL 33701

With a copy to:
City Attorney's Office, City of St. Petersburg
Attn: Michael Dema, Managing Assistant City Attorney – Land Use & Environmental Matters
Municipal Services Center
One 4th Street North
St. Petersburg, FL 33701

16. Effectiveness of Notice. Notices given by courier service or by hand delivery shall be effective upon delivery and notices given by mail shall be effective on the fifth (5) business day after mailing. Refusal by any person to accept delivery of any notice delivered to the office at the address indicated above (or as it may be changed) shall be deemed to have been an effective delivery as provided in this Paragraph. The addresses to which notices are to be sent may be changed from time to time by written notice delivered to the other Parties and such notices shall be effective upon receipt. Until notice of change of address is received as to any particular Party hereto, all other Parties may rely upon the last address given. Notices given by facsimile transmission shall be effective on the date sent.

17. Default. In the event any Party is in default of any provision hereof, any non-defaulting Party, as a condition precedent to the exercise of its remedies, shall be required to give the defaulting Party written notice of the same pursuant to this Agreement. The defaulting Party shall have thirty (30) business days from the receipt of such notice to cure the default. If the defaulting Party timely cures the default, this Agreement shall continue in full force and effect. If the defaulting Party does not timely cure such default, the non-defaulting Party shall be entitled to pursue its remedies available at law or equity.

18. Non-Action on Failure to Observe Provisions of this Agreement. The failure of any Party to promptly or continually insist upon strict performance of any term, covenant, condition or provision of this Agreement, or any Exhibit hereto, or any other agreement, instrument or document of whatever form or nature contemplated hereby shall not be deemed a waiver of any right or remedy that the Party may have, and shall not be deemed a waiver of a subsequent default or nonperformance of such term, covenant, condition or provision.

19. Applicable Law and Venue. The laws of the State of Florida shall govern the validity, performance and enforcement of this Agreement. Venue for any proceeding arising under this Agreement shall be in the Sixth Judicial Circuit, in and for Pinellas County, Florida, for State actions and in the United States District Court for the Middle District of Florida for federal actions, to the exclusion of any other venue.

20. Construction. This Agreement has been negotiated by the Parties, and the Agreement, including, without limitation, the Exhibits, shall not be deemed to have been prepared by any Party, but by all equally.

21. Entire Agreement.

(a) This Agreement, and all the terms and provisions contained herein, including without limitation the Exhibits hereto, constitute the full and complete agreement between the Parties hereto to the date hereof, and supersedes and controls over any and all prior agreements, understandings, representations, correspondence and statements whether written or oral. With the exception of conditions that may be imposed by the City in approving any Development Permit, no Party shall be bound by any agreement, condition, warranty or representation other than as expressly stated in this Agreement, and this Agreement may not be amended or modified except by written instrument signed by the Parties hereto, in accordance with this Agreement, Florida Statutes Section 163.3237, and Section 16.05 of the City's LDRs.

(b) Any provisions of this Agreement shall be read and applied in para materia with all other provisions hereof.

22. Holidays. It is hereby agreed and declared that whenever a notice or performance under the terms of this Agreement is to be made or given on a Saturday or Sunday or on a legal holiday observed by the City, it shall be postponed to the next following business day.

23. Certification. The Parties shall at any time and from time to time, upon not less than ten (10) days prior notice by the other Party execute, acknowledge and deliver to the other Party (and, in the case of the City, to a Project Lender) a statement in recordable form certifying that this Agreement has not been modified and is in full force and effect (or if there have been modifications that this Agreement as modified is in full force and effect and setting forth a notation of such modifications), and that to the knowledge of such Party, neither it nor any other Party is then in default hereof (or if another Party is then in default hereof, stating the nature and details of such default), it being intended that any such statement delivered pursuant to this Paragraph may be conclusively relied upon by any prospective purchaser, mortgagee, successor, assignee of any mortgage or assignee of the respective interest in the Project, if any, of any Party made in accordance with the provisions of this Agreement.

24. Termination. This Agreement shall automatically terminate and expire upon the occurrence of the first of the following:

(a) The expiration of twenty (20) years from the Effective Date of this Agreement, as defined herein, unless the City extends the initial term for an additional ten (10) year renewal term pursuant to the terms of this Agreement and subject to all necessary requirements in accordance with the Florida Statutes and the City's then-existing LDRs; or

(b) The revocation of this Agreement by the City Council in accordance with Section 163.3235, Florida Statutes and Section 16.05 of the City's LDRs; or

(c) The execution of a written agreement by all Parties, or by their successors in interest, providing for the cancellation and termination of this Agreement.

25. Deadline for Execution. The Owner and Developer shall execute this Agreement prior to the date on which the City Council considers this Agreement for final approval.

26. Covenant of Cooperation. The Parties shall cooperate with and deal with each other in good faith and assist each other in the performance of the provisions of this Agreement and in achieving the completion of development of the Project site, including processing amendments to this Agreement.

27. Approvals.

(a) For the purposes of this Agreement any required written permission, consent, approval or agreement ("Approval") by the City means the Approval of the Mayor or his designee unless otherwise set forth herein and such approval shall be in addition to any and all permits and other licenses required by law or this Agreement.

(b) For the purposes of this Agreement any right of the City to take any action permitted, allowed or required by this Agreement, may be exercised by the Mayor or his designee, unless otherwise set forth herein.

28. Partial Invalidity. If any term or provision of this Agreement or the application thereof to any person or circumstance is declared invalid or unenforceable, the remainder of this Agreement, including any valid portion of the invalid term or provision and the application of such invalid term or provision to circumstances other than those as to which it is held invalid or unenforceable by a court of competent jurisdiction, shall not be affected thereby and shall with the remainder of this Agreement continue unmodified and in full force and effect.

29. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original but all of which shall constitute a single instrument.

30. Failure of Development to Occur as Proposed. If development of the Property does not occur as proposed under this Agreement, both the City and the property owner have the right to initiate the process to change the land use and zoning designations of the Property to the designations that existed at the time of execution of this Agreement.

31. Cancellation. This Agreement shall become null and void as to any portion of the Property if any of the following occur: (1) the Developer fails to obtain the rezoning or Comprehensive Plan Amendment as more fully set forth above; (2) the Future Land Use designation of the Residential Property or any portion thereof changes to any designation other than PR-MU; (3) the zoning of the Property or any portion thereof changes to any designation other than CCS-1.

32. Third Party Beneficiaries. The rights and obligations of the Parties set forth in this Agreement are personal to the Parties, and no third parties are entitled to rely on or have an interest in any such rights and obligations.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

ATTEST:

**CITY
CITY OF ST. PETERSBURG, FLORIDA**

CITY CLERK

By: _____

As Its: _____

_____ day of _____, 2021

Approved as to form and content

By Office of City Attorney

00538195.docx

**OWNER
ST PETE'S LLC, a Corporation Sole,
1515 DES PERES RD STE 300 St. Louis MO 63131-1846**

WITNESSES:

sign_____

By:_____

print_____

print_____

sign_____

title_____

print_____

date_____

DEVELOPER

JUNGLE TERRACE LAND COMPANY

1281 S. LINCOLN AVENUE CLEARWATER, FL 33756

A FLORIDA LIMITED LIABILITY COMPANY

WITNESSES:

sign_____

By:_____

print_____

print_____

sign_____

title_____

print_____

date_____

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this ____ day of _____, 2021,
by _____ on behalf of ST PETE'S LLC St. Petersburg, a Corporation Sole, who is
personally known to me or produced _____ as identification.

