



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

November 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 – October 4, 2021](#)

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

PUBLIC HEARING ITEMS

- A. [Case CW 21-13 – City of St. Petersburg](#) (continued from October)
- B. [Case CW 21-15 – City of Pinellas Park](#)

REGULAR AGENDA ITEMS

- C. [Countywide Plan Map Annual Update – Official Acceptance](#) (Action)
- D. [CPA Actions and Forward Pinellas Administrative Review Items](#)

4. PLANNING TOPICS OF INTEREST

- A. [Coastal High Hazard Area](#) (Linda Fisher)
 - 1. New Map
 - 2. Emergency Management Development Discussion
- B. [Evaluation and Appraisal Review Due Dates](#) (Nousheen Rahman)

5. OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA

- A. [Pinellas SPOTlight Emphasis Areas Update](#) (Information)
- B. [2022 PAC Membership Roster/Election of Officers for 2022](#) (Action)
- C. [Draft 2022 Meeting Schedule for PAC, Forward Pinellas and CPA](#) (Information)

6. UPCOMING EVENTS

Nov 2-4 th	Gulf Coast Safe Streets Summit
Nov 5 th	Bike/Walk Tampa Bay Virtual Summit
Nov 10 th	Preempting Local Government Authority in Florida Webinar – 12-1:30 p.m. Hosted by 1000 Friends of Florida – 1.5 AICP CM
Dec 8 th	2022 Florida Legislative Preview Webinar – 12- 1:30 p.m. Hosted by 1000 Friends of Florida – 1.5 AICP CM
Dec 17 th	Forward Pinellas Waterborne Transportation Committee – 1-3 p.m.

7. ADJOURNMENT

NEXT PAC MEETING – MONDAY, JANUARY 3, 2022

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 – November 1, 2021



2. Approval of Minutes – October 4, 2021

SUMMARY

The Summary Agenda Action Sheet for the October 4, 2021 PAC meeting is attached for committee review and approval.

ATTACHMENT(S): PAC Summary Agenda Action Sheet for the October 4, 2021 meeting

ACTION: PAC to approve the Summary Agenda Action Sheet from the October 4, 2021 meeting.

PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: OCTOBER 4, 2021

ITEM	ACTION TAKEN	VOTE
1. <u>CALL TO ORDER AND ROLL CALL</u>	<p>The PAC held its October 4, 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 1:36 p.m. and the members introduced themselves.</p> <p>Committee members in attendance included Britton Wilson, Kyle Brotherton, Derek Reeves, Mark Griffin, Corey Gray, Alicia Parinello, Marshall Touchton, Tatiana Childress, Nicole Dufva (1:45 p.m. arrival), Jan Norsoph, Frances Leong-Sharp, Jensen Hackett and Wesley Wright (early departure).</p> <p>Others in attendance: Molly Cord, Felicia Donnelly, Derek Kilborn and Doug Bevis.</p> <p>Forward Pinellas staff included Rodney Chatman, Nousheen Rahman, Linda Fisher, Angela Ryan and Tina Jablon.</p>	
2. <u>APPROVAL OF MINUTES FROM THE JUNE 1 AND AUGUST 30, 2021 PAC MEETINGS</u>	<p>Motion: Jan Norsoph Second: Tatiana Childress</p> <p>Note: Nicole Dufva had not arrived yet</p>	12-0
3. <u>REVIEW OF FORWARD PINELLAS AGENDA FOR OCTOBER 13, 2021 MEETING</u> <u>PUBLIC HEARINGS</u> A. CW 21-13 – City of St. Petersburg	<p>The City of St. Petersburg filed a letter requesting the case be continued to the November 1, 2021 PAC and November 10, 2021 Forward Pinellas meetings.</p>	
B. CW 21-14 – City of Oldsmar	<p>Tatiana Childress, City of Oldsmar, provided a presentation to the PAC to thoroughly outline the details of the map amendment.</p> <p>After a member of the public expressed an interest in speaking, the members discussed the potential for setting a precedence allowing for such participation by the public in the future. Rodney Chatman reminded the committee that this has been afforded to the public on at least one prior occasion by this committee.</p>	12-0

	<p>Jan Norsoph suggested the committee vote on whether or not to allow the public comment. He subsequently made a motion NOT to allow the public comment, which did not receive a second and, therefore, failed.</p> <p>In response to query by Alicia Parinello, it was clarified that the motions being made to allow public comment were only applicable to the current meeting and not future meetings.</p> <p>Marshall Touchton made a motion to allow the public comment for today, which was seconded by Derek Reeves. The motion passed by a vote of 12-1, with Jan Norsoph casting the dissenting vote.</p> <p>Doug Bevis, Upper Tampa Bay Chamber of Commerce, former Mayor of Oldsmar and former Forward Pinellas Board member, spoke in support of the proposed amendment.</p> <p>The PAC members ultimately voted in favor of the amendment.</p> <p>Motion: Jan Norsoph Second: Marshall Touchton</p> <p>Note: Wesley Wright exited the meeting prior to the final vote on the land use case.</p>	
<p><u>REGULAR AGENDA ITEMS</u> D. CPA Actions and Forward Pinellas Administrative Review Items</p>	<p>Rodney Chatman updated the PAC members on the recent items reviewed by Forward Pinellas staff and recent actions taken by the CPA. No action required; informational item only.</p>	
<p>4. <u>PLANNING TOPICS OF INTEREST</u> A. Micromobility Knowledge Exchange Series</p>	<p>Angela Ryan provided a presentation to the PAC members to inform them on the latest Knowledge Exchange Series (KES) about micromobility. She highlighted the key findings, reviewed case studies and discussed some practical applications that could be applied in Pinellas County.</p>	
<p>B. Pinellas County's Comprehensive Plan – PLANPinellas - Update</p>	<p>Rebecca Stonefield, Pinellas County Housing and Community Development, offered and overview of the latest update to Pinellas County's Comprehensive Plan, known as PLANPinellas. She explained why the update was needed and reviewed the guiding principles and key policy shifts. She demonstrated the usefulness of the new website.</p>	

<p>C. Proposed Rules Amendments Discussion</p>	<p>Nousheen Rahman provided an overview of the proposed changes to the Countywide Rules concerning Transferrable Development Rights (TDRs) and Density/Intensity Averaging. She also reviewed what is intended to remain the same.</p> <p>Subsequently, Linda Fisher provided an overview of the proposed changes to the Countywide Rules regarding Density Pools. She advised that, overall, the suggested amendments are more for the purpose of clarification and do not include many substantive changes.</p> <p>She outlined the time frame for seeing these amendments adopted. She explained the amendments would likely move forward in conjunction with amendments anticipated to result from the upcoming Target Employment and Industrial Land Study (TEILS) update.</p> <p>Forward Pinellas staff will schedule meetings in the future with each interested local government prior to adoption to answer questions, seek additional input, and to refine and finalize these changes.</p>	
<p>D. Department of Administrative Hearings (DOAH) Process</p>	<p>Derek Kilborn, City of St. Petersburg, briefed the PAC members on the City's recent experience with the Department of Administrative Hearings (DOAH) process and answered questions.</p>	
<p>5. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u></p> <p>A. Pinellas SPOTlight Emphasis Areas Update (Information)</p>	<p>Rodney Chatman updated the PAC members on the latest activities related to the SPOTlight Emphasis Areas.</p> <p>Specifically, he alerted the members that the title of the the new SPOTlight topic area, Innovations in Target Employment and Jobs Access, may be changed to something shorter and more intuitive. Additionally, he advised that the TEILS draft scope will be going to the Forward Pinellas Board next week. The study will begin in November, and work is anticipated to conclude by summer 2022. This will include development of a stakeholder engagement plan which will involve the PAC and local governments to ensure value is achieved for all.</p>	

B. Cancellation of the December PAC Meeting	Motion: Jan Norsoph Second: Marshall Touchton	12-0
6. <u>UPCOMING EVENTS</u>	The PAC Chair referred to the events cited in the agenda. Next PAC Meeting is Monday November 1, 2021	
7. <u>ADJOURNMENT</u>	The meeting was adjourned at 3:05 p.m.	

Respectfully Submitted,

PAC Chair

Date

3A. Case CW 21-13 St. Petersburg

SUMMARY

From: Activity Center
To: Activity Center
Area: 17.91 acres m.o.l.
Location: Northwest corner of Gandy Boulevard and I-275

This proposed amendment is submitted by St. Petersburg to amend a property from 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. Activity Centers are designed at a size and scale that allows for internal circulation by pedestrians, bicyclists, and transit users, and typically encompass areas developed in a radial pattern within walking distance ($\frac{1}{4}$ to $\frac{1}{2}$ mile) of a central point or hub served by transit) to Activity Center.

The amendment area is located east of 28th Street North and north of Gandy Boulevard. Additionally, the amendment area is located within the City's Gateway Regional Activity Center, which includes a Target Employment Center overlay. The Gateway Regional Activity Center is the center of the Tampa Bay regional market and contains large tracts of vacant land, such as the subject property.

While the Countywide Plan Map category is remaining the same as Activity Center, the underlying local future land use category is changing from Industrial Limited to Planned Redevelopment – Commercial (PR-C). As such, this land use change must be processed as a Tier II amendment due to Countywide Rules Section 6.2.2.1 and subsequently Section 6.5.4.4, which outline that any amendments to an Activity Center which converts a category corresponding to Employment, Industrial or Target Employment Center to some other local FLUM category are subject to such requirements, such as the proposed amendment. These requirements will be further addressed in the attached Staff Analysis.

It is the intent of the developer to build approximately 410 units for multifamily residential housing, in addition to an approximately 600,000 square foot (sf) industrial project. At the local future land use level, residential is not an allowable use under the Industrial Limited category, hence the proposed amendment to the PR-C category. These residential units will only be built on the 17.91-acre subject area.

The developer has also entered into a Development Agreement with the City, requiring that at least 200,000 sf of industrial uses be built prior to, or concurrently with, any multifamily residential uses. Additionally, at least 20 percent of the multifamily residential units must be designated as workforce housing, pursuant to the City's definition of such. This Development Agreement is

established with the termination of a previous agreement between the City and Jabil Circuit, Inc. approved in 2010 which originally approved the development of 450,000 sf of office space, 500,000 sf of light industrial, and 50,000 sf of retail on the parent subject property. The proposed Development Agreement instead allows a maximum of 500 multifamily residential units and a maximum 1,000,000 sf industrial project.

FINDINGS

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

- A. The Activity Center 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 Development Agreement
- Attachment 3 Local Future Land Use Maps
- Attachment 4 Planning and Urban Design Principles
- Attachment 5 Employment Conversion Criteria

MEETING DATES:

- Planners Advisory Committee, November 1, 2021 at 1:30 p.m.
- Forward Pinellas, November 10, 2021 at 1:00 p.m.
- Countywide Planning Authority, December 7, 2021 at 6:00 p.m.

FORWARD PINELLAS BOARD RECOMMENDATIONS: The board met on October 13, 2021 and voted 12-0 to continue the public hearing to its November 10, 2021 meeting.

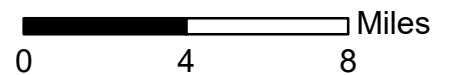
Case CW21-13

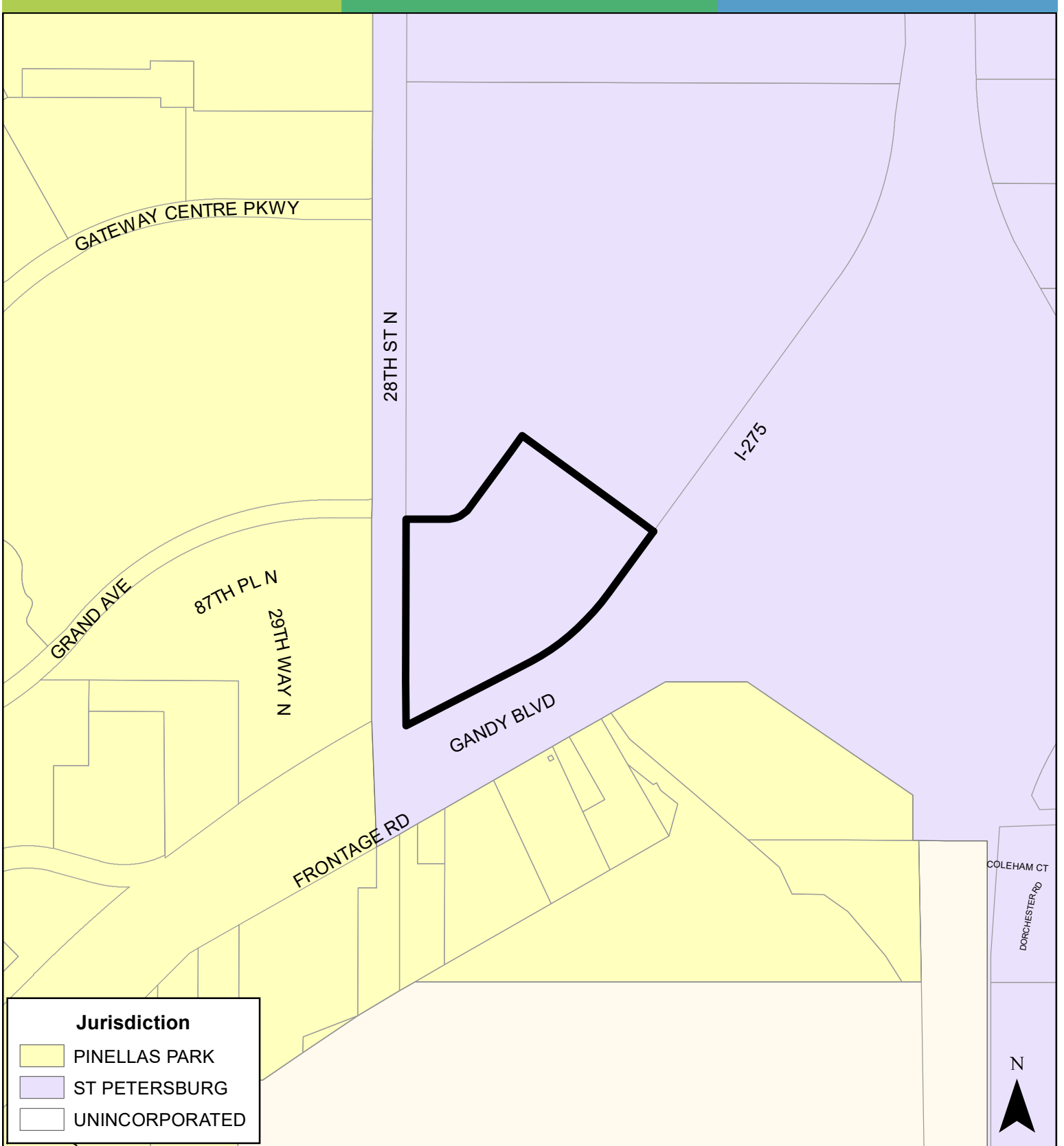
Map 1: Location Map



JURISDICTION: St. Petersburg **FROM:** Activity Center

AREA: 17.91 Acres **TO:** Activity Center

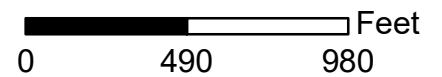




JURISDICTION: St. Petersburg **FROM:** Activity Center

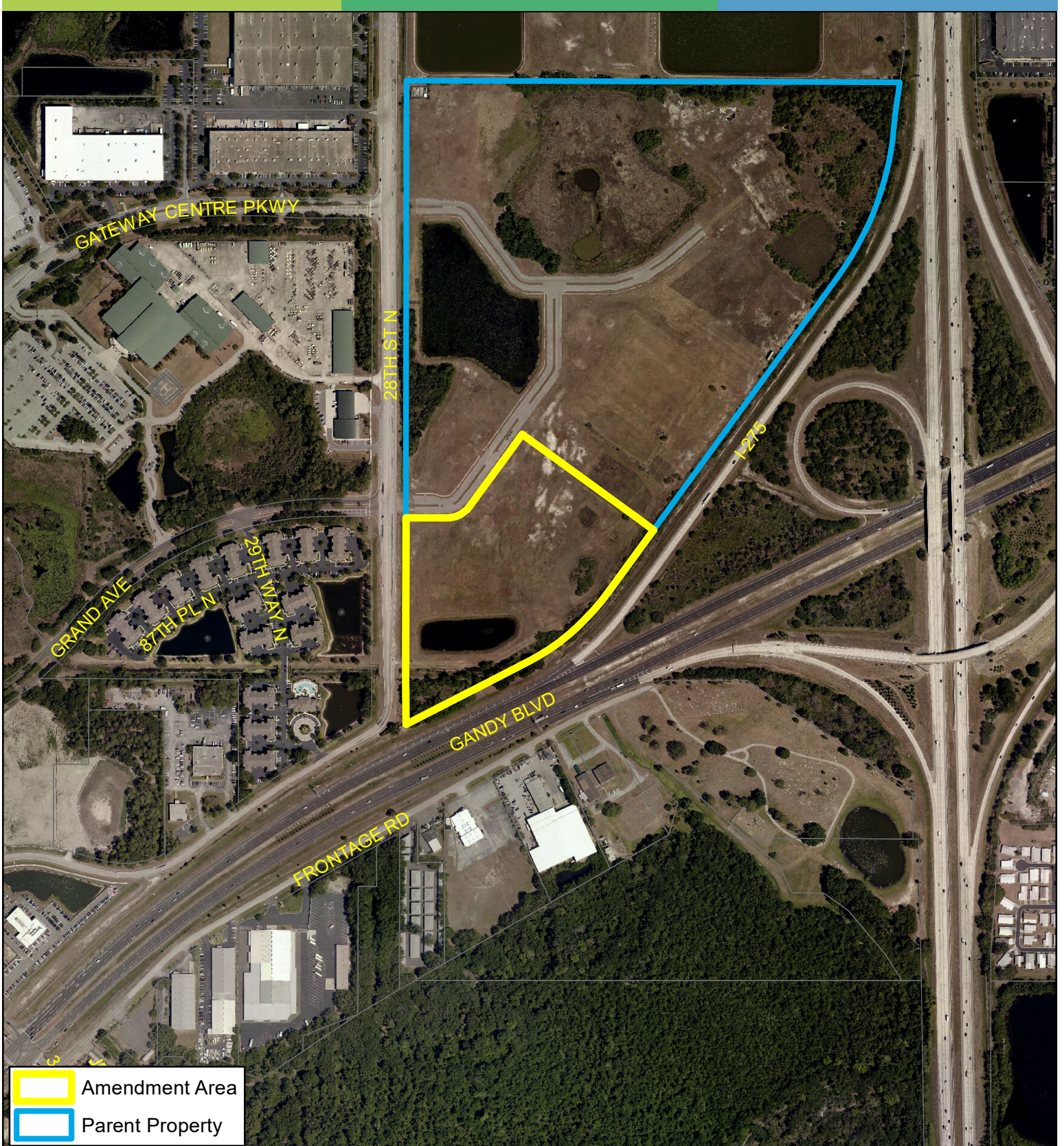
AREA: 17.91 Acres

TO: Activity Center



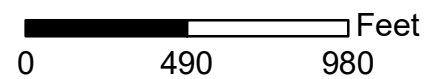
Case CW21-13

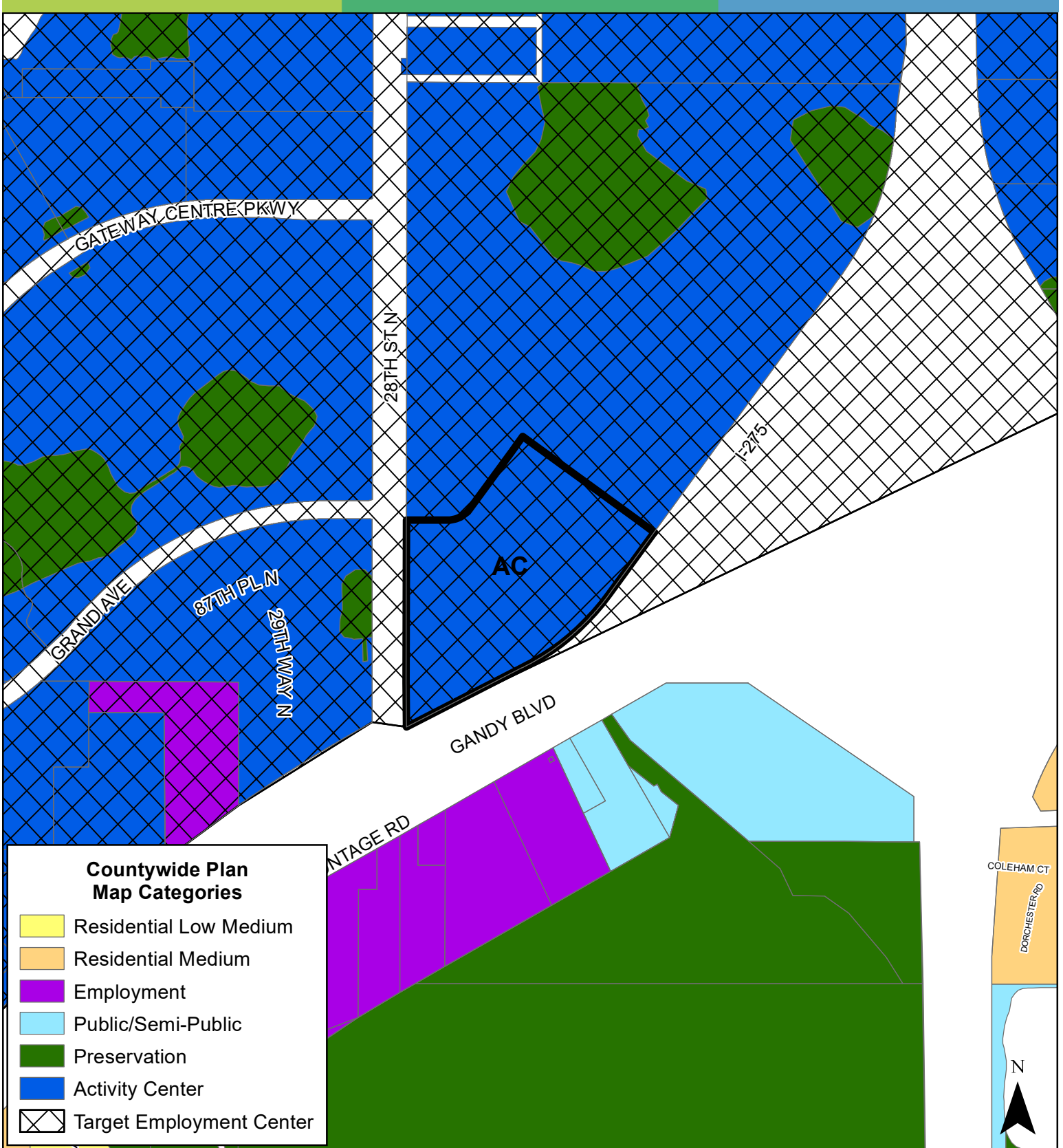
Map 3: Aerial Map

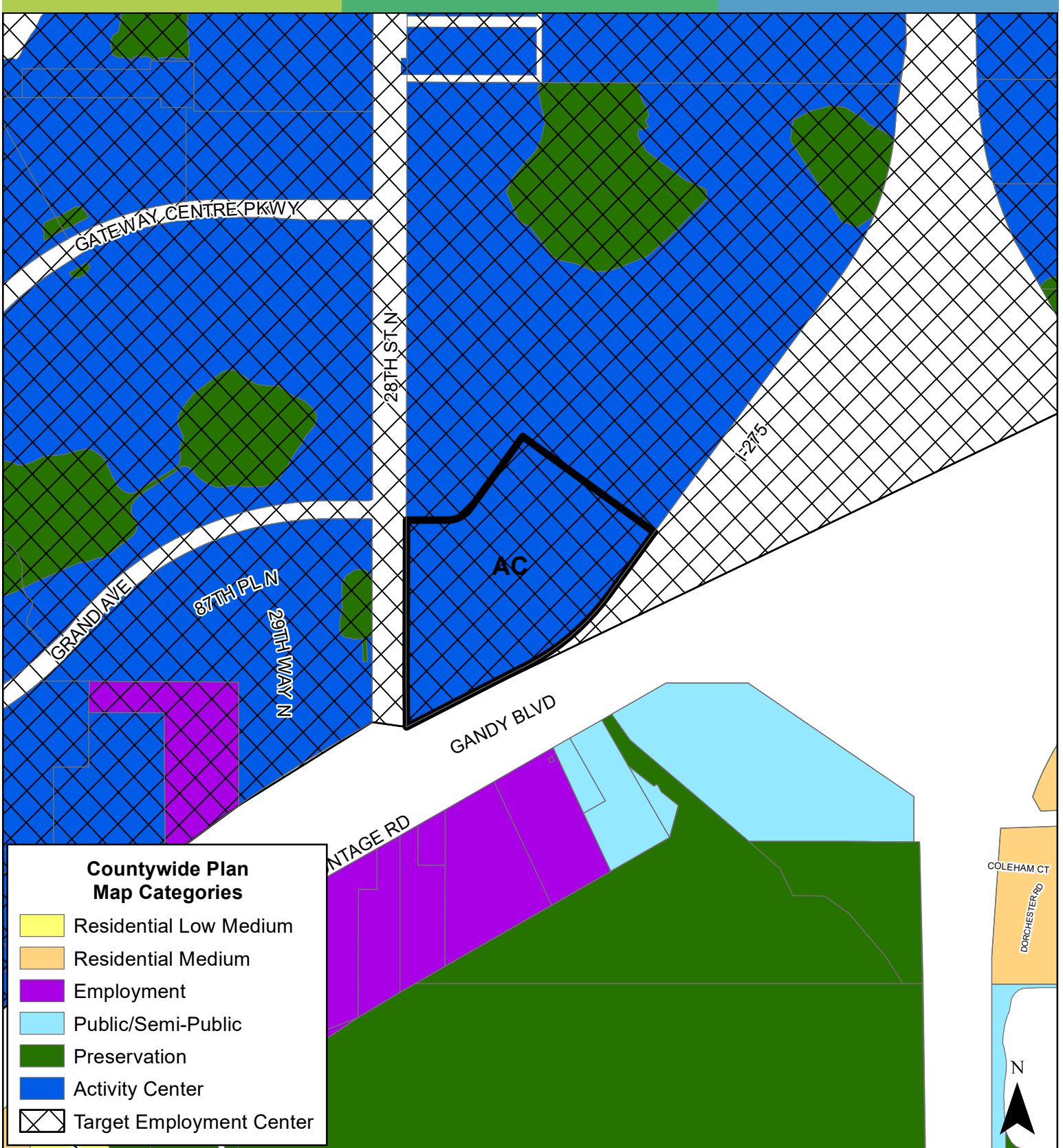


JURISDICTION: St. Petersburg **FROM:** Activity Center

AREA: 17.91 Acres **TO:** Activity Center







CW 21-13
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 approximately 17.91 acres of property from Activity Center to Activity Center, for the purpose of amending the underlying local future land use category from Industrial Limited to Planned Redevelopment – Commercial.

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. Activity Centers are designed at a size and scale that allows for internal circulation by pedestrians, bicyclists, and transit users, and typically encompass areas developed in a radial pattern within walking distance ($\frac{1}{4}$ to $\frac{1}{2}$ mile) of a central point or hub served by transit.”

The Land Use Strategy Map and Table 2 of the Countywide Plan Rules identify locations appropriate to be designated as Activity Center, utilizing one of four subcategories. The amendment area is located east of 28th Street North and north of Gandy Boulevard. Additionally, the amendment is located in the existing Gateway Regional Activity Center and falls under the Major Center subcategory.

While the Countywide Plan Map category is remaining the same as Activity Center, the underlying local future land use category is changing from Industrial Limited to Planned Redevelopment – Commercial (PR-C). As such, this land use change must be processed as a Tier II amendment due to Countywide Rules Section 6.2.2.1 and subsequently Section 6.5.4.4, which outline that any amendments to an Activity Center which converts a category corresponding to Employment, Industrial or Target Employment Center to some other local FLUM category are subject to such requirements, such as the proposed amendment. These requirements will be further addressed in the attached Staff Analysis.

It is the intent of the developer to build approximately 410 units for multifamily residential housing, in addition to an 600,000 square foot (sf) industrial project. At the local future land use level, residential is not an allowable use under the Industrial Limited category, hence the proposed amendment to the PR-C category. These residential units will only be built on the 17.91-acre subject area.

The developer has also entered into a Development Agreement with the City, requiring that at least 200,000 sf of industrial uses be built prior to, or concurrent with, any multifamily residential uses. Additionally, at least 20 percent of the multifamily residential units must be designated as workforce housing, pursuant to the City's definition of such. This Development Agreement is established with the termination of a previous agreement between the City and Jabil Circuit, Inc. approved in 2010 which originally approved the development of 450,000 sf of office space, 500,000 sf of light industrial, and 50,000 sf of retail on the parent subject property. The proposed Development Agreement instead allows a maximum of 500 multifamily residential units and a maximum 1,000,000 sf industrial project.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on the corner of 28th Street North and Gandy Blvd. While the roadway segment on 28th Street N is operating at an LOS “D” or above, Gandy Blvd is operating at an LOS “F.” However, access to the subject property is primarily from 28th Street North, which is a four-lane divided road that is classified as a collector roadway. 28th Street North is operating at a LOS “B” with a volume to capacity ratio of 0.24. As this roadway has significant remaining capacity, this proposed amendment will not significantly impact this countywide consideration.
- 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 available.
- 5) **Designated Development/Redevelopment Areas** – The amendment area involves the Gateway Regional Activity Center but will not change the boundaries or size of the Activity Center. However, the City has addressed the Planning and Urban Design Principles and provided references to their Comprehensive Plan policies and Land Development Regulation sections which address these principles. For example, a number of the City's Comprehensive Plan Land Use Element policies address the principle of connectivity, such as by requiring that the City's land use pattern shall contribute to minimizing travel requirements and supporting increased usage of mass transit systems. Additionally, the Land Development Regulations for the Corridor Commercial Suburban district addresses ground floor design and use. An example of these regulations requiring principal structures be oriented toward the primary street.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to a public educational facility. The amendment area is directly adjacent to the City of Pinellas Park. However, City staff were contacted and found no issues with the amendment.
- 7) **Reservation of Industrial Land** – The proposed amendment does involve the reduction of Industrial land, in that the underlying local future land use category is

changing from Industrial Limited to Planned Redevelopment – Commercial. As such, this amendment is pursuant to the requirements of Countywide Rules Section 6.5.4.4.