NOTARY PUBLIC:

sign _____

print_____

State of Florida at Large

My Commission Expires:

(SEAL)

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this ____ day of _____, 2021,
by _____, as _____ of JUNGLE TERRACE LAND
COMPANY, a Florida corporation, on behalf of the corporation, who is personally known to me or produced
_____ as identification.

NOTARY PUBLIC:

sign _____

print_____

State of Florida at Large

My Commission Expires:

(SEAL)

3D. Case CW 21-07 Pinellas County

SUMMARY

From: Retail & Services, Employment, Office, Public/Semi-Public, Residential Low Medium, Recreation/Open Space, Preservation
To: Activity Center and Multimodal Corridor
Area: 140.46 acres m.o.l.
Location: Largo Tri-City Activity Center

This proposed amendment is submitted by Pinellas County to amend properties from the categories listed in the table below, to Activity Center (intended 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) and Multimodal Corridor (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).

Category	Definition
Retail & Services	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
Employment	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
Office	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
Public/Semi-Public	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
Residential Low Medium	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
Recreation/Open Space	Intended to recognize recreation/open space uses that serve the community or region
Preservation	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

The amendment area is comprised of properties located along US Highway 19, north of Haines Bayshore Road and south of Roosevelt Boulevard. The parcels are part of the Largo Tri-City Special Area Plan (SAP) which was adopted by the City in December 2020. The SAP indicates that the plan will not apply to these unincorporated areas unless it is adopted by the County and then annexed by the City. As such, the County and City have adopted a resolution which indicates the County's support for the City's implementation of the SAP and supports the annexation of these parcels into the City. At this time, the County is submitting the proposed amendments to these parcels, with the understanding that they will be voluntarily annexed into the City in the future.

The purpose of the SAP is to promote redevelopment, infill and revitalization through the implementation of mixed-use strategies, multimodal transportation and other community improvements. The Plan identifies land use and multimodal transportation projects and initiatives to better connect residents to housing, employment and community amenities. Additionally, this plan complements the work of Forward Pinellas and other partners to implement the Gateway/Mid-County Master Plan for the strategic area of US Highway 19 and East Bay Drive/Roosevelt Boulevard as one of the recognized centers of the multijurisdictional planning area.

This proposed amendment is required to address the Planning and Urban Design Principles, per the Countywide Plan Rules and Countywide Plan Strategies. Since the amendment area falls under the SAP, the City has previously addressed these principles through the SAP itself, and it will apply to these parcels. For example, the SAP meets the Connectivity principle by highlighting an objective to develop an interconnected multimodal transportation network, which includes but is not limited to, regional transit connections, intersection improvements and safe travel connections. Furthermore, the SAP addresses the Public Realm Enhancements principle by encouraging incentives for public art and elements that create a sense of place.

FINDINGS

Staff submits the following findings in support of the recommendation for approval:

- A. The Activity Center and Multimodal Corridor 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 and documents 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
Map 6	Coastal High Hazard Area Map
Map 7	Largo Tri-City SAP Amendment Area Map

Attachment 1 Forward Pinellas Staff Analysis

Attachment 2 [Largo Tri-City Special Area Plan \(link\)](#)

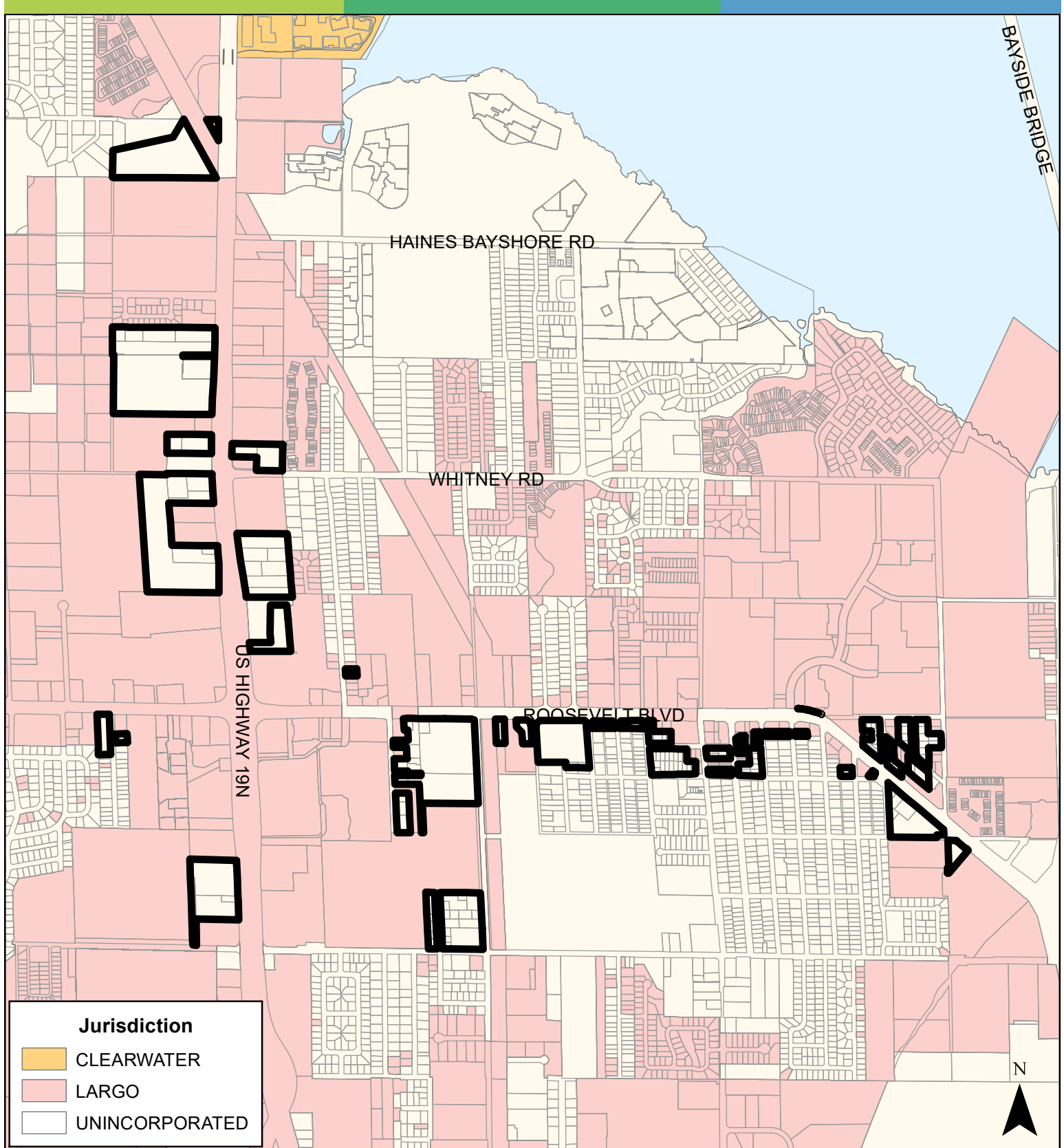
Attachment 3 Board of County Commissioners Resolution 21-1

MEETING DATES:

Planners Advisory Committee, March 1, 2021 at 1:30 p.m.

Forward Pinellas, March 10, 2021 at 1:00 p.m.

Countywide Planning Authority, April 14, 2021 at 9:30 a.m.



JURISDICTION: Pinellas County **FROM:** Retail & Services, Employment, Office, Public/Semi-Public, Residential Low Medium, Preservation

AREA: 140.46 Acres **TO:** Multimodal Corridor and Activity Center

0 1,250 2,500 Feet



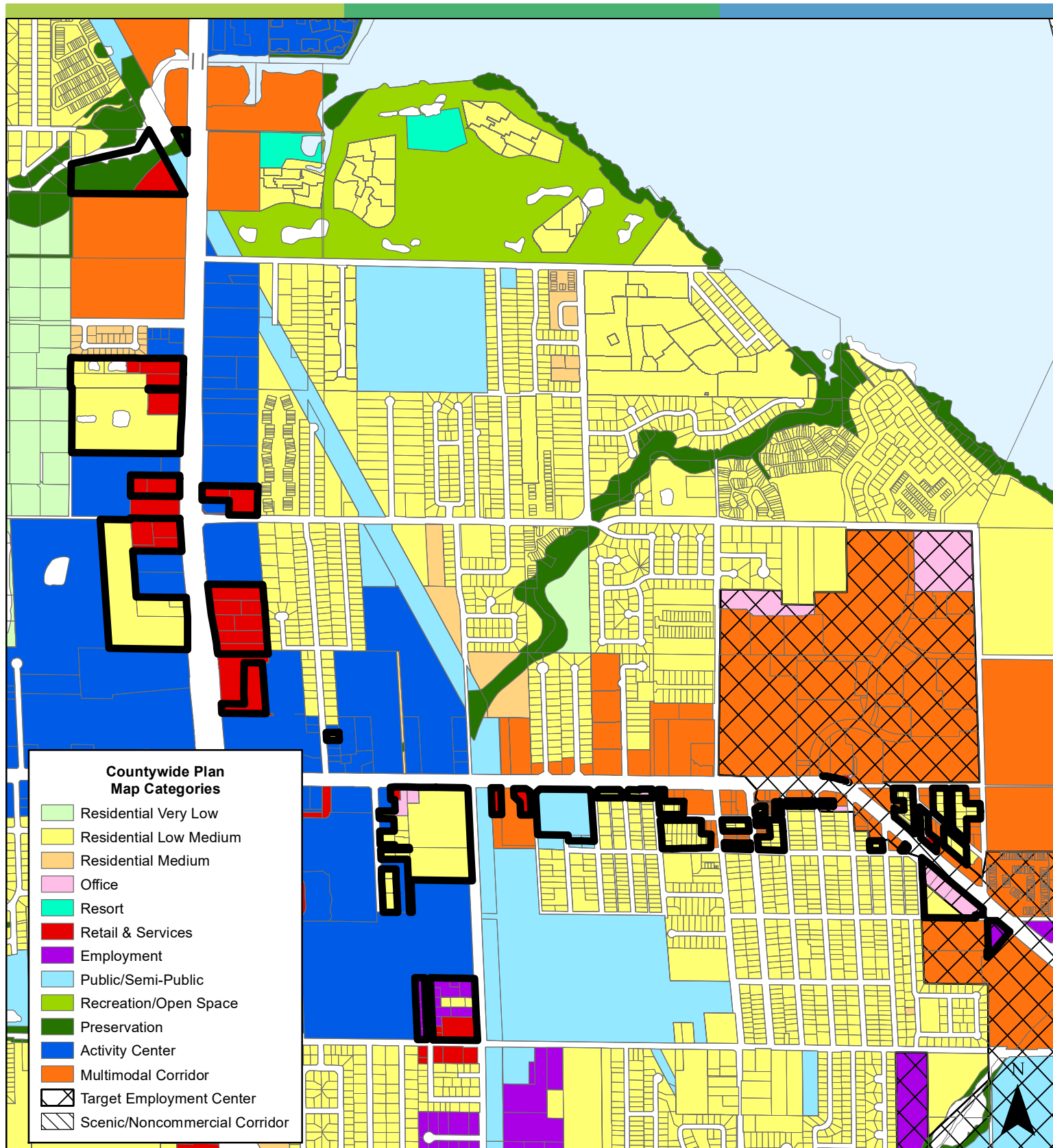
JURISDICTION: Pinellas County **FROM:** Retail & Services, Employment, Office, Public/Semi-Public, Residential Low Medium, Preservation

AREA: 140.46 Acres

TO: Multimodal Corridor and Activity Center

0 1,100 2,200 Feet

Map 4: Current Countywide Plan Map



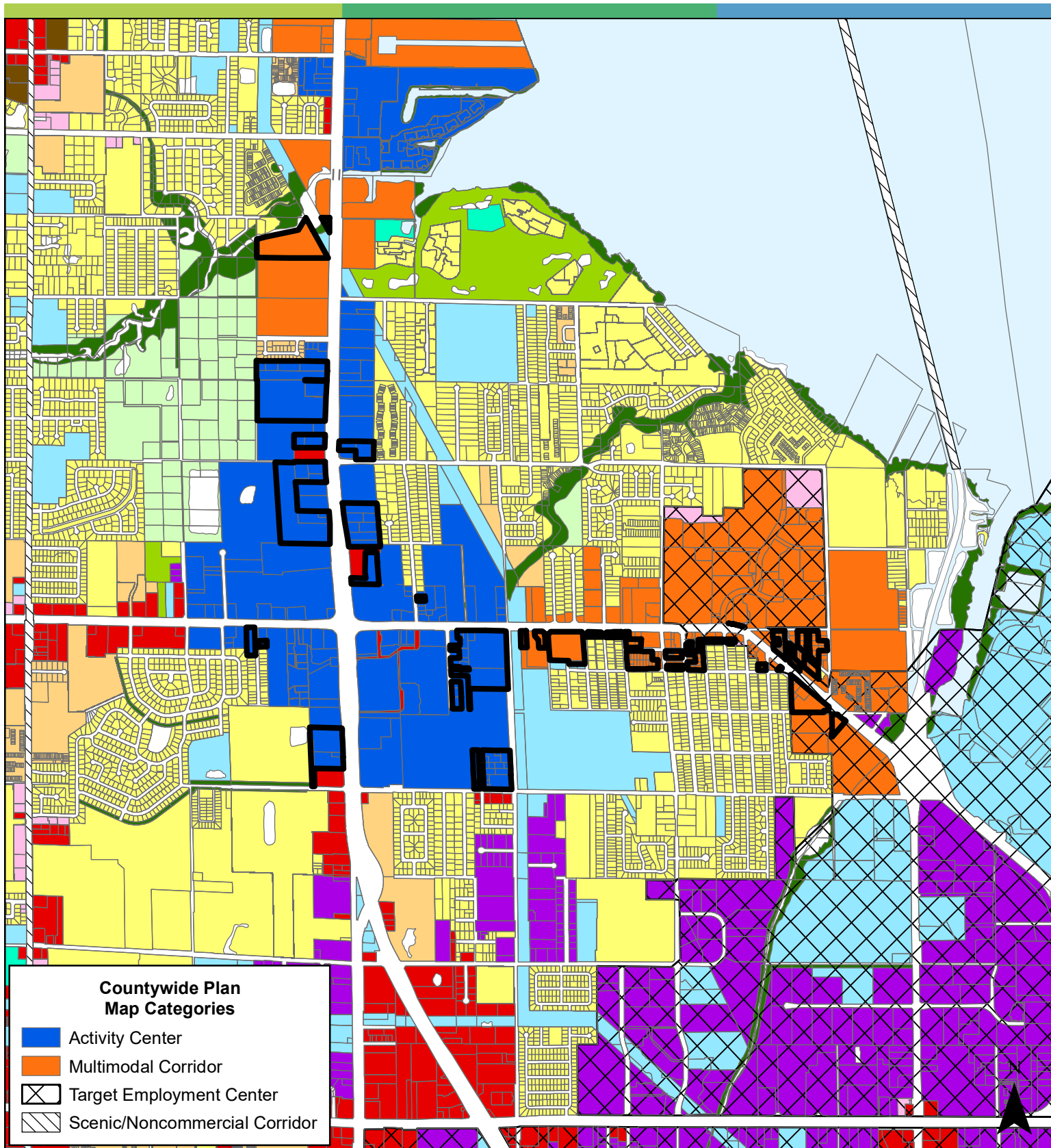
JURISDICTION: Pinellas County FROM:

**Retail & Services, Employment,
Office, Public/Semi-Public,
Residential Low Medium, Preservation**

AREA: 140.46 Acres

TO: Multimodal Corridor and Activity Center

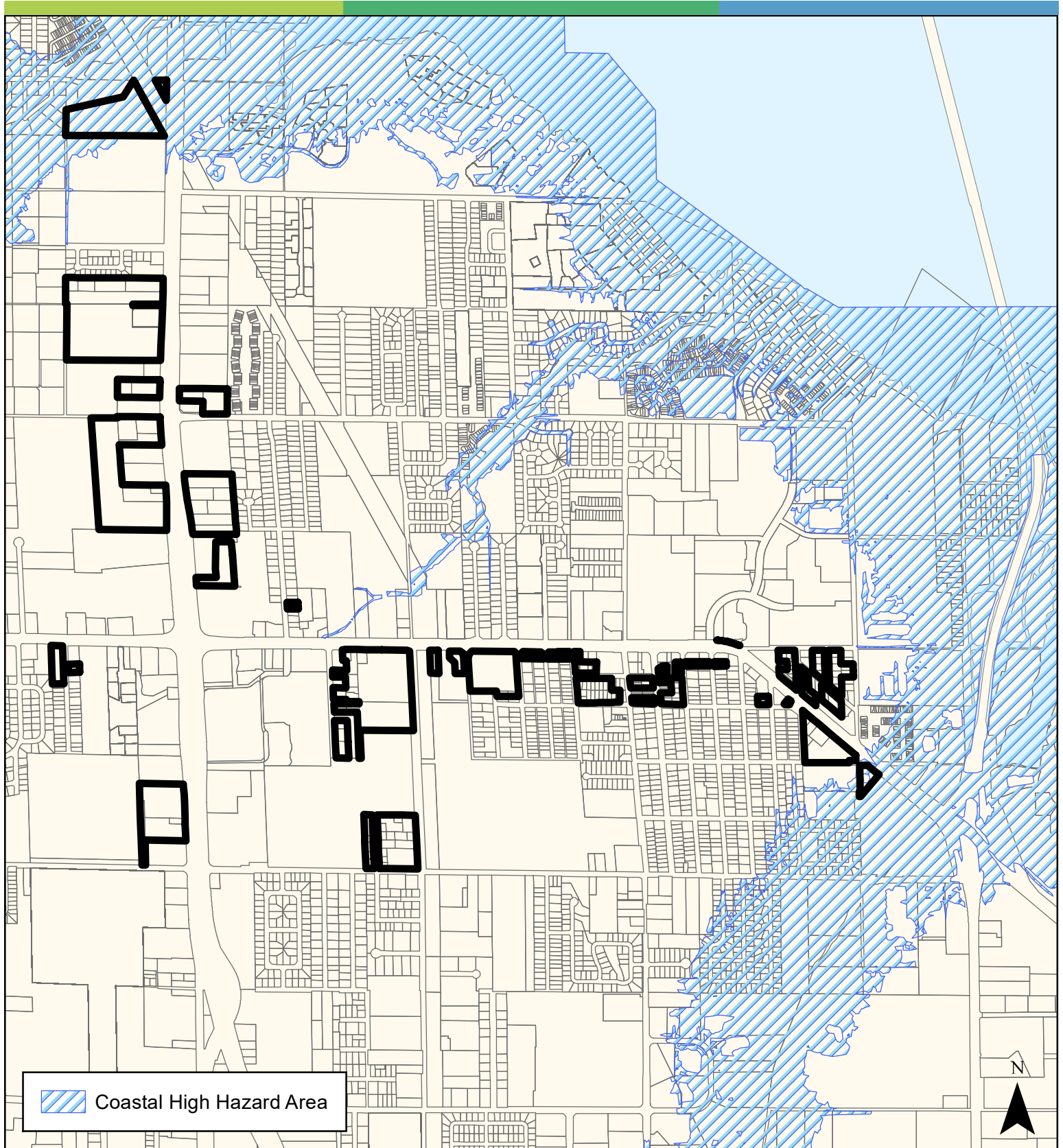
A horizontal number line with a solid black segment from 0 to 1,100 and an open segment from 1,100 to 2,200. The word "Feet" is at the right end.



JURISDICTION: Pinellas County **FROM:** Retail & Services, Employment, Office, Public/Semi-Public, Residential Low Medium, Preservation