This proposed amendment applies to an approximately 17.91-acre portion of a larger parent property totaling approximately 93.38 acres. Of those 93.38 acres, approximately 61.10 acres of are designated Industrial Limited on the City's Local Future Land Use Map, including the amendment area. If the proposed amendment is passed, approximately 43.19 acres of land designated Industrial Limited remains.

It is also necessary to provide the context of the Development Agreement associated with this property, as it relates to this Countywide Consideration. Previously in 2010, a Development Agreement was approved between the City and Jabil Circuit, Inc., which approved the development of 450,000 square feet (sf) of office space, 500,000 sf of light industrial, and 50,000 sf of retail on the parent property. A newly proposed Development Agreement instead approves the development of a maximum of 500 multifamily residential units, and a maximum of 1,000,000 sf of industrial project. The proposed multifamily residential use applies to only the approximately 17.91-acre amendment area, which is the subject property of this case.

While the proposed amendment reduces some of the local industrially designated land, the newly drafted Development Agreement still provides for more than the originally intended 500,000 sf of industrial uses. Additionally, the Development Agreement also requires that at least 200,000 sf of these industrial uses be built prior to, or concurrently with any multifamily uses, which is a favorable stipulation.

Based on information provided by Pinellas County Economic Development (PCED), it is anticipated that general industrial uses on this property utilized at the maximum 1,000,000 sf allowed by the Development Agreement could provide for approximately 531 employees with combined average weekly wages of \$734,373. This equates to average yearly wages of approximately \$71,085, which exceeds the county's average annual salary of \$48,901, also identified by PCED. The subject property is owned by Jabil Circuit, Inc., which specializes in electronics manufacturing services, and qualifies as a high-tech industry use outlined in the definition of target employment in the Countywide Rules. As such, staff finds this proposed amendment to adequately maintain target employment opportunities in industrially designated land.

Conclusion:

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

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (hereinafter the "Agreement") is made and entered into as of the Effective Date (defined below), by and between **JABIL INC.**, a Delaware corporation (hereinafter "Owner"), **GREYSTAR DEVELOPMENT EAST, LLC**, a Delaware limited liability company (hereinafter the "Developer") and the **CITY OF ST. PETERSBURG, FLORIDA**, a Florida municipal corporation (hereinafter the "City") (collectively hereinafter "the Parties").

WITNESSETH:

WHEREAS, Owner is the fee simple title owner of approximately 93.38 acres of land located at northwest corner of Gandy Blvd and Interstate 275 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 17.91 acres of the Property described on Exhibit "B" attached hereto (hereinafter the "Residential Parcel") as permitted in the City's Corridor Commercial Suburban-2 (CCS-2) zoning district with a Planned Redevelopment-Commercial (PR-C) 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 Residential Parcel from Industrial Limited (IL) to a Planned Redevelopment-Commercial (PR-C) (hereinafter the "Comprehensive Plan Amendment"); and

WHEREAS, Developer has filed a rezoning application with the City to change the zoning of the Residential Parcel from Employment Center-1 (EC-1) to Corridor Commercial Suburban-2 (CCS-2) (hereinafter the "Rezoning"); 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 the City has found that this Agreement complies with said Act and LDRs; 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 [REDACTED]; and

WHEREAS, the first properly noticed reading of this Agreement was held by the City Council on [REDACTED]; and

WHEREAS, the second properly noticed reading of and public hearing on this Agreement was held by the City Council on [REDACTED]; 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 (2021), 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.

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.** Upon full execution by the Parties and no later than fourteen (14) days after final approval of this Agreement by City Council, the City shall record this 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 Economic Opportunity. This Agreement shall become effective upon recordation (the "Effective

Date”).

4. Duration. The term of this Agreement shall be for fifteen (15) years from the Effective Date.

5. Permitted Development Uses and Building Intensities.

(a) Permitted Development Uses. The Property currently holds EC-1 and Preservation (P) zoning on the City’s zoning map, and IL and P future land use designations in the Comprehensive Plan. Developer has applied to the City to rezone the Residential Parcel from EC-1 to CCS-2, with a concurrent application to amend the future land use designation from IL to PR-C. Conditional upon such rezoning and land use plan amendments being adopted, the Residential Parcel may be used as permitted in the PR-C land use designation and the CCS-2 zoning district, subject to the additional limitations and conditions set forth in this Agreement. The Property, less the Residential Parcel, may be used as permitted in the IL and P land use designations and the EC-1 and P zoning districts, as the Property is respectively designated, 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 Agreement, maximum density and height for the Residential Parcel shall be 500 residential dwelling units and 84 feet. Maximum intensity and height for the remainder of the Property, except the Preservation (P) portion, shall be 1,000,000 gross square feet (sf) and 84 feet. No density, intensity or height is provided for the Preservation (P) portion of the Property.

(c) Limitations and Conditions on Use. Owner and Developer agree that the following limitations and conditions shall apply to any site plan approved for the Property:

(1) A Certificate of Completion (CC) for the shell of at least 200,000 sf of industrial uses shall be obtained 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 Temporary Certificate of Occupancy (TCO) for not more than six (6) months for the 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 with the City, providing that a minimum of 20% of the multi-family residential units shall meet all the requirements as workforce housing bonus density dwelling units, in accordance with Article V, Chapter 17.5 of the City of St. Petersburg City Code.

(d) Buffering. Landscaped buffers of at least 25 feet wide shall be provided between Gandy Boulevard, I-275 and residential uses, and between industrial uses and residential uses, in order to allow proper buffering for compatible land use transitions, to protect residential uses from incompatible uses, noises and traffic, and to provide buffering along major transportation corridors. The landscaped buffers shall include plantings with a minimum of three (3) evergreen canopy trees, six (6) understory trees and forty-eight (48) shrubs (with a minimum maturity height of six (6) feet) within every 100 foot length of buffer area. Existing trees and shrubs to remain within the buffer area shall be credited towards the required plantings.

(e) Compliance with Code. Development adjacent to residential uses shall comply with all applicable requirements of the City of St. Petersburg City Code, state and federal laws that address noise, vibration, smoke and other particulate matter, odorous matter, hazardous or noxious mater and radiation hazards.

(f) Noise Study. Prior to the issuance of a building permit for any multi-family building, Developer shall prepare and provide the City with a noise study. Such study shall evaluate the noise impact of adjacent uses on the proposed residential uses. In the event such study determines that noise levels at the proposed residential uses will exceed applicable requirements of the City of St. Petersburg City Code, state or federal laws, Developer shall provide noise mitigation needed to ensure compliance with said laws.

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: Transportation 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 transportation facilities will be needed to service the Project.

(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. No reservation or dedication of land for public purposes is proposed under this Agreement.

8. Local Development Permits. The following local development approvals will be required to develop the Property:

- (a) Site plan approval;
- (b) Water, sewer, paving and drainage permits;
- (c) Building permits;

- (d) Certificates of Occupancy; and
- (e) Any other development permits that may be required by local ordinances and regulations.

9. Consistency with Comprehensive Plan. Conditional upon such rezoning and land use plan amendments being adopted as contemplated in Paragraph 5(b) of this Agreement, Development of the Residential Parcel for the uses allowed in the CCS-2 zoning district is consistent with the City's Comprehensive Plan. Development of the Property, less the Residential Parcel, for the uses allowed in the EC-1 zoning district is 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. Notwithstanding anything to the contrary contained herein, (i) upon any transfer of title to the Property, the rights and obligations under this Agreement of the transferor shall pass to the transferee upon the acquisition of title to the Property by such transferee from such transferor, and such transferor shall thereafter be relieved of any further obligations under this Agreement, and (ii) in the event that Developer's affiliate purchases the Property from the Owner named herein, the rights and obligations under this Agreement of the Developer named herein shall pass to Developer's affiliate upon the acquisition of title to the Property by Developer's affiliate's from such Owner, and the Developer named herein shall thereafter be relieved of any further obligations under this Agreement.

12. Preliminary Concurrency and Comprehensive Plan Findings. The City has preliminarily determined that the concurrency requirements of Section 16.03 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 and Florida Statutes.

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 hand delivery, registered or certified U.S. Mail, postage prepaid, return receipt requested or by a recognized national overnight courier service to the office for each Party indicated below and addressed as follows:

- (a) To the Owner:

Jabil Inc.
10560 Dr. MLK, Jr. Street North
St. Petersburg, FL 33716
Attn.: John Matzke

With a copy to:

Trenam
200 Central Ave., Suite 1600
St. Petersburg, FL 33701
Attn.: Timothy Hughes

(b) To the Developer:

Greystar
4030 Boy Scout Blvd., Suite 800
Tampa, FL 33609
Attn.: David King

With copies to:

Greystar
788 East Las Olas Blvd., Suite #201
Fort Lauderdale, FL 33301
Attn.: Lewis Stoneburner

Trenam
200 Central Ave., Suite 1600
St. Petersburg, FL 33701
Attn.: R. Donald Mastry

(c) To the City:

City of St. Petersburg
Urban Planning, Design and Historic Preservation Division
One 4th Street North
St. Petersburg, FL 33701
Attn.: Derek Kilborn, Manager

With a copy to:

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

16. Effectiveness of Notice. Notices given by courier service or by hand delivery shall be effective upon delivery, notices given by recognized national overnight courier service shall be effective on the first business day after deposit with the courier service and notices given by registered or certified mail shall be effective on the third day after deposit in the U.S. Mail. 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.

17. Default. Except with regard to a default in the execution and recordation of this Agreement (for which there shall be no cure period), 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. The captions, section numbers, and headings appearing in this Agreement are inserted only as a matter of convenience and in no way define, limit, construe, or describe the scope of intent of such sections or articles of this Agreement nor in any way affect this Agreement.

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 regarding the subject matter hereof 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 regarding the subject matter hereof other than as expressly stated in this Agreement.

(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 prospective lender, tenant or purchaser of any of the Property) 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 addressee of such statement 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 fifteen (15) years from the Effective Date of this Agreement;

(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;

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

(d) The final, non-appealable approval for both the Rezoning and Comprehensive Plan Amendment has not been obtained by May 15, 2023, and thereafter Developer or Owner records a notice in the Public Records of Pinellas County, Florida, that it has elected to terminate this Agreement; and

(e) The sale of the Property from Owner to Developer (or an affiliate of Developer) has not occurred by December 31, 2023, and thereafter Developer or Owner records a notice in the Public Records of Pinellas County, Florida, that it has elected to terminate 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. The City shall execute this Agreement no later than fourteen (14) days after final approval by City Council.

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 their 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 their 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. 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. Nothing within this Agreement shall constitute dedications to the public, and no member of the public is granted any rights hereunder.

[signatures start on next page]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

ATTEST:

CITY:

CITY OF ST. PETERSBURG, FLORIDA, a Florida
municipal corporation

City Clerk

By: _____

Its: _____

Print name: _____

Date: _____

Approved as to form and content by
Office of City Attorney:

Signed, sealed and delivered
in the presence of:

OWNER:

WITNESSES:

JABIL INC., a Delaware corporation

Signature

By: _____

Its: _____

Print name: _____

Print name: _____

Signature

Print name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of (check one) physical presence or online notarization, this _____ day of _____, _____, by _____ as _____ of **JABIL INC.**, a Delaware corporation, who (check one):

is/are personally known to me, or

who has/have produced _____ as identification.

(Notary Seal)

Notary Public - (Signature)

WITNESSES:

DEVELOPER:

GREYSTAR DEVELOPMENT EAST, LLC, a
Delaware limited liability company

Signature

Print name: _____

By: _____

Its: _____

Print name: _____

Signature

Print name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of (check one) [X] physical presence or []
online notarization, this _____ day of _____, _____, by _____ as
_____ of **GREYSTAR DEVELOPMENT EAST, LLC**, a Delaware limited liability
company, who (check one):

is/are personally known to me, or

who has/have produced _____ as identification.

(Notary Seal)

Notary Public - (Signature)

EXHIBIT "A"

Legal Description of Property

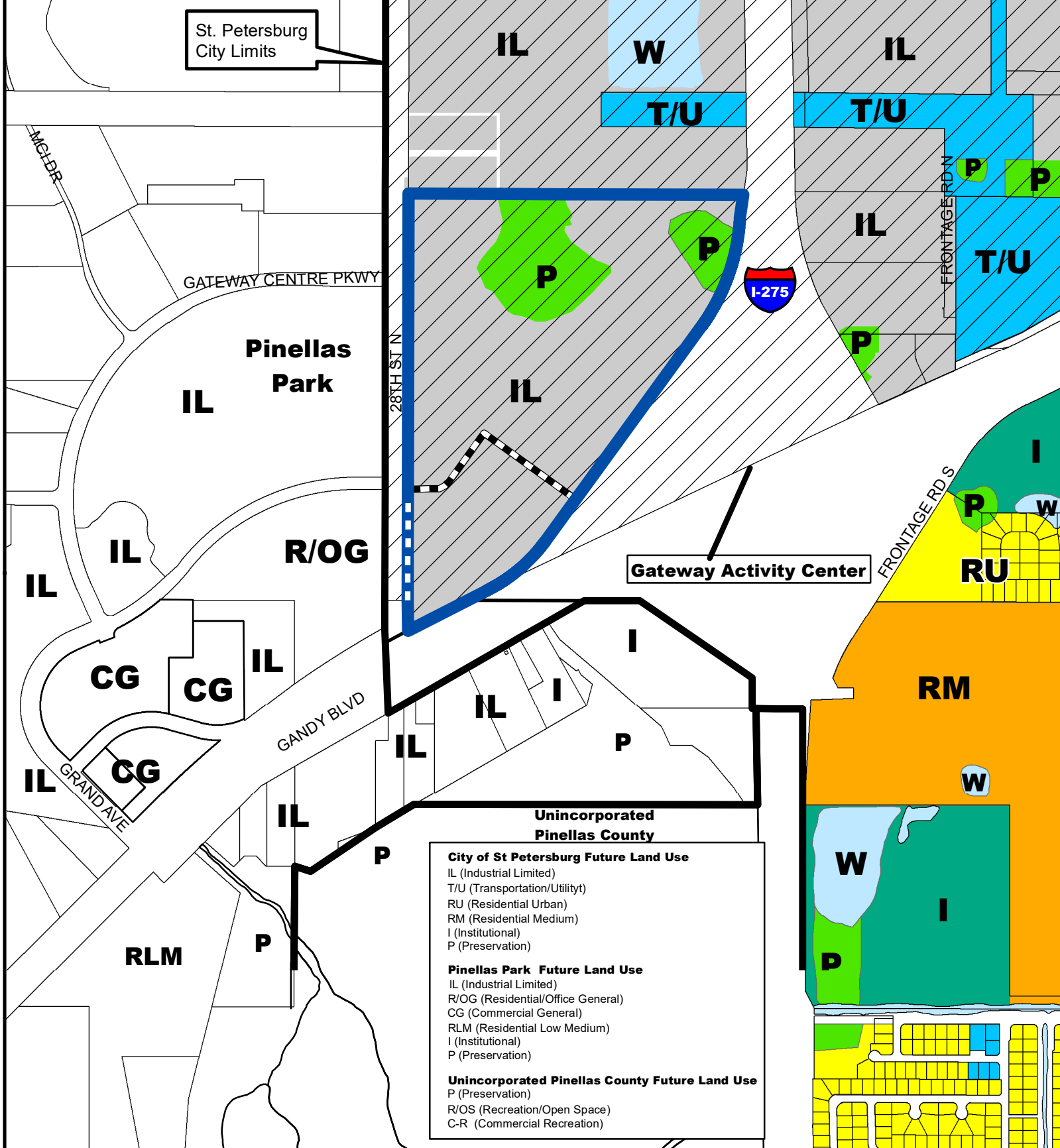
TRACT "A" of GATEWAY CENTRE BUSINESS PARK ADDITION ONE, according to plat thereof recorded in Plat Book 102, Pages 42 to 44 inclusive, of the Public Records of Pinellas County, Florida.