AREA: 140.46 Acres **TO:** Multimodal Corridor and Activity Center

0 1,800 3,600 Feet

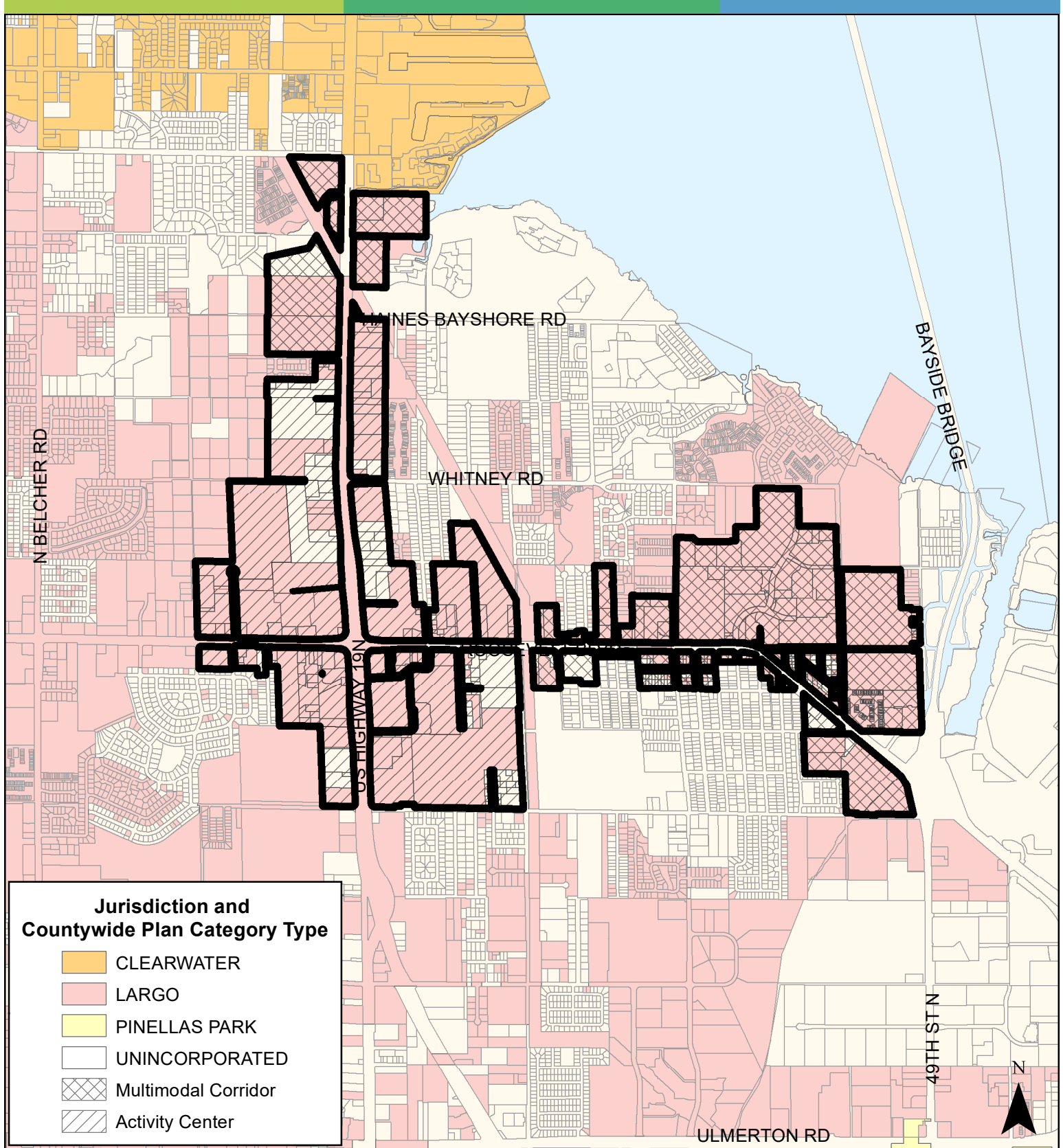


JURISDICTION: Pinellas County **FROM:** Retail & Services, Employment, Office, Public/Semi-Public, Residential Low Medium, Preservation
AREA: 140.46 Acres **TO:** Multimodal Corridor and Activity Center

0 1,300 2,600 Feet

Case CW21-07

Map 7: Largo Tri-City Special Area Plan Amendment Area



JURISDICTION: Largo and Pinellas County

AREA: 881 Acres

FROM:

TO:

Retail & Services, Employment, Office, Public/Semi-Public,
Residential Medium, Residential Low Medium,
Recreation/Open Space and Preservation
Multimodal Corridor and Activity Center

0 1,800 3,600 Feet

CW 21-07
Forward Pinellas Staff Analysis

RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of Largo and seeks to amend the designation of approximately 140.46 acres of properties from Retail & Services, Employment, Office, Public/Semi-Public, , Residential Low Medium, Recreation/Open Space and Preservation to Activity Center and Multimodal Corridor.

The Countywide Rules state that the Activity Center category is “intended 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” and the Multimodal Corridor 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.”

The amendment area is comprised of properties located along US Highway 19, north of Haines Bayshore Road and south of Roosevelt Boulevard. The parcels are part of the Largo Tri-City Special Area Plan (SAP) which was adopted by the City in December 2020. The SAP indicates that the plan will not apply to these unincorporated areas unless it is adopted by the County and then annexed by the City. As such, the County and City have adopted a resolution which indicates the County’s support for the City’s implementation of the SAP and annexation of these parcels into the City. At this time, the County is submitting the proposed amendments to these parcels, with the understanding that they will be voluntarily annexed into the City in the future.

The purpose of the SAP is to promote redevelopment, infill and revitalization through the implementation of mixed-use strategies, multimodal transportation and other community improvements. The Plan identifies land use and multimodal transportation projects and initiatives to better connect residents to housing, employment and community amenities. Additionally, this plan complements the work of Forward Pinellas and other partners to implement the Gateway/Mid-County Master Plan for the strategic area of US Highway 19 and East Bay Drive/Roosevelt Boulevard as one of the recognized centers of the multijurisdictional planning area.

This proposed amendment is required to address the Planning and Urban Design Principles, per the Countywide Plan Rules and Countywide Plan Strategies. Since the amendment area falls under the SAP, the City has previously addressed these principles through the SAP itself, and it will apply to these parcels. For example, the SAP meets the Connectivity principle by highlighting an objective to develop an interconnected multimodal transportation network, which includes but is not limited to, regional transit connections, intersection improvements and safe travel connections. Furthermore, the SAP addresses the Public Realm Enhancements principle by encouraging incentives for public art and elements that create a sense of place.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – Portions of the amendment area are located on US Highway 19, which is operating at an LOS “D” in the segment between Roosevelt Boulevard and Haines Bayshore Boulevard. However, the SAP establishes goals that seek to address and/or expand mobility options including, but not limited to, implementation of premium bus service along US Highway 19 and East Bay Drive/Roosevelt Boulevard, US Highway 19 corridor safety improvements and strategies, increased frequency and expansion of bus services, and bicycle and pedestrian facilities improvements.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located within a SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – Portions of the amendment area to the northwest of Haines Bayshore Boulevard and to the southeast of Roosevelt Boulevard are on the CHHA. However, these areas have already been developed, or are designated as Preservation. Furthermore, the SAP addresses sustainability and resiliency in its analysis of existing conditions and provides appropriate recommendations.
- 5) **Designated Development/Redevelopment Areas** – The amendment area involves the expansion of the Activity Center and Multimodal Corridor categories. The amendment conforms to the purpose, locational characteristics, and other requirements of the proposed category and addresses the relevant Planning and Urban Design Principles; therefore, the amendment can be deemed consistent with this Relevant Countywide Consideration.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is not adjacent to a public educational facility; therefore, those policies are not applicable. Portions of the proposed amendment are adjacent to the City of Largo. However, as stated previously, the proposed amendment is submitted as a coordinated effort between the County and the City and serves as a complementary amendment to the City’s previously submitted and approved amendments to the SAP.

- 7) **Reservation of Industrial Land** – The proposed amendment involves the conversion of Industrial or Employment lands to Activity Center and Multimodal Corridor. However, the SAP indicates that the City will be retaining their current local Future Land Use Map categories and permitted uses, and adding overlays at the local level which increase the densities and intensities of the amendment area, excluding the CHHA. This applies to parcels in the amendment area, as they will be annexed into the City. As such, the proposed amendment will reserve the current Employment and Industrial capacity of the relevant parcels in the amendment area.

Conclusion:

On balance, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.

RESOLUTION NO. 21-1

RESOLUTION REQUESTING THAT THE COUNTYWIDE PLAN MAP DESIGNATION FOR UNINCORPORATED PARCELS WITHIN THE CITY OF LARGO TRI-CITY SPECIAL AREA PLAN BOUNDARY BE AMENDED TO ACTIVITY CENTER AND MULTIMODAL CORRIDOR AS SHOWN IN ATTACHMENT A; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Goals, Objectives and Policies of the Pinellas County Comprehensive Plan provide specific guidance for future development in the unincorporated County; and

WHEREAS, Future Land Use Element Objective 1.3 and Policy 1.3.2 encourage the creation of transit-oriented development, which includes a mix of higher-density and -intensity land uses, active pedestrian- and bicycle-friendly streets, and safe, convenient access to public transit; and

WHEREAS, Future Land Use Element Policy 1.3.3 provides for recognition of transit-oriented activity centers and mixed-use corridors through designation with appropriate land use categories; and

WHEREAS, Intergovernmental Coordination Policy 1.5.1 provides for establishment of joint municipal planning areas when in the interests of unincorporated residents, property owners and businesses; and

WHEREAS, Intergovernmental Coordination Policy 1.5.2 provides that the Pinellas County Comprehensive Plan and land development regulations shall remain in effect for unincorporated parcels in a municipal planning area until such time as they are annexed; and

WHEREAS, the Countywide Plan for Pinellas County provides for local governments to designate the Activity Center and Multimodal Corridor categories in areas appropriate for higher-density and -intensity transit-oriented development; and

WHEREAS, the Countywide Plan for Pinellas County provides for the higher densities and

intensities enabled by the Activity Center and Multimodal Corridor categories to be implemented only upon local adoption of transit-oriented land development regulations; and

WHEREAS, the Countywide Plan for Pinellas County does not require transit-oriented land development regulations to be in effect at the time of Activity Center or Multimodal Corridor designation; and

WHEREAS, the City of Largo has proposed [or adopted] the Tri-City Special Area Plan, designating the Activity Center and Multimodal Corridor categories on incorporated parcels in the area surrounding the intersection of US Highway 19 and Roosevelt Blvd., as shown in Attachment A; and

WHEREAS, while the City does not have jurisdiction over unincorporated parcels in the area surrounding the intersection of US Highway 19 and Roosevelt Blvd., it has included these parcels within the Tri-City Special Area Plan boundary, with the intention of annexing and integrating these parcels over time; and

WHEREAS, the County supports the City's implementation of the Tri-City Special Area Plan; and

WHEREAS, both the City and County desire to facilitate an orderly process for annexation and integration of unincorporated parcels into the Tri-City Special Area Plan.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 12th day of January, 2021, that the Pinellas County Board of County Commissioners seeks to support the implementation of the City of Largo Tri-City Special Area Plan as follows:

- 1) The Pinellas County Board of County Commissioners hereby requests that the Pinellas Planning Council amend the Countywide Plan Map to designate the Activity Center and

Multimodal Corridor categories on the unincorporated parcels within the Tri-City Special Area Plan boundary, as depicted in Attachment A; and

- 2) The Pinellas County Comprehensive Plan and land development regulations shall remain in effect for the amended parcels until such time as they are voluntarily annexed.

Commissioner Flowers offered the foregoing resolution and moved its adoption, which was seconded by Commissioner Gerard upon the roll call the vote was:

Ayes: Eggers, Justice, Flowers, Gerard, Long, Peters, and Seel.

Nays: None.

Absent and not voting: None.

APPROVED AS TO FORM

By: David S. Sadowsky
Office of the County Attorney

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 that have been administratively reviewed by Forward Pinellas staff.

CPA Actions February 2021:

PUBLIC HEARINGS

The Board of County Commissioners, acting according to its Countywide Planning Authority, held public hearings on February 9, 2021 to consider the following amendments to the Countywide Plan Map:

- CW 21-01, a City of Tarpon Springs case located at 324 East Pine Street, 424 North Ring Avenue, and 395 North Grosse Avenue was **approved** for an amendment from Residential Low Medium to Public/Semi-Public (vote: 7-0)
- CW 21-03, a City of Tarpon Springs case located approximately feet southwest of the intersection of Anclote Road and Marina Drive was **approved** for an amendment from Resort to Residential Low Medium (vote: 7-0)

Tier I Countywide Plan Map Amendments February 2021:

There were no Tier I amendments reviewed in February.

ATTACHMENT(S): None

ACTION: None required; informational item only.

4A. Safe Streets Pinellas Action Plan

SUMMARY

Safe Streets Pinellas is the Forward Pinellas Vision Zero effort. Over the past year, efforts to develop a Safe Streets Action Plan have been underway. The Action Plan includes collision data analysis, the identification of a High Injury Network (HIN), engineering and non-engineering countermeasures and implementable strategies to move towards zero deaths and serious injuries on the Pinellas roadway network. A 16-member task force with a representative from each Forward Pinellas committee assisted in the development of the Action Plan. A public outreach campaign was conducted in Summer 2020 and all Forward Pinellas committee members were invited to learn more and provide input at a December 2nd workshop.

Forward Pinellas staff will present key information from the Safe Streets Pinellas Action Plan and early implementation steps. The Action Plan will be updated once all the demonstration projects are completed and is intended to be evaluated on a regular basis so adjustments can be made as needed.

The Action Plan can be viewed online at:

https://issuu.com/fehrandpeers/docs/safe_streets_pinellas_february_2021_action_plan or
https://forwardpinellas.org/safestreets/wp-content/uploads/2021/02/Safe_Streets_Pinellas_February_2021_Action_Plan-reduced.pdf.

ATTACHMENT(S): None

ACTION: PAC to recommend that the Forward Pinellas Board approve committing to zero deaths and serious injuries by 2045 and the Safe Streets Pinellas Action Plan.

4B. Residential Equivalent Use Standards

SUMMARY

Forward Pinellas is re-evaluating its residential equivalent use standards based on a privately-initiated request to amend the Countywide Rules regarding these standards as applied to bed and breakfast, group home, congregate care, nursing home and comparable assisted living facility uses. Currently, the Countywide Rules provide for a maximum of 3.0 beds per permitted dwelling unit, for all Countywide Plan Map categories. The Forward Pinellas Board has received a request to consider an increase to 5.0 beds per permitted dwelling unit. In order to determine how other jurisdictions in Florida regulate these types of uses, our agency has conducted a review of the residential equivalent use standards in our neighboring counties, or other comparable counties in terms of density and population around the state, the results of which have been attached to this agenda item.

At this time, through the attached survey, we are asking members of this committee if they feel there is community need to increase this standard and if their individual local governments would consider enacting a higher residential equivalent use density standard? As a reminder, a proposed amendment of residential equivalent use standards in the Countywide Rules will not mandate that all local governments also amend their plans and regulations to be consistent. Local governments can still choose to be more restrictive than the Countywide Rules in their density standards for these types of uses.

Due to Sunshine Law requirements, the responses to this survey cannot remain anonymous. As such, we will require your name and affiliated jurisdiction on your survey response. We anticipate bringing this item back to the committee for action at a future meeting, where we will ask for a recommendation on an amendment to the Countywide Rules.

ATTACHMENT(S):

- Summary of Residential Equivalency Standards of Neighboring/Comparable Counties
- Residential Equivalency Local Government Survey

ACTION: PAC members to complete the survey mentioned above.

Summary of Residential Equivalency Standards for Neighboring/Comparable Counties

County	Standards	Reference (if applicable)
Hillsborough	Boarding house use - every 2.5 residents shall constitute one dwelling unit	Municode Sec 6.11.18
	Community residential homes housing 6 or less residents shall be deemed a single-family unit	Municode Sec 6.11.28
	Community residential homes Type A - Facility may have up to five placed residents	
	For the purposes of calculating density, each "placed" resident in the facility shall equal one-fifth of a dwelling unit	
	Farm worker housing - Density shall be calculated at 3.75 residents per dwelling unit	
Manatee	Based on FAR	Municode Sec 531.45
Orange	Urban residential land use category - Student Housing use - 4 bedrooms equals to 1 multi-family unit	Comprehensive Plan FLUE
	Planned Development Assisted Living Facility land use - 120 beds maximum (with no acreage specifications)	
Seminole	Group homes and Assisted Living Facilities are based on a 2.1 person per house hold factor for multi-family residents	Municode Sec 30.1356
Pasco	No specified restrictions; however, there are maximum number of beds assigned for specific subareas. I.e. Starkey Rach subarea- 120 beds maximum for adult congregate living facilities	Comprehensive Plan FLUE
Miami-Dade	A group home shall be permitted in a dwelling unit provided that the total number of resident clients on the premises not exceed six (6) in number	Municode Sec 33-196.1

3Bb. Residential Equivalency Standard Survey



Name: _____

Jurisdiction: _____

1. Has your local government received requests to increase the residential equivalency standards in your jurisdiction? If so, please elaborate on the reason for this request.
2. If the Countywide Rules were amended to increase the residential equivalency standards from 3.0 beds per dwelling unit to 5.0 beds per dwelling unit, would your local government consider enacting a higher residential density equivalency by subsequently amending the language in your local government's comprehensive plan?