EXHIBIT "B"

Map of Residential Parcel



St. Petersburg
City Limits



- City of St Petersburg Future Land Use**
 IL (Industrial Limited)
 T/U (Transportation/Utility)
 RU (Residential Urban)
 RM (Residential Medium)
 I (Institutional)
 P (Preservation)
- Pinellas Park Future Land Use**
 IL (Industrial Limited)
 R/OG (Residential/Office General)
 CG (Commercial General)
 RLM (Residential Low Medium)
 I (Institutional)
 P (Preservation)
- Unincorporated Pinellas County Future Land Use**
 P (Preservation)
 R/OS (Recreation/Open Space)
 C-R (Commercial Recreation)

FUTURE LAND USE

CITY FILE
FLUM-62
 1 inch = 830 feet

From: IL
(Industrial Limited)

To: PR-C
(Planned Redevelopment - Commercial)



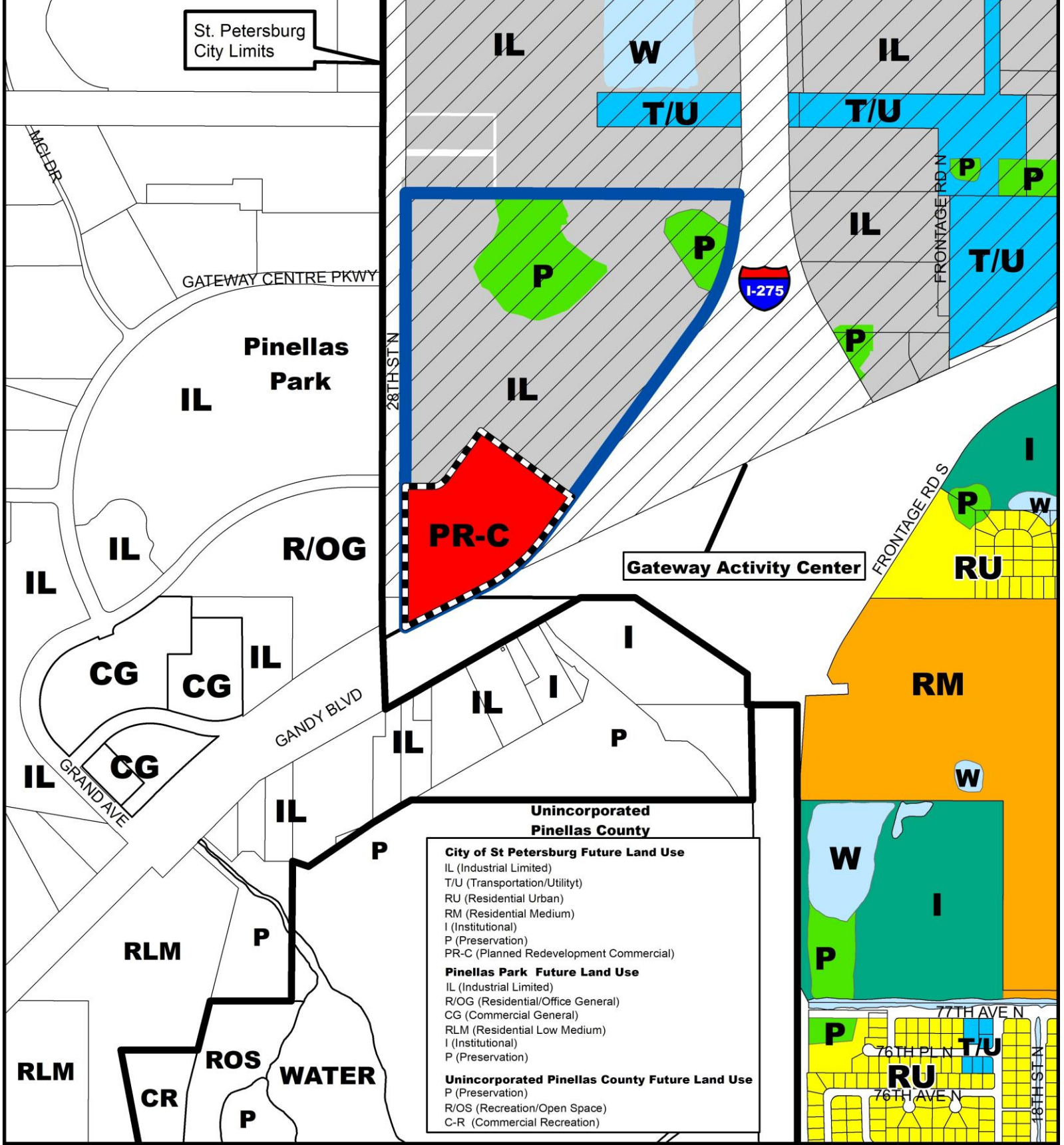
PARENT PARCEL



SUBJECT AMENDMENT AREA



St. Petersburg
City Limits





PROPOSED FUTURE LAND USE

CITY FILE
FLUM-62
 1 inch = 830 feet

From: IL (Industrial Limited)

To: PR-C (Planned Redevelopment - Commercial)

 PARENT PARCEL

 SUBJECT AMENDMENT AREA



Additional Requirements for Activity Centers (ACs), Multimodal Corridors (MMCs) and Planned Redevelopment Districts (PRDs)

Tier I, II and III amendments must additionally provide the following:

- ✓ **Parcel specific boundary map(s) of the entire AC, MMC, or PRD, and shapefile or list of parcels**

A GIS shape file was sent for the subject property and parent parcel under separate cover on August 12, 2021.

- ✓ **Current future land use designations and their acreages, permitted uses and maximum densities/intensities**

The current future land use designations, acreages, permitted uses, densities and intensities are provided in the City of St. Petersburg Staff Report and in the existing Development Agreement (Attachment H – Existing DA).

- ✓ **Proposed future land use designations and their acreages, permitted uses and maximum densities/intensities, including areawide density/intensity averaging if applicable**

The proposed future land use designations, acreages, permitted uses, densities and intensities are provided in the City of St. Petersburg Staff Report and in the proposed Development Agreement (Attachment I – Proposed DA).

- ✓ **For AC and MMC categories, documentation of consistency with size criteria**

Not Applicable. The subject property is part of the existing Gateway Activity Center. No changes are being proposed to the Countywide Plan designations.

- ✓ **For amendments of 10 acres or more, documentation of how the Planning and Urban Design Principles will be addressed**

The Future Land Use Amendment is for 17.91 acres to Planned Redevelopment-Commercial with a zoning amendment to Corridor Commercial Suburban (CCS-2) which has its own set of Design Guidelines within the City's Land Development Regulations (See Attachment K- CCS-2 Zoning). Additional design guidelines and principles which will be required for construction of the amendment area included in other regulatory documents including the Land Development Regulations (LDRs), the Complete Streets Implementation Plan (Attachment L-Complete Streets), and the Comprehensive Plans Goals, Objectives, and Policies.

Each of the Planning and Urban Design Principles for this particular 17.91acre amendment area are addressed below:

Land Use Goal 16.0: Planning and Urban Design Principles

1. Location, Size, and Areawide Density/Intensity Ranges –

Land Development Regulations:

CCS-2: 16.20.090.5

2. Connectivity –

Land Development Regulations:

CCS-2: Section 16.20.090.7 Building Design – Vehicle Connections & Pedestrian Connections

Comprehensive Plan Policies:

LU3.11 More dense residential uses (more than 7.5 units per acre) may be located along (1) passenger rail lines and designated major streets or (2) in close proximity to activity centers where compatible.

LU16.1 Development planning for the Gateway shall include consideration of the following issues:

- 1. promotion of industrial and office park development to diversify the City's economic base and generate employment;*
- 2. preservation of significant historic, environmental, and archaeological areas;*
- 3. integration of land uses with existing and future transportation facilities recognizing the special transportation conditions within a regional activity center;*
- 4. creation of an aesthetically pleasing development that provides a positive visual image at the City's "Gateway;"*
- 5. assuring the proper coordination, programming, and timing of City services concurrent with the needs of new development;*
- 6. providing housing opportunities in close proximity to the Gateway employment center;*
- 7. allowance of multi-family residential uses to provide housing opportunities within close proximity to employers.*

LU19.3 The land use pattern shall contribute to minimizing travel requirements and anticipate and support increased usage of mass transit systems.

LU23.1 The City's development review policies and procedures shall continue to integrate land use and transportation planning so that land development patterns support mobility choices and reduced trip lengths.

T1.6 The City shall support high-density mixed-use developments and redevelopments in and adjacent to Activity Centers, redevelopment areas and locations that are supported by mass transit to reduce the number and length of automobile trips and encourage transit usage, bicycling and walking.

T2.2 The City shall evaluate the need for developer reservation or dedication of rights-of-way for all new development or redevelopment projects in the City to ensure adequate roadway capacity and connectivity.

T2.3 To promote efficient use of land resources and minimize adverse impacts on the City's urban fabric, right-of-way widths for new roadways shall be the minimum needed to accommodate the proposed roadway and sidewalks, bicycle lanes, trails, or utilities.

T3.6 Through the preservation of a grid street network and linking of local streets, local traffic will be encouraged to use alternative routes that protect the interregional travel functions of FDOT's Strategic Intermodal System (SIS) facilities located within the City, particularly the Interstate system. The preservation of the grid system and the linking of streets located within one mile of the Interstate system shall be given the highest priority, followed by streets located within two miles of the Interstate system.

T3.8 The City shall support the development of corridors in addition to Central Avenue that are identified in the Pinellas County Transit Vision Plan for enhanced bus service and future premium transit service, with a particular emphasis on the north-south routes such as the 4th Street/Roosevelt Boulevard and US 19 corridors that are parallel to the Interstate system to provide the public with a viable alternative to driving in personal vehicles along these corridors and the Interstate system.

T9.9 The City shall encourage increased use of transit by extending sidewalks and bicycle routes to mass transit stops where feasible.

T13.2 The City shall include criteria in the FLUM amendment process in the Land Development Regulations to give additional weight to amendments that increase densities for projects that are located in close proximity to Activity Centers or along corridors where transit or facilities for high occupant vehicles exist, where compatible with the policies established in the Land Use Element.

T14.4 The City shall consider higher land use densities at appropriate locations along transportation corridors in St. Petersburg that are identified for a major transportation investment.

3. Site Orientation –

Land Development Regulations:

CCS-3: Sections 16.20.090.1., 16.20.090.2, 16.20.090.5, 16.20.090.7

Parking Loading & Design Standards: Section 16.40.090 (Attachment M-Parking)

Landscaping and Irrigation: Section 16.40.060 (Attachment N-Landscaping)

Complete Streets Implementation Plan

Comprehensive Plan Policies:

LU3.4 The Land Use Plan shall provide for compatible land use transition through an orderly land use arrangement, proper buffering, and the use of physical and natural separators.

LU3.8 The City shall protect existing and future residential uses from incompatible uses, noise, traffic and other intrusions that detract from the long-term desirability of an area through appropriate land development regulations.

4. Land Public Realm Enhancements-

Land Development Regulations:

CCS-3: Section 16.20.090.7

Parking Loading & Design Standards: Section 16.40.090

Landscaping and Irrigation: Section 16.40.060

Comprehensive Plan Policies:

T3.8 The City shall support the development of corridors in addition to Central Avenue that are identified in the Pinellas County Transit Vision Plan for enhanced bus service and future premium transit service, with a particular emphasis on the north-south routes such as the 4th Street/Roosevelt Boulevard and US 19 corridors that are parallel to the Interstate system to provide the public with a viable alternative to driving in personal vehicles along these corridors and the Interstate system.

T9.9 The City shall encourage increased use of transit by extending sidewalks and bicycle routes to mass transit stops where feasible.

T23.3 The downtown and other activity centers shall remain mixed-use areas with well-traveled and redeveloping commercial corridors that encourage mass transit use.

T23.4 The City shall continue to implement its “City Trails Bicycle and Pedestrian Master Plan.” Once complete, the “City Trails Plan” is expected to provide more than 150 miles of facilities and greater than two thirds of the City’s major road network shall have bicycle facilities.

T23.5 The City shall continue to pursue development of the Bus Rapid Transit (BRT) project with PSTA, which links the downtown with primary employment and activity centers.

5. Ground Floor Design and Use –

Land Development Regulations

CCS-2: Section 16.20.090.7.

6. Transition to Neighborhoods –

Land Development Regulations

CCS-2: Section 16.20.090.7.

Parking Loading & Design Standards: Section 16.40.090.

Landscaping and Irrigation: Section 16.40.060

Noise Pollution Sections 11.50-55(Attachment O-Noise)

New Development Agreement (Buffers)

Comprehensive Plan Policies:

LU3.4 The Land Use Plan shall provide for compatible land use transition through an orderly land use arrangement, proper buffering, and the use of physical and natural separators.

LU3.5 The tax base will be maintained and improved by encouraging the appropriate use of properties based on their locational characteristics and the goals, objectives and policies within this Comprehensive Plan.

LU3.6 Land use planning decisions shall weigh heavily the established character of predominately developed areas where changes of use or intensity of development are contemplated.

LU3.7 Land use planning decisions shall include a review to determine whether existing Land Use Plan boundaries are logically drawn in relation to existing conditions and expected future conditions.

LU3.8 The City shall protect existing and future residential uses from incompatible uses, noise, traffic and other intrusions that detract from the long-term desirability of an area through appropriate land development regulations.

Tier II and III amendments must additionally provide the following:

✓ **Pre-application meeting**

A Pre-application meeting was held on September 7, 2021.

✓ **For amendments of 10 acres or more, transportation impact analysis pursuant to Countywide Rules Section 6.2.5**

A transportation analysis that includes transit, mobility and Complete Streets is provided in the City staff report.

✓ **Enumeration of existing and proposed plan/code provisions, including schedule for proposed adoption**

Not Applicable.

Attachment J

Review of the Criteria for Employment-related Categories and Uses of Countywide Rules Section 6.5.4.4

The Countywide Plan is not subject to a change and remains as Activity Center with a Target Employment Overlay. The proposed Future Land Use Map amendment changes 17.91 acres of Industrial-Limited (IL) to Planned Redevelopment-Commercial (PR-C). In the consideration of such amendment, the PPC and CPA shall make a determination, based upon a balancing of the following criteria for employee-related categories and uses of Countywide Rules Section 6.5.4.4:

1. Target Employment Opportunities

The extent to which the uses within the proposed category can potentially provide target employment opportunities, as compared to those that can potentially be available within the current Employment, Industrial, Target Employment Center, or corresponding FLUM category.

The existing Future Land Use designation for the 93.38 acre parent property includes 14.37 acres of Preservation (P) and 79.01 acres of Industrial Limited (IL). The parent property has an existing Development Agreement, approved October 1, 2010, allowing 450,000 s.f. of office space, 500,000 s.f. of light industrial, and approximately 50,000 s.f. of retail. The property has been vacant for 11 years with no employment generated by the property.

The 17.91 acre proposed Future Land Use amendment is to Planned Redevelopment-Commercial (PR-C). The proposed Development Agreement will allow 500 multi-family units on the Planned Redevelopment-Commercial (PR-C) portion of the property and 1,000,000 s.f. of industrial uses on the remaining Industrial Limited (IL) property. The Development Agreement requires that 200,000 s.f. of industrial be developed prior to the approval of a Certificate of Occupancy for the multi-family, requiring employment opportunity prior to the residential development.

The land (s.f.) per employee was calculated based on a review of eight businesses in each of the subject retail, light industrial, and office typologies and six multifamily developments all in the Gateway area, the employee counts as found in the Florida Department of Economic Opportunity database, and the land areas as determined for each property from the Pinellas County Property Appraiser database. The land (s.f.) per employee results for each land use category are as indicated below:

- Retail - 2,780 sq ft of land per employee
- Office - 1,976 sq ft of land per employee
- Light industrial - 1,882 sq ft of land per employee
- Multifamily - 92,786 sq ft of land per employee

The Pinellas County Economic Development Department provided average weekly wages for the typical industry in Gateway Center based on NAICS Industry Codes as provided below:

Industrial

NAICS Industry Code	Average Weekly Wages
NAICS 31-33 Manufacturing	\$1,249
NAICS 42 Wholesale trade	\$1,516
Average Weekly Salary	\$1,383

Office

NAICS Industry Code	Average Weekly Wages
NAICS 52 Finance and insurance	\$1,950
NAICS 54 Professional and technical services	\$1,345
NAICS 62 Health care and social assistance	\$1,033
Average Weekly Salary	\$1,443

Retail

NAICS Industry Code	Average Weekly Wages
NAICS 44-45 Retail trade	\$673
NAICS 72 Accommodation and food services	\$455
Average Weekly Salary	\$564

Multifamily Residential

NAICS Industry Code	Average Weekly Wages
NAICS 6513 Operators of Apartment Buildings	\$519
Average Weekly Salary	\$519

Given the land per employee determinations, based on the projected amount of development in both the existing Development Agreement and the proposed Development Agreement, the number of employees and the average weekly wages for the two development agreement scenarios were calculated as follows:

Existing Development Agreement Uses

<u>Use</u>	<u>Employees</u>	<u>Average Weekly Wages</u>
50,000 s.f. Retail	18 employees	\$ 10,152
450,000 s.f. Office	228 employees	\$328,776
500,000 s.f. Light Industrial	266 employees	\$312,558
Total	512 employees	\$651,486

Proposed Development Agreement Uses

<u>Use</u>	<u>Employees</u>	<u>Average Weekly Wages</u>
500 Multifamily units	10 employees	\$ 5,190
1,000,000 s.f. Industrial	531 employees	\$734,373
Total	541 employees	\$739,563

The amount of employees generated by the proposed Development Agreement has an additional 29 employees projected for the development with a slightly higher average weekly wage. Therefore, there is little impact to the Target Employment Opportunity with the addition of multifamily uses. In fact, the both the number of employees and wages are slightly increased.

2. Amendment Site Characteristics

Under the current or proposed category, the extent to which the site can continue to support target employment uses due to the site's size, configuration, and physical characteristics, and is able to accommodate the provision of site access, loading, and other necessary site improvements. The extent to which the proposed site will be, or is now, used for unique and high priority functions, such as water-dependent or working waterfront uses.

The subject property is in the northwest corner of the I-275/Gandy Boulevard interchange, with 28th Street N bordering the property to the west and Gandy Boulevard to the south. The 17.91 acre area proposed for the Future Land Use and Zoning Map change is part of this larger 93.38 acre vacant parcel. The property is adjacent to the City of Pinellas Park which bounds the west side of 28th Street North and the south side of Gandy Boulevard. It is located at the southern side of the Gateway Activity Center.

The Gateway Master Plan was completed September 18, 2020. The Master Plan addresses growth within the Gateway area over the next 25 years as the area evolves into several distinct, sustainable, mixed -use districts that will retain and encourage job growth while providing new housing, services, and a host of amenities for employees, residents, and visitors. The districts are planned to connect by transit, with safe walkable and bikeable streets, trails and blueways. These new centers will be connected to existing residential neighborhoods and support quality of life while promoting community health and contributing to a robust regional economy.

The Gateway area serves as a regional crossroads of Tampa Bay in north St. Petersburg. It is comprised of several jurisdictions including St. Petersburg, Pinellas Park, Largo and

Unincorporated Pinellas County. It is Pinellas County's economic engine for employment and manufacturing jobs. It is home to the region's top employers including Raymond James Financial, Home Shopping Network, Jabil, Power Design, and the Echelon City Center. The Gateway area supports more than 2,700 businesses and 114,000 employees.

The geographic location of the area makes it highly accessible to regional transportation assets including two international airports, three seaports, four bridges, and six major roadways. It is also known for its commuting workforce which increases the traffic volume on local and regional roadways within the area. With the existing road network, the subject property can support target employment uses and provide housing opportunities to the employees in the area.

Please see Staff Report for additional Transportation and Transit information pages 16-18.

3. Amendment Area Characteristics

The extent to which the uses within the current or proposed category relate to surrounding and nearby uses and plan classifications, including their compatibility with such uses and plan classifications. The extent to which industrial uses can benefit from or provide benefit to, adjoining or nearby properties. The extent to which the proposed site will be used for unique and high-priority functions, including, but not limited to, transit-oriented uses.

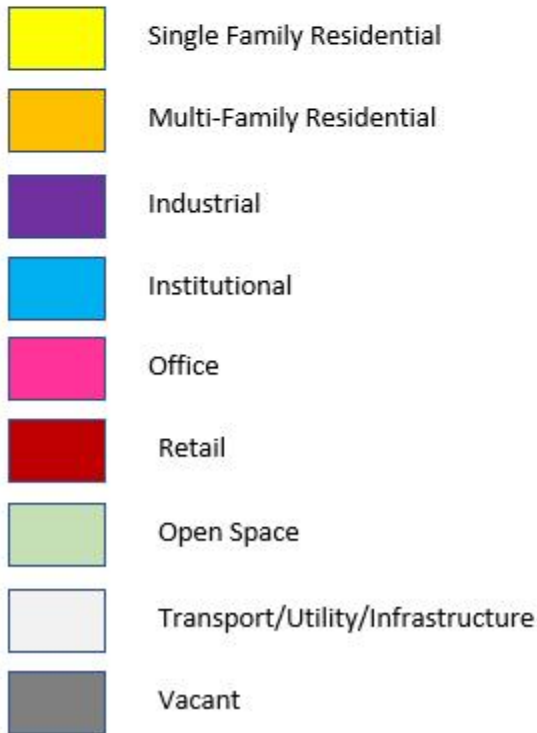
The surrounding land uses to the north of the amendment parcel include the undeveloped parent parcel, and industrial uses (Great Bay Distributing); to the west is multi-family (Villas at Gateway Apartments), office, and warehouse uses, and the US Army Reserves Medical Command and Recruitment Center, all located within the City of Pinellas Park; to the south, across Gandy Boulevard, are warehouse and light manufacturing uses, and a cemetery also within the City of Pinellas Park. To the east I-275/Gandy Boulevard interchange, on the north side of Gandy Boulevard is light manufacturing use, and on the south side are mobile homes, single-family and institutional uses. Additional residential land uses are located approximately one-half mile west, southwest, and southeast. The surrounding uses are shown in Figure 1 below.

Figure 1. Surrounding Land Uses



Proposed 17.91 Amendment area

Current Land Uses



The proposed residential development is in character with the surrounding developed areas, which have been previously noted as including a mix of residential building types and densities, as well as non-residential uses including industrial, and office uses. There is multifamily directly west of the proposed amendment area which consist of three developments and 794 units. It appears that there is an established area for multifamily residential along the northside of Gandy Boulevard (See Existing Use Map in Attachment). Land to the north of the amendment area is planned for

industrial use. Property on the south side of Gandy Boulevard is warehouse and light manufacturing uses.

There is a compatible land use transition to the west that includes multifamily. However, industrial uses are planned to the north and major traffic roadways are adjacent to the amendment area to the south and east. Buffering will be needed to provide compatibility to the future planned industrial to the north on the parent parcel. The applicant has included a requirement in the Development Agreement that the residential development will be buffered from the noise from the adjacent interstate and Gandy Boulevard and from the future industrial to the north with a 25 feet vegetated buffer. In addition, a noise mitigation study will be provided for the residential development to determine if additional mitigation is needed.

The industrial is able to benefit from the multifamily by having housing within the general area of this and other target employment employers. The multifamily will provide a minimum of 20% workforce housing. The location of the housing provides an opportunity to reduce vehicle trips along adjacent roadways. This will enable the establishment of a walkable workplace environment and improve local mobility in the Gateway area.

4. Supporting Transportation and Infrastructure Characteristics

The location of the property in relationship to, and the current or proposed uses' need for, access to the arterial and interstate highway network, transit, international airport, and functional rail line, as well as other infrastructure and service facilities, including water, sewer, stormwater, and parking, and their respective capacities.

Please see Staff Report Pages 16-18.

5. Supporting Redevelopment Plans, Special Area Plans, or Planning and Urban Design Principles Implementation Framework

The extent to which any amendment is included as part of a community redevelopment plan, special area plan, or Planning and Urban Design Principles implementation framework pursuant to Section 6.2.6 that has evaluated and addressed the potential to support target employment uses in the redevelopment area proposed to be reclassified from an Employment, Industrial, Target Employment Center, or corresponding FLUM designation.

A review and evaluation of the Planning and Urban Design Principles Implementation Framework is provided in the checklist. The Countywide Map designations of Activity Center and Target Employment Center Overlay are remaining on the subject property.

3B. Case CW 21-15 Pinellas Park

SUMMARY

From: Employment, Retail & Services and Target Employment Center
To: Retail & Services and Target Employment Center
Area: 5.25 acres m.o.l.
Location: Approximately 750 feet southwest of Ulmerton Rd. and 49th St. N.

This proposed amendment is submitted by the City of Pinellas Park 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 Retail and Services to Retail and 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).

The amendment area is located on the southwest corner of Ulmerton Road and 49th St. N., behind, and not including, a Shell gas station and is currently used as a stormwater pond shared between two existing hotels. Currently, the northern portion of the stormwater pond is designated Retail & Services, and the southern and southwestern portion is designated Employment. It is the intent of the applicant to amend the designation of the entirety of the stormwater pond to Retail & Services. The amendment area's use as a stormwater pond and the Target Employment Center overlay will remain unchanged. The proposed amendment to Retail & Services will allow the stormwater pond to match the category of the hotel parcels, which are being adaptively reused to 183 multifamily units, including a minimum of 8 affordable housing units, and approximately 3,747 square feet of retail space. Furthermore, the land use amendment would allow for more dwelling units on the property than if the designation of the stormwater pond remained unchanged, as the current Employment category does not allow residential density. While the proposed amendment does reduce land which is designated as Employment, it does not reduce existing employment capacity due to the amendment area's current use as a stormwater pond. This has been further addressed in the attached staff report.

FINDINGS

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

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

Please see accompanying attachments 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 Employment Conversion Criteria

MEETING DATES:

- Planners Advisory Committee, November 1, 2021 at 1:30 p.m.
- Forward Pinellas, November 10, 2021 at 1:00 p.m.
- Countywide Planning Authority, December 7, 2021 at 6:00 p.m.