SUMMARY

The Pinellas Gateway/Mid-County Area Master Plan was completed in September 2020, and Forward Pinellas and our local government partners are now moving toward the implementation phase. As part of this process, a Memorandum of Understanding (MOU) was developed to document the commitment between all the partners to implement the Gateway Master Plan. The MOU will guide implementation activities and create a regular reporting/feedback mechanism within all four jurisdictions covered by the Master Plan. The MOU was signed by all the local government partners in October 2020 and adopted by the Forward Pinellas Board in November 2020.

As part of the commitment to implement the Plan, Forward Pinellas and our partners are working to eliminate barriers to implementation. The Gateway Master Plan identifies existing policy support as well as policy gaps in the Countywide Plan and at the local government level that could inhibit the implementation of the Gateway Master Plan. One of these gaps relates to the review of multi-jurisdictional projects within the Gateway area. The Plan recommends that Forward Pinellas and our partners work to identify and develop a structure for coordinated, expedited multi-jurisdictional review of development projects within identified catalyst areas which cross municipal boundaries. This could take the form of a one-stop multi-jurisdictional development review body; or a multi-jurisdictional effort to streamline and align review processes for projects within the Gateway/Mid-County Area, particularly for catalyst projects.

We would like to have an open discussion among the PAC membership:

- What are your thoughts on the creation of a PAC subcommittee for informal review of multi-jurisdictional projects located within the Gateway Area? This subcommittee would consist of PAC membership from the partner jurisdictions of St. Petersburg, Largo, Pinellas Park, and Pinellas County. It would be an informal body that would exist for the sole purpose of project coordination and discussion; and would convene when a multi-jurisdictional project is proposed within the Gateway.

ATTACHMENT(S): None

ACTION: Informational item only, none required.

4D. Legislative Update

SUMMARY

The 2021 State Legislative Session begins on March 2, with more than 2,400 bills filed thus far. We are tracking a number of bills with relevance to local and regional planning efforts, as listed below. While the session has not yet begun, committee meetings are being held and some bills have begun advancing. Select bills of interest are summarized below.

Proposed Building Design Legislation

[House Bill \(HB\) 55](#), filed by Representative Overdorf, and [Senate Bill \(SB\) 284](#), filed by Senator Perry, would prohibit local zoning and development regulations relating to building design elements for a “single-or two-family dwelling,” including the appearance of roofs, porches, windows, entry doors, garage doors, and architectural style. The only exceptions are for designated historic properties or as needed to meet requirements of the National Flood Insurance Program. Effective date for both bills: July 1, 2021. SB 284 has not yet been heard by any committees, but HB 55 has passed one of its three committees.

The proposed legislation would undermine local governments' ability to determine the character of their own communities. Forward Pinellas strongly opposed similar legislation in 2020, and has included the issue in its draft 2021 policy positions. The City of St. Petersburg has written a letter of opposition to the bills (attached).

Growth Management

[HB 59](#), filed by Representative McClain, and [SB 496](#), filed by Senator Perry, would require a Private Property Rights element to be adopted into local comprehensive plans. A version of this bill has been filed annually for several years. Last year, the Senate version of the bill, which passed both chambers but was ultimately vetoed by the governor, also contained a provision that would have invalidated countywide planning for some counties. We will continue to monitor this year's version closely. Effective date for both bills: July 1, 2021. SB 496 has not yet been heard by any committees, but HB 59 has passed two of its three committees.

Vacation Rentals

[HB 219](#), filed by Representative Fischer, and [SB 522](#), filed by Senator Diaz, propose to further revise the State's preemption of local regulation of vacation rentals. The bills propose to:

- Expand the preemption to include local inspection or licensing of vacation rentals, and regulation of online vacation rental advertising platforms;
- Preserve the prohibition against regulating duration and frequency of stays, but establish that vacation rentals may be subject to other local regulations if they apply uniformly to all residential properties; and
- Preserve the grandfathering of local regulations adopted prior to July 1, 2011, and add a provision allowing amendments to make them less restrictive.

HB 291 and SB 522 have each passed one of three committees. The effective date for both bills is upon becoming law.

Urban Agriculture

At the request of the City of St. Petersburg, [SB 628](#), filed by Senator Rouson, and [HB 1013](#), filed by Representative Rayner, propose to create the Florida Urban Agriculture Act to distinguish between urban agriculture and traditional farming in rural areas. Traditional farms are exempt from most local land development regulations under the Florida Right to Farm Act, but this provision makes it difficult for communities to allow new farms in developed urban areas. Forward Pinellas staff worked with the City on previous versions of the proposed legislation. Effective date for both bills: July 1, 2021. Neither bill has been heard by any committees thus far.

Solar Electrical Generating Facilities

[SB 1008](#), filed by Senator Hutson, and [HB 761](#), filed by Representative Overdorf, would permit solar facilities (including solar farms and related buildings, transmission lines and substations) as-of-right in agricultural land use categories and zoning districts. The uses would be required to comply with minimal criteria such as setbacks and buffering applicable to similar uses within the agricultural district. Effective date for both bills: July 1, 2021. Neither bill has been heard by any committees thus far.

Home-Based Businesses

[SB 266](#), filed by Senator Perry, and [HB 403](#), filed by Representative Giallombardo, propose to preempt local regulation of home-based businesses. Both bills allow residential property owners to operate businesses from their homes, provided that the business does not create a substantial increase in traffic, noise, or solid waste/recycling; does not employ more than two unrelated non-resident employees; and does not create a visible use that is inconsistent with residential zoning. Licensure and regulation of home-based businesses are preempted to the state, and local governments may not enact or enforce any regulation of them. Effective date for both bills: July 1, 2021. SB 266 has not yet been heard by any committees, but HB 403 has passed one of its two committees.

Traffic and Pedestrian Safety

[HB 1113](#), filed by Representative Fine, and [SB 1412](#), filed by Senator Perry, propose to significantly limit state and local governments' ability to use yellow rectangular rapid flashing beacons (RRFBs) at pedestrian crossings, among other provisions. The bill stipulates that by October 1, 2022, the Florida Department of Transportation shall request federal authorization to allow yellow RRFBs to be replaced by red RRFBs. If authorization is granted, the entity with jurisdiction over such crosswalk will have 12 months to implement the change or remove the yellow RRFB. If authorization is not granted, yellow RRFBs must be removed from roadways with a speed limit of 30 miles per hour or greater by October 1, 2025. Neither bill has been heard by any committees thus far.

Legal Notices

[HB 35](#), filed by Representative Fine, and [SB 402](#), filed by Senator Rodrigues, propose to allow local governments to advertise public hearings on websites in lieu of a newspaper, with each bill taking a different approach. HB 35 would allow notices to be published on the local government website, provided that the local government maintains a registry of citizens who opt to be notified by mail or email, and advertises the availability of this service in a newspaper

once per year. SB 402 permits notices to be published on a “website established by the Supreme Court” for a fee of no more than \$500. The effective dates for the bills are July 1, 2022 and July 1, 2021, respectively. SB 402 has not yet been heard by any committees, but HB 35 has passed one of its two committees.