Case CW21-15

Map 1: Location Map

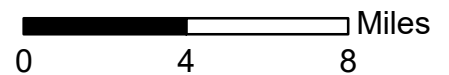


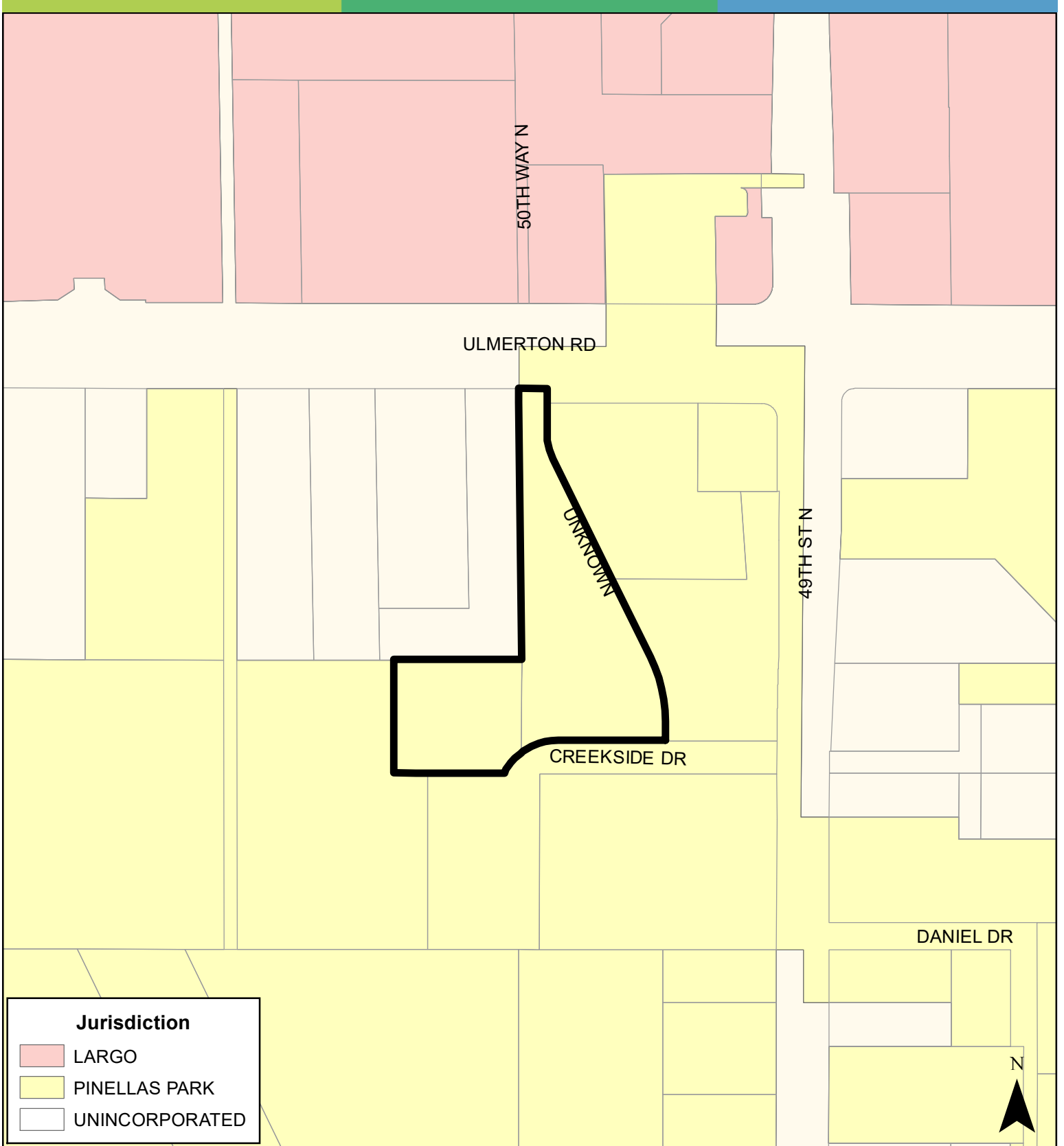
JURISDICTION: Pinellas Park

AREA: 5.25 acres

FROM: Employment, Retail & Services and Target Employment Center

TO: Retail & Services and Target Employment Center



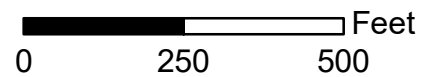


JURISDICTION: Pinellas Park

AREA: 5.25 acres

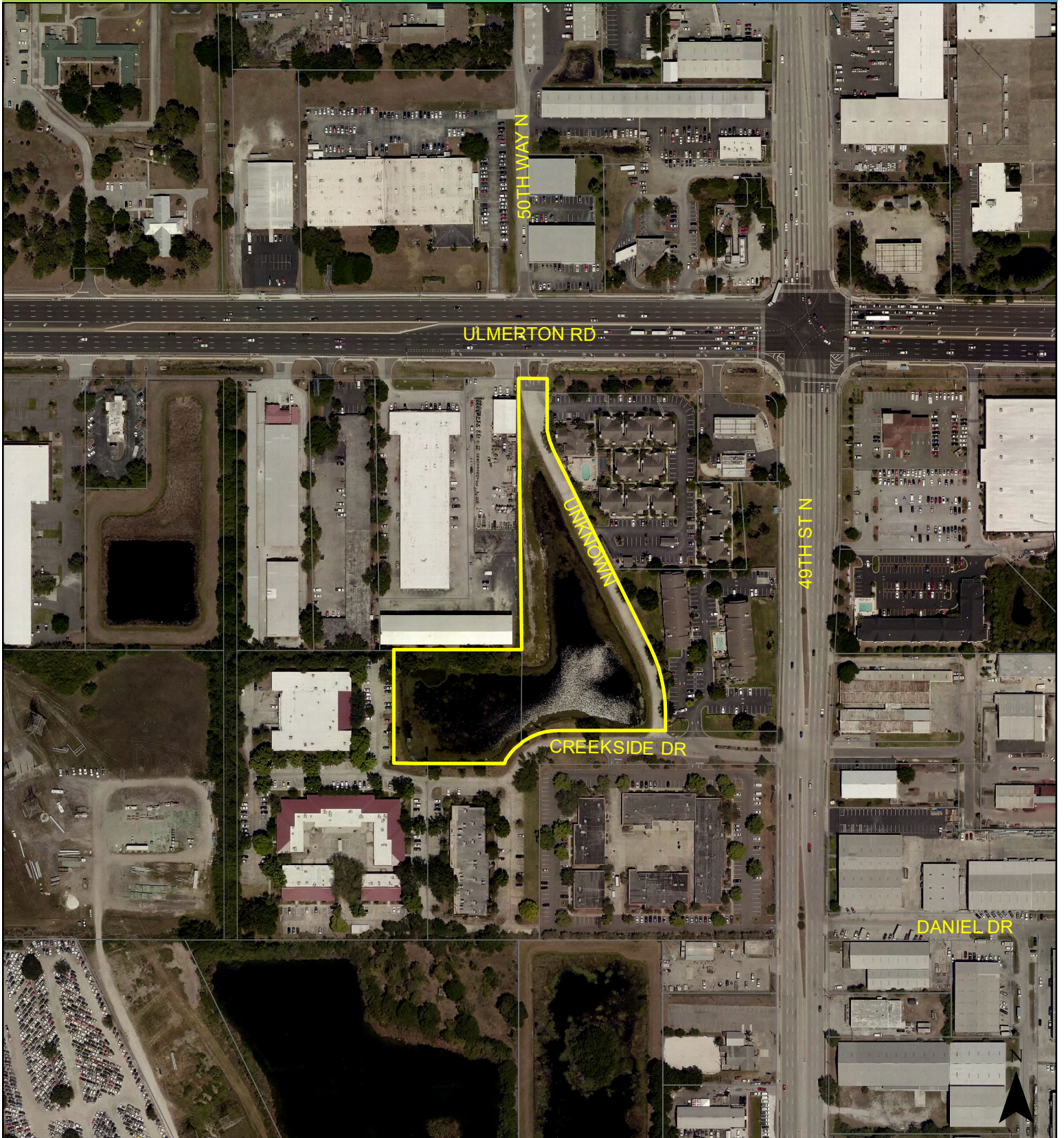
FROM: Employment, Retail & Services and Target Employment Center

TO: Retail & Services and Target Employment Center



Case CW21-15

Map 3: Aerial Map

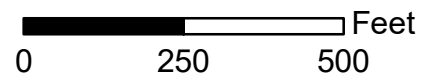


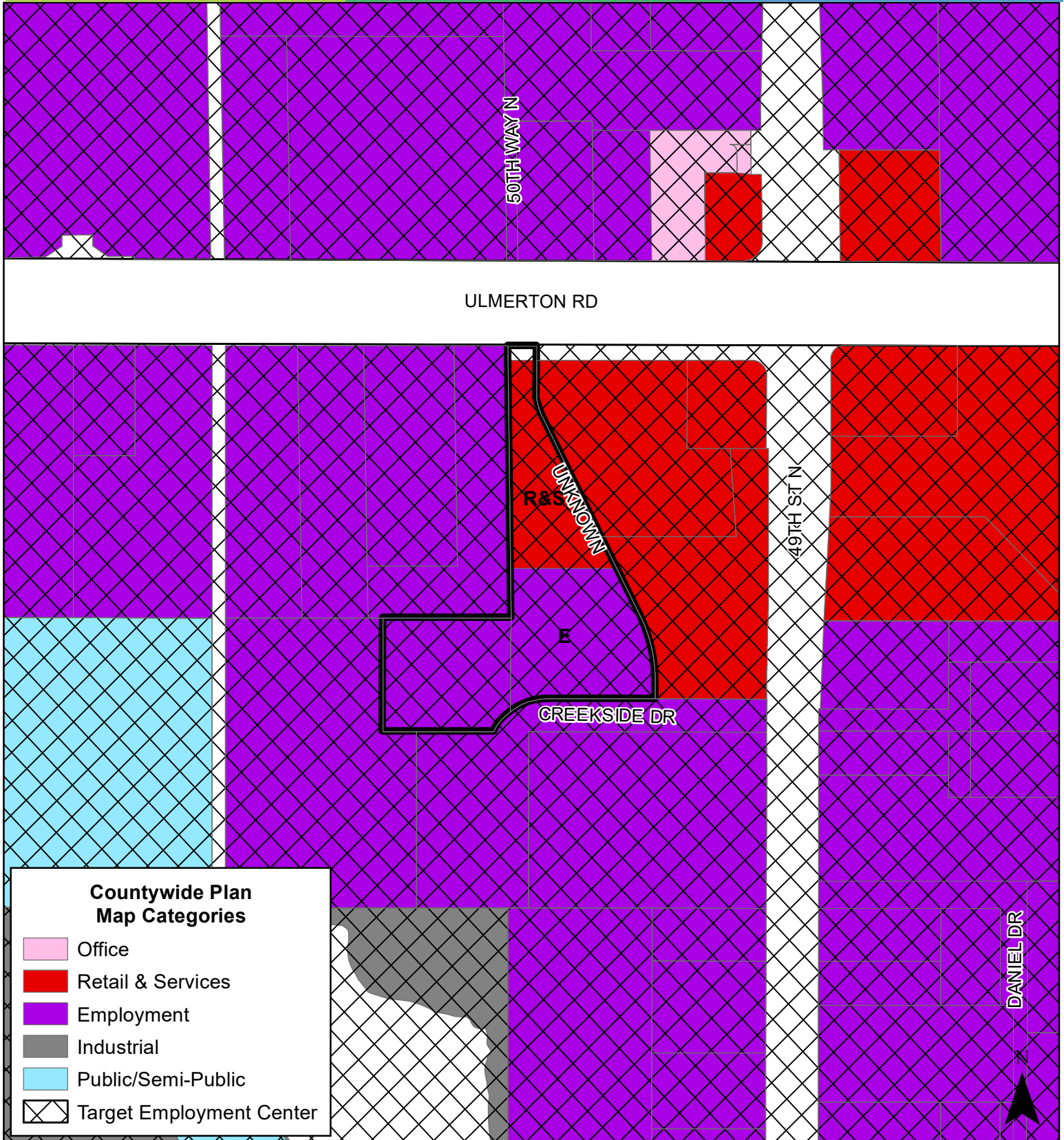
JURISDICTION: Pinellas Park

AREA: 5.25 acres

FROM: Employment, Retail & Services and Target Employment Center

TO: Retail & Services and Target Employment Center



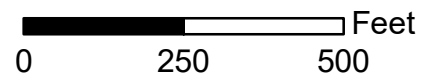


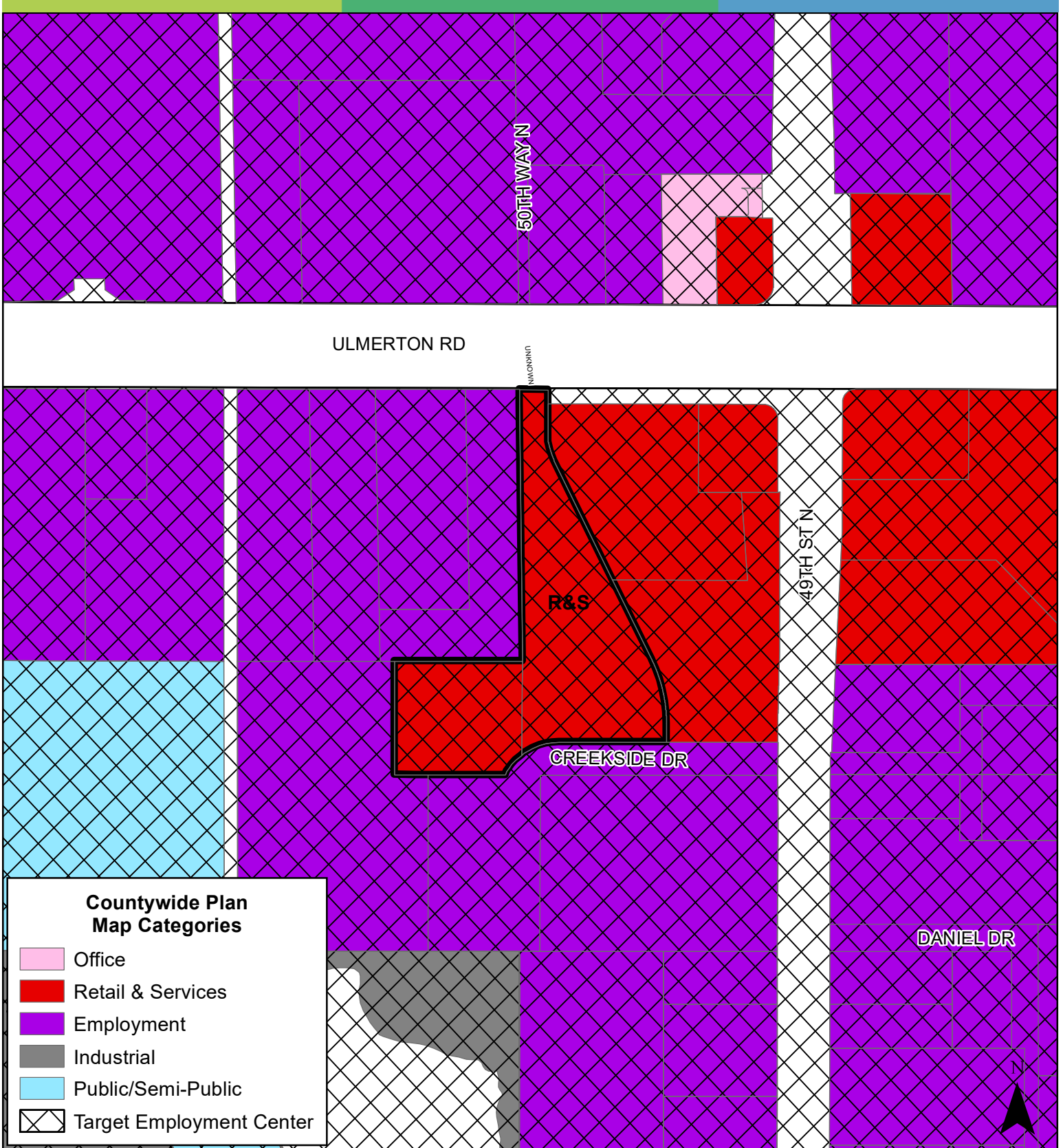
JURISDICTION: Pinellas Park

AREA: 5.25 acres

FROM: Employment, Retail & Services and Target Employment Center

TO: Retail & Services and Target Employment Center



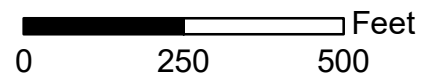


JURISDICTION: Pinellas Park

AREA: 5.25 acres

FROM: Employment, Retail & Services and Target Employment Center

TO: Retail & Services and Target Employment Center



CW 21-15
Forward Pinellas Staff Analysis

RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of Pinellas Park and seeks to amend the designation of approximately 5.25 acres of property from Employment, Retail & Services and Target Employment Center to Retail & Services.

The Countywide Rules state that the Retail & Services category is “intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses” and the Target Employment Center 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 amendment area is located on the southeast corner of Ulmerton Rd. and 49th Street North behind, and not including a Shell gas station and is currently used as a stormwater pond shared between two existing hotels. Currently, the northern portion of the stormwater pond is designated Retail & Services, and the southern and southwestern portion is designated Employment. It is the intent of the applicant to amend the designation of the entirety of the stormwater pond to Retail & Services. The amendment area’s use as a stormwater pond and the Target Employment Center overlay will remain unchanged. The proposed amendment to Retail & Services will allow the stormwater pond to match the category of the hotel parcels, which are being adaptively reused to 183 multifamily units, including a minimum of 8 affordable housing units, and approximately 3,747 square feet of retail space. Furthermore, this land use amendment would allow for more total dwelling units on the property than if the stormwater ponds remained unchanged, as the current Employment category does not allow residential density.

The locational characteristics for the Retail & Services category are “generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use; in areas in proximity to and with access to major transportation facilities, including transit; and on Multimodal Corridors and Future Transit Corridors depicted on the Land Use Strategy Map, where its proximity to transit service supports the type and density/intensity of the proposed use characteristics.” This subject property is located directly adjacent to other Retail & Services and Employment uses and is therefore compatible with its surrounding area.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on roadway segment operating at LOS “D” or above; 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 available.
- 5) **Designated Development/Redevelopment Areas** – The amendment area does not involve 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 to its west; however, County staff have been contacted and have no issues with the amendment.
- 7) **Reservation of Industrial Land** – The proposed amendment does involve the reduction of land designated Employment and is required to address the Countywide Rules Section 6.5.4.4. However, the amendment area’s current and continued use as a stormwater pond does not generate employment opportunities, therefore the proposed amendment will not reduce employment capacity.

Furthermore, the continued use of the amendment area as a stormwater pond also serves three properties to the south and southwest which are designated Employment. The stormwater pond being offsite allows these properties to operate to their maximum allowable use of target employment opportunities and this benefit will continue with this land use amendment. Additionally, the conversion of the stormwater pond to Retail & Services will allow the existing hotels to be converted to a residential use with a higher density due its added acreage as a result of this amendment. This contributes to the provision of affordable housing options in the county, proximate to existing employment uses in a Target Employment Center overlay area.

Staff finds that the City has addressed the required criteria provided in Countywide Rules Section 6.5.4.4, which is included as Attachment 2 of these case materials.

Conclusion:

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

E. Activity Center, Multimodal Corridor, Planned Redevelopment District Plan Categories

None of the four are located within an Activity Center, Multimodal Corridor, or Planned Redevelopment District. Therefore the proposed amendment is consistent with this review criteria.

F. Impact on a Public Educational Facility or an Adjoining Jurisdiction

The number of school aged children expected from the project will be minimal due to the fact that 69 percent, or 127, of the 183 units will be studios. Another 14 percent, or 26, of the 183 units will be one-bedroom and 17 percent, or 30, of the 183 units will be two-bedroom. According to the school district, the schools associated with the subject properties (Pinellas Central Elementary, Morgan Fitzgerald Middle, and Pinellas Park High) all have excess capacity.

Staff finds that the proposed Future Land Use Map amendment and the proposed hotel conversion to multi-family residential and 3,747 square feet of retail space will have minimal negative impacts on adjoining jurisdictions, including Pinellas County to the west and the City of Largo to north across Ulmerton Road due to the lack of physical changes to drainage and traffic impacts.

G. Reservation of Industrial Land

Amendments to the Countywide Plan Map from Employment (E) and Target Employment Center (TEC) as proposed are considered based upon a balancing of the following criteria:

1. Target Employment Opportunities

The proposed Retail and Services (R&S) Countywide Plan category permits 13 of the 19 uses permitted in the Employment (E) category (Office; Research/Development-Light; Storage/Warehouse/Distribution-Light; Manufacturing-Light; Retail Commercial; Personal Service/Office Support; Temporary Lodging; Commercial/Business Service; Commercial Recreation; Institutional; Transportation/Utility; Community Garden; Agricultural). A majority of the Employment uses would still be available to provide target employment opportunities.

2. Amendment Site Characteristics

The two vacant properties subject to the Future Land Use Map amendment are almost entirely developed with a stormwater pond and a private road which provide stormwater retention for and access to Ulmerton Road for the five properties to the east, south and southwest, including the other two subject properties.

The three properties to the south and southwest all have an Employment (E) Countywide Plan Map designation. The stormwater pond on the subject properties allows these properties more land area to provide target employment opportunities. The private road also provides those three properties with a second means of ingress and egress to a major arterial. Due to existing easements and covenants in place, the stormwater pond and private road must be maintained for the use of the five surrounding properties. As a result, the use of the subject properties is very limited.

3. Amendment Area Characteristics

As stated previously, the two vacant properties subject to the Future Land Use Map amendment sole purpose at this time is to provide stormwater retention and access for the surrounding development. The proposed Countywide Plan Map amendment from Employment (E) to Retail and Services (R&S) adds residential, among other uses, as a permitted use. This allows the acreage of the subject properties to be combined with the two hotel properties to the east and increase the number of dwelling units possible when they are converted from hotels to multi-family residential. Within the Countywide Rules, residential is intended to be a secondary use to be included within mixed-use developments. The applicant is proposing a mix of uses to include 3,747 square feet of retail space in addition to the 183 dwelling units.

4. Supporting Transportation and Infrastructure Characteristics

The proposed mixed use project will benefit from bus routes on 49th Street and Ulmerton Road as well as the direct vehicle access to both roads. The subject properties will continue to provide the same access as they do now for the three Employment (E) properties to the south and southwest.

5. Supporting Redevelopment Plans, Special Area Plans, or Planning and Urban Design Principles Implementation Framework

The two subject properties proposed for a Future Land Use Map amendment are located in the study area of the recently completed Gateway Master Plan. Within the plan, the subject properties are identified in the vicinity of Commercial Gateway Corridor and Eco-Industrial Park on the Land Use Framework map. The Commercial Gateway Corridor lines Ulmerton Road, while Eco-Industrial Park is the area behind the Commercial Gateway Corridor and along 49th Street N. The four properties of the proposed project have significant frontage on Ulmerton Road and 49th Street N with the exception of an existing gas station at the corner. The Commercial Gateway Corridor is defined as an area of walkable mixed-use and the proposed project does provide a mix of uses with multi-family residential and retail to serve the residential.

G. Current Zoning District: “M-1” Light Industrial, “GO” General Office, and “B-1” General Commercial

H. Proposed Zoning District: “B-1” General Commercial with a MUPUD Overlay

1. Zoning District Purpose / Intent:

Section 18-1520. - "B-1" GENERAL COMMERCIAL DISTRICT

Sec. 18-1520.1. - STATEMENT OF INTENT. The "B-1" General Commercial District is established to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a general commercial environment with supportive medium density residential. This district is intended for a wide variety of consumer-oriented commercial uses and activities located in proximity to major thoroughfares and to residential concentrations, together with accessory uses and public facilities customary to or required for such an environment.

This district is appropriate for areas designated on the Official Land Use Plan Map as either Residential Medium (RM), Residential/Office/Retail (R/O/R), Residential/Office General (R/OG), Commercial General (CG), Commercial Recreation (CR), Resort Facilities High (RFH) or Community Redevelopment District (CRD).

2. Staff Analysis:

The two subject parcels proposed for an amendment to the Future Land Use Map would also need to be rezoned. The proposed rezoning would be from “M-1” Light Industrial and “GO” General Office to “B-1” General Commercial. A “MUPUD” Mixed Use Planned Unit Development overlay with B-1 underlying zoning is proposed for all four subject properties.

The B-1 Zoning District supports a medium density of 15 dwelling units per acre. At 11.19 acres, the subject properties can have up to 167 dwelling units. The B-1 Zoning District allows an increase in density up to 24 dwelling units per acre, which would allow up to 268 dwelling units on the subject properties, if half of the additional units are affordable housing. The proposed increase of 16 dwelling units to 183 dwelling units is equal to a density of 16.35 dwelling units per acre with 8 dwelling units reserved as affordable housing. A PUD is required to approve the increase in density associated with the affordable housing units.

Similar to the Future Land Use issue, the M-1 Zoning District does not allow residential uses, so the rezoning of the two vacant subject parcels is necessary to achieve the 183 dwelling units proposed. (The portion zoned GO does allow residential uses, but is not large enough to get to the full 183 dwelling units proposed.)

The proposed General Commercial “B-1” Zoning District with an MUPUD overlay is consistent with the other B-1 or equivalent City of Largo or Pinellas County properties around the intersection of 49th Street and Ulmerton Road. Staff finds the proposed MUPUD to be consistent with the surrounding area and the uses of the B-1 Zoning District.

I. Flood Zone: The subject parcels are located in Flood Zone X, which is a low-risk flood zone.

J. Evacuation Zone: The subject properties are in Evacuation Zone C, which is the third level to evacuate in preparation for a storm. Zone C is evacuated when storm surge height is predicted to be up to 20 feet.

3C. Countywide Plan Map Annual Update

SUMMARY

While the Countywide Plan Map is updated throughout the year to reflect adopted amendments, the Countywide Rules provide for an annual update and filing of the map at the end of each fiscal year as an official record. For this year, the map has been updated to include all the amendments that have been approved through the August 24, 2021, Countywide Planning Authority meeting, the last month of the fiscal year in which an amendment was adopted.

ATTACHMENT(S):

- Draft copy of Forward Pinellas Resolution No. 21-05
- Link: [Countywide Plan Map and Submap No. 1: Scenic/Noncommercial Corridor Map](#)

ACTION: The PAC is required to make a recommendation to Forward Pinellas, in its role as the Pinellas Planning Council, to approve or deny Resolution No. 21-05, recommending acceptance of the updated Countywide Plan Map for filing as the official record copy.

FORWARD PINELLAS RESOLUTION NO. 21-05

A RESOLUTION RECOMMENDING TO THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS, IN ITS CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY, THAT THE AMENDED COUNTYWIDE PLAN MAP BE ACCEPTED AND FILED WITH THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS AS THE OFFICIAL COUNTYWIDE PLAN MAP.

WHEREAS, the Countywide Plan Map was duly adopted by Pinellas County Ordinance No. 15-30 on August 4, 2015, with an effective date of August 7, 2015; and

WHEREAS, the Countywide Plan Map has been amended by ordinances approved by the Countywide Planning Authority through August 24, 2021; and

WHEREAS, Forward Pinellas, in its role as the Pinellas Planning Council, is authorized to update and print said map for acceptance and filing by the Pinellas County Board of County Commissioners in its role as the Countywide Planning Authority, consistent with Section 2.2.2 of the Countywide Rules; and

WHEREAS, said Countywide Plan Map has been prepared in accordance with that authorization and is available for acceptance and filing.

NOW, THEREFORE, BE IT RESOLVED by Forward Pinellas that:

Section 1. The attached maps, collectively entitled “Countywide Plan Map, Pinellas County, Florida,” effective August 7, 2015, and amended through August 24, 2021, are true and correct copies, and include the following:

- a) A color composite Countywide Plan Map amended through August 24, 2021, referred to as Exhibit A; and
- b) A color composite Submap No. 1: Scenic/Noncommercial Corridor Map amended through August 24, 2021, referred to as Exhibit B.

Section 2. Forward Pinellas hereby recommends that the Pinellas County Board of County Commissioners, in its role as the Countywide Planning Authority, accept the attached maps as the official Countywide Plan Map and file said maps with the Clerk of the Board of County Commissioners.

Section 3. A copy of this Resolution is to be forwarded to the Pinellas County Board of County Commissioners, acting in its capacity as the Countywide Planning Authority.

This Resolution offered and adopted at the November 10, 2021 meeting of Forward Pinellas as hereinafter set forth:

_____ offered the foregoing Resolution, which
was seconded by _____, and the vote was:

AYES:

NAYS:

ABSENT AND NOT VOTING:

ATTEST:

Whit Blanton, Executive Director
Forward Pinellas

Mayor Cookie Kennedy, Vice Chair
Forward Pinellas

Pasco County

Countywide Plan Map Pinellas County, Florida

Plan Map Categories

- Residential Very Low
- Residential Low Medium
- Residential Medium
- Residential High
- Office
- Resort
- Retail & Services
- Employment
- Industrial
- Public/Semi-Public
- Recreation/Open Space
- Preservation
- Activity Center
- Multimodal Corridor
- Target Employment Center
- Scenic/Noncommercial Corridor

Other Identified Areas

- Submerged Land
- Right-of-Way

Hillsborough County

Tampa Bay

Gulf of Mexico



The Countywide Plan Map is prepared and maintained by Forward Pinellas (the Pinellas Planning Council) in accord with the Countywide Plan, and any interpretation of the Plan Map shall be in accord with said Plan. All rights to this map and the information on which it is based are reserved by Forward Pinellas.



Prepared by:
Forward Pinellas, in its role as
the Pinellas Planning Council,
and
the Board of County Commissioners
Acting Pursuant to its
Countywide Planning Authority
Pursuant to Chapter 2012-245,
Laws of Florida, As Amended.
Adopted August 7, 2015
by Ordinance No. 15-30
Amended through August 24, 2021

Pasco County

Hillsborough County

Tampa Bay

Gulf of Mexico

Scenic/Noncommercial Corridor Type

- Rural/Open Space
- Residential
- Mixed Use
- Unique/Scenic View
- Enhancement Connector

Scenic/Noncommercial Corridor Map

**Countywide Plan Map Submap No. 1
Pinellas County, Florida**

0 1 2 3 Miles



The Scenic/Noncommercial Corridor Map, Countywide Plan Submap No. 1, is prepared and maintained by Forward Pinellas (the Pinellas Planning Council) in accord with the Countywide Plan, and any interpretation of the map shall be in accord with said Plan. All rights to this map and the information on which it is based are reserved by Forward Pinellas.



Prepared by:

**Forward Pinellas, in its role as
the Pinellas Planning Council,
and
the Board of County Commissioners
Acting Pursuant to its
Countywide Planning Authority
Pursuant to Chapter 2012-245,
Laws of Florida, As Amended.
Adopted August 7, 2015
by Ordinance No. 15-30
Amended through August 24, 2021**

SUMMARY

This information is presented in order to better, and more systematically, apprise the Forward Pinellas Board of final action(s) by the Board of County Commissioners, in their role as the Countywide Planning Authority (CPA) on matters that have been previously considered. This summary also includes the Tier I Countywide Plan Map Amendments and Map Adjustments that have been administratively reviewed by Forward Pinellas staff.

CPA Actions October 2021:

The Board of County Commissioners, acting according to its Countywide Planning Authority, held public hearings on October 12, 2021 to consider the following amendments to the Countywide Plan Map and Countywide Rules:

- CW 21-10, a Pinellas County case located at 20th Terrace SW, was **approved** for an amendment from Residential Low Medium to Residential High (vote: 7-0)
- CW 21-11, a Pinellas County case located at 8119 46th Ave. N., was **approved** for an amendment from Residential Low Medium to Retail & Services (vote: 7-0)
- CW 21-12, a Pinellas County case located at 1201 Gooden Crossing, was **approved** for an amendment from Retail & Services to Residential Low Medium (vote: 7-0)

Tier I Countywide Plan Map Amendments October 2021:

There were no Tier I Countywide Plan Map Amendments to report.

Map Adjustments October 2021:

There were no map adjustments to report.

ATTACHMENT(S): None

ACTION: None required; informational item only.

SUMMARY

1. New Map

A new version of the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) took effect on August 4, 2021. Because the Coastal High Hazard Area (CHHA) is determined by the SLOSH model, the CHHA has been updated as well. While this information is typically distributed by the regional planning councils, there appears to have been an issue with this year's update being pushed out to the community uniformly.

The 2021 CHHA acreage over land increased by 18%, or approximately 8,000 acres, relative to the 2016 version. The largest increases occurred in the unincorporated county, St. Petersburg, Tarpon Springs and Oldsmar. A breakdown of the acreage change by jurisdiction is attached.

Forward Pinellas emailed a link to download the new data to PAC membership on October 15. If your local government was not able to obtain a copy of the data and would like one, please contact us.

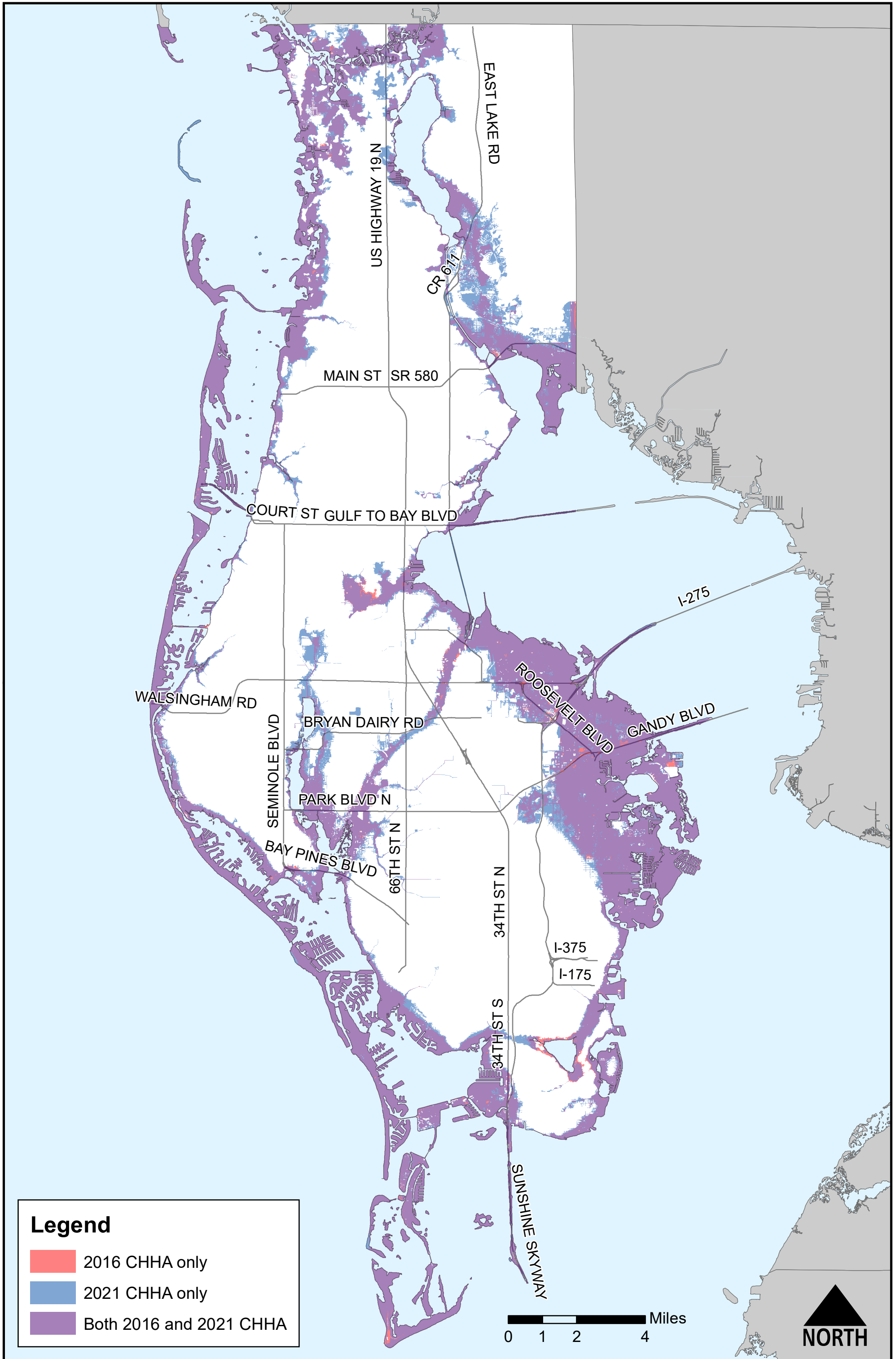
2. Emergency Management Development Discussion

Pinellas County Emergency Management is in the process of setting up a team of key County and Forward Pinellas staff to develop clearer guidance to local governments for meeting state statutes pertaining to the CHHA, and to recommend updates to the Countywide Rules CHHA balancing criteria to reflect this guidance. The effort will also seek to facilitate a broader countywide conversation, with the goal of establishing a more comprehensive set of strategies to address development in vulnerable areas.

ATTACHMENT(S): CHHA Update Map & Acreage Table

ACTION: None required; informational item only.

Coastal High Hazard Area 2016-2021



Coastal High Hazard Area 2016-2021

Local Government	2016 Acreage	2021 Acreage	Acreage Change
Belleair	90.1	114.3	24.2
Belleair Beach	306.5	304.5	-2.0
Belleair Bluffs	14.7	11.9	-2.8
Belleair Shore	29.2	28.9	-0.3
Clearwater	1,899.2	2,153.6	254.5
Dunedin	2,155.9	2,391.8	235.9
Gulfport	534.4	625.7	91.3
Indian Rocks Beach	510.5	514.3	3.8
Indian Shores	201.7	197.4	-4.3
Kenneth City	0.1	0.1	0.0
Largo	966.3	1,438.5	472.2
Madeira Beach	572.3	569.2	-3.1
N Redington Beach	156.3	155.4	-0.9
Oldsmar	1,849.6	2,494.9	645.3
Pinellas Park	300.7	768.1	467.4
Redington Beach	205.2	205.0	-0.2
Redington Shores	199.8	196.0	-3.8
Safety Harbor	341.7	465.7	124.0
Seminole	976.1	1,090.3	114.2
South Pasadena	383.1	385.5	2.4
St Pete Beach	1,316.5	1,317.7	1.2
St Petersburg	15,611.2	16,817.1	1,205.9
Tarpon Springs	2,702.9	3,368.7	665.8
Treasure Island	929.3	939.5	10.1
Unincorporated	12,518.1	16,249.4	3,731.4
Total	44,771.5	52,803.7	8,032.1

SUMMARY

The deadlines for local government EAR letters are approaching in the upcoming calendar year for several of our local governments. The table below shows the deadlines Forward Pinellas is aware of for these letters. Forward Pinellas staff are assisting at least 9 local governments with EAR letters and the eventual adoption of Comprehensive Plan amendments. If any local governments here also require assistance in doing so, they are encouraged to inform Forward Pinellas by the end of the year so we can determine our remaining capacity to assist.

Treasure Island	11/1/2019
North Redington Beach	11/1/2021
Belleair	2/1/2022
Belleair Beach	2/1/2022
Belleair Bluffs	2/1/2022
Belleair Shore	3/1/2022
South Pasadena	3/1/2022
Safety Harbor	4/1/2022
Madeira Beach	5/1/2022
Indian Shores	7/1/2022
Oldsmar	8/1/2022
Clearwater	12/1/2022
Dunedin	12/1/2022
Largo	12/1/2022
Redington Beach	12/1/2022
Redington Shores	1/1/2023
Gulfport	4/1/2023
St. Petersburg	5/1/2023
Pinellas Park	6/1/2023
St. Pete Beach	7/1/2023
Indian Rocks Beach	4/1/2024
Seminole	3/1/2025

ATTACHMENT(S): None

ACTION: None required; informational item only.

Planners Advisory Committee – November 1, 2021

5A. Pinellas SPOTlight Emphasis Areas Update



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.

Planners Advisory Committee – November 1, 2021

5B. 2022 PAC Membership Roster/Election of Officers



SUMMARY

The Bylaws of the Planners Advisory Committee (PAC) call for the annual update of its membership roster and submission of this roster to Forward Pinellas, in its role as the Pinellas Planning Council. Therefore, attached is the PAC roster as submitted by each jurisdiction for 2022.

Additionally, the PAC shall select a new Chair and Vice Chair for 2022.

ATTACHMENT(S): 2022 PAC Membership Roster

ACTION: PAC to receive and accept the PAC Membership Roster for 2022; PAC to select a new Chair and Vice Chair for 2022.

PAC MEMBERS LIST
2022 PLANNERS ADVISORY COMMITTEE
OFFICERS

Chairperson:

Vice Chairperson:

<u>MEMBERS</u>		
Clearwater	Rep. Alt.	Gina Clayton, Planning Director Kyle Brotherton, Senior Planner
Dunedin	Rep. Alt.	Frances Leong Sharp, Planner II George Kinney, Director of Community Development
Gulfport	Rep. Alt. Alt.	Fred Metcalf, Director of Community Development Mike Taylor, Principal Planner Mark Griffin, Planner
Indian Rocks Beach	Rep.	Hetty Harmon, Planning Consultant
Indian Shores	Rep. Alt.	Neal Mazzei, Building Official Bonnie Dhonau, Town Administrator
Largo	Rep. Alt.	Alicia Parinello, Planning Manager Taylor Hague, Planner I
Madeira Beach	Rep. Alt.	Linda Portal, Community Development Director Jenny Rowan, Senior Planner
Oldsmar	Rep. Alt.	Tatiana Childress, Planning & Redevelopment Director Alayna Delgado, Planner
Pinellas County	Rep. Alt. Alt.	Corey Gray, Planner I Michael Schoderbock, Principal Planner Evan Johnson, Strategic Initiatives Manager
Pinellas Park	Rep. Alt.	Derek Reeves, Principal Planner Erica Lindquist, Planning & Development Review Manager
Redington Shores	Rep.	Luke Curtis, Building Official
Safety Harbor	Rep. Alt.	Marcie Stenmark, Community Development Director Brandon Henry, Community Planner/GIS Analyst
St. Petersburg	Rep. Alt. Alt.	Derek Kilborn, Manager, Planning & Development Services Dept. Britton Wilson, Planner II Elizabeth Abernethy, Director, Planning & Development Services Dept.
St. Pete Beach	Rep. Alt. Alt.	Wesley Wright, Community Development Director Lynn Rosetti, Senior Planner Brandon Berry, Planner II
Seminole	Rep. Alt.	Mark Ely, Community Development Director Ann Toney-Deal, City Manager
South Pasadena	Rep. Alt.	Teresa Sullivan, Community Improvement Director/Building Official Ashley Wagner, Building Services Coordinator
Tarpon Springs	Rep. Alt.	Alexandra Keen, Senior Planner Patricia McNeese, Principal Planner
Treasure Island	Rep. Alt.	Kathy Gademer, Community Improvement Director Jamie Viveiros, City Planner
Pinellas County School District	Rep. Alt.	Marshall Touchton, Demographic Specialist Vacant
FDOT	Rep. Alt.	Jensen Hackett, Planning Specialist/MPO Liaison Dan Santos, Planning Supervisor I
PSTA	Rep. Alt.	Nicole Dufva, Project Planner Heather Sobush, Director of Planning

Local Government	Representative/Alternate Name	Phone	
Clearwater	Gina Clayton, Rep. gina.clayton@myclearwater.com Kyle Brotherton, Alt. kyle.brotherton@myclearwater.com	562-4587 562-4547 562-4626	
Dunedin	Frances Leong Sharp, Rep. fsharp@dunedinfl.net George Kinney, Alt. gkinney@dunedinfl.net	298-3200 298-3193	
Gulfport	Fred Metcalf, Rep. fmetcalf@mygulfport.us Mike Taylor, Alt. mtaylor@mygulfport.us Mark Griffin, Alt. mgriffin@mygulfport.us	893-1095 893-1023	
Indian Rocks Beach	Hetty Harmon, Rep. hharmon@cicilsurv.com hharmon@irbcity.com	863-646-4771	
Indian Shores	Neal Mazzei, Rep. buildingofficial@indianshoresfl.onmicrosoft.com Bonnie Dhonau, Alt. bdhonau@myindianshores.com	348-7441 474-7777	
Largo	Alicia Parinello, Rep. aparinel@largo.com Taylor Hague, Alt. thague@largo.com	587-6749 x7453 587-6749 x7208	
Madeira Beach	Linda Portal, Rep. lportal@madeirabeachfl.gov Jenny Rowan, Alt. jrowan@madeirabeachfl.gov	391-9951 x255 391-9951 x283	
Oldsmar	Tatiana Childress, Rep. tchildress@myoldsmar.com Alayna Delgado, Alt. adelgado@myoldsmar.com	813-749-1122 813-749-1137	
Pinellas County	Corey Gray, Rep. cagray@pinellascounty.org Michael Schoderbock, Alt. mschoderbock@pinellascounty.org Evan Johnson, Alt. evjohnson@co.pinellas.fl.us	464-8235 464-8259 464-5692	
Pinellas Park	Rep. – Derek Reeves, Rep. dreeves@pinellas-park.com Alt. – Erica Lindquist, Alt. elindquist@pinellas-park.com	369-5538 369-5650	
Redington Shores	Luke Curtis, Rep. – buildingofficial@townofredingtonshores.com	283-5208	
Safety Harbor	Marcie Stenmark, Rep. mstenmark@cityofsafetyharbor.com Brandon Henry, Alt. bhenry@cityofsafetyharbor.com	724-1555 x1702 724-1555 x1703	
St. Petersburg	Derek Kilborn, Rep. Derek.Kilborn@stpete.org Britton Wilson, Alt. Britton.Wilson@stpete.org Elizabeth Abernethy, Alt. Elizabeth.Abernethy@stpete.org	893-7872 551-3542 893-7868	
St. Pete Beach	Wesley Wright, Rep. wwright@stpetebeach.org Lynn Rosetti, Alt. lrosetti@stpetebeach.org Brandon Berry, Alt. bberry@stpetebeach.org	363-9265 363-9266	
Seminole	Mark Ely, Rep. mely@myseminole.com Ann Toney-Deal, Alt. atoneydeal@myseminole.com	398-3108 x106 391-0204 x109	
South Pasadena	Teresa Sullivan, Rep. tsullivan@mysouthpasadena.com Ashley Wagner, Alt. awagner@mysouthpasadena.com	343-4192 343-4192	
Tarpon Springs	Alexandra Keen, Rep. akeen@ctsfl.us Patricia McNeese, Alt. pmcneese@ctsfl.us	942-5611	
Treasure Island	Kathy Gademer, Rep. kgademer@mytreasureisland.org Jamie Viveiros, Alt. jviveiros@mytreasureisland.org	547-4575 x239 547-4575 x233	
Pinellas