Impact Fees

[HB 337](#), filed by Representative DiCeglie, and [SB 750](#), filed by Senator Gruters, would place new conditions on impact fee collection by local governments. New definitions appear to allow the fees to be used only for emergency medical, fire, and law enforcement facilities. The bill would allow fees to be collected only if the local government has planned or funded capital improvements within the impact fee assessment district, require local governments to credit any contribution related to public facilities against collection of impact fees, and limit annual increases to 3%. Effective date for both bills: July 1, 2021. Neither bill has been heard by any committees thus far.

Regional Planning Councils

[SB 62](#), filed by Senator Bradley, proposes to abolish the state’s regional planning councils. Local governments would have the option of entering into agreements to create regional planning entities, but without the authority of current regional planning councils. Effective date: July 1, 2021. There is currently no House companion. The bill has passed one of its three committees.

Tampa Bay Area Regional Transit Authority (TBARTA)

[SB 1130](#), filed by Senator Brandes, would dissolve TBARTA and distribute its assets to member local governments represented on the authority’s board. Effective date: July 1, 2022. There is currently no House companion. The bill has not yet been heard by any committees.

ATTACHMENT(S): Letter from St. Petersburg regarding HB 55 and SB 284

ACTION: None required; informational item only.



MEMORANDUM

Date: February 8, 2021

To: Florida House of Representative: Regulatory Reform Subcommittee

From: Elizabeth Abernethy, AICP, Planning & Development Services Director

RE: **HB55/SB284 - Building Design**

Bill Summary: HB55/SB284 prohibits zoning & development regulations relating to building design for one- or two-family buildings with the exception structures listed on National Register of Historic Places or contributing structures to a historic district; or the regulations implement the National Flood Insurance Program.

Design regulations are critical in our City for the following reasons:

1. They protect and enhance neighborhood character, improving compatibility of new infill homes, which protects the investment of all the homeowners in the neighborhood.
2. They allow community support for change; if the community stakeholders understand what new residential building types might look like, they can be more widely accepted:
 - Accessory Dwelling Units (ADUs), commonly called carriage homes or garage apartments, were reintroduced in 2007 with design standards. Since 2007, staff has worked with residents and neighborhood associations to expand the opportunity to build ADUs in more locations. In 2017, modifications were made to the design standards which resulted in increased construction activity for ADUs. In 2019, changes to minimum lot size regulations increased the number of qualifying properties to over 30,000. If we lose the ability to regulate design standards, which require ADUs to match the home, it will be difficult to get any further support to for expansion of the right to build an ADU into the remainder of the City.
 - Neighborhood Traditional Mixed-Residential is a new zoning category adopted in December 2019 which allows up to four units on a standard single-family lot (AKA "Missing Middle"). Design regulations require that these multi-unit buildings are similar in size and character with existing single-family homes. If we are precluded from having design regulations for two unit buildings, it will be very unlikely that neighborhoods will support the rezoning necessary to implement this new district.
3. Provision of design elements allow for additional or "bonus" floor area allowing the developer/owner to obtain a larger house than what the base zoning standards otherwise allow. This is described in further detail of the attached NT FAR Bonuses Status Report.

Affordability is not significantly impacted by the design regulations. In 2019, the City made housing affordability a top priority instituting a variety of programs and changes to address affordability, including eliminating building fees for homes 1,400 s.f. and less. In partnership with Habitat for Humanity, reductions in design regulations were approved for Certified Affordable Homes. Habitat estimated the regulations added \$8,000-\$10,000 cost to a new home. For the typical new home in our city, priced \$600,000 – to over a million, this is less than 2%.

Background: St. Petersburg is a built-out city of over 275,000, with housing stock developed primarily in the 1920's and 50's, prior to the advent and more widespread use of HOA's, covenants and restrictions. Much of our housing consists of small, two-bedroom homes which do not meet the needs of today's residents. Many of these homes are being replaced and the City supports the updating and replacement of these structures through infill development of vacant lots, home additions and razing/replacement of obsolescent structures.

In 2001, a community wide visioning process led to a citywide rezoning in 2007 and adoption of design standards for all development types in all districts. These design regulations are intended to preserve the character of distinct neighborhoods and promote compatibility for new homes. There are no regulations for color or architectural style. In Neighborhood Traditional districts, which make up about half of the neighborhoods in the City, there are requirements for design elements such as a front porch, a 12-inch step-up to the front entry, and a minimum percentage of windows and architectural features.

During the recession of 2007-12, an average of about 50 new homes were built each year, and since then the average has been over 275, with some neighborhoods experiencing a 10-20% replacement of the existing housing stock. In 2017, after broad community outreach which included both neighborhood representatives as well as designers and builders, the code was modified with unanimous approval, easing some design standards (percentages of windows and architectural features) while adopting limits on building size, to control scale and mass, and allow for larger homes with bonuses for design elements. In October of 2019, we reported back on the effect of the regulations and demonstrated that these standards are improving compatibility of new homes, while still allowing the size of homes desired by the market (see attached Design Standard Examples).

Proposed Historic Exemption: We are concerned that the exemption for contributing structures will have the unintended consequence of incentivizing the demolition of these structures. If only those structures within the historic district which are deemed contributing are held to design standards, an owner of such a home may opt to demolish the building instead of being held to a standard that would not apply to other non-contributing properties in the same neighborhood. The legislation should exempt all individually listed, contributing and non-contributing resources. Non-contributing structures can be just as important to the neighborhood character and surrounding district.

In summary, St. Petersburg design guidelines do not restrict property rights or limit free market conditions; they allow for building of homes that are in harmony with and welcomed into our neighborhoods, protecting the rights of both new and existing property owners. We respectfully oppose HB55 which pre-empts our design regulations for single-family and two-unit buildings. A friendly amendment that would exempt Accessory Dwelling Units, overlay districts, and expand the historic district exemption to include non-contributing structures would alleviate most of our concerns. Overlay districts can protect existing neighborhoods without the need for HOA's/Covenants & Restrictions.

Attachment

Traditional Neighborhood Design Examples

A large, stylized, grey silhouette of a pelican, facing left, with its head turned back. It has a long beak and a crest of feathers on its head. The body is rounded with some internal white lines suggesting feathers.

Traditional Neighborhood Design Examples

Florida House of Representatives
Regulatory Reform Subcommittee
February 10, 2021

Front Porches

Design standards require a front porch with minimum size and a step-up – improves compatibility of new homes into existing traditional neighborhoods



Front Porches



Fenestration & Architectural Details

Design standards require doors, windows and architectural features on the front and sides of new homes:



Fenestration & Architectural Details



New zoning for Missing Middle

Design standards allow two-unit buildings with similar scale and massing of single-family homes:



Two-unit “DUPLEX” buildings

Design standards for Accessory Units

Design standards allowed the re-introduction of Accessory units in our traditional neighborhoods:



Accessory One Unit Building over Garage

Design Bonus Options allow larger homes:

Bonus A One story covered front porch with a separate roof structure - minimum width of 60% of the front façade



Bonus B

Additional second story front setbacks: .01 bonus for every 1 foot of additional front setback of the entire facade



Bonus C Additional second story side setbacks: .01 bonus for every 1 foot of additional side setback



Bonus F

Entire peak of the primary roof structure of the front façade parallel to the front property line



Bonus L

Style, materials and detailing consistent with an Architectural Style in St. Petersburg's Design Guidelines for Historic Properties



Bonus N

LEED or Green
Building 0.05
bonus.

Bonus O

Solar Ready 0.02
bonus.



SUMMARY

Forward Pinellas staff will provide a brief update on the status of the activities related to the three SPOTlight Emphasis Areas.

ATTACHMENT(S): None

ACTION: None required; informational item only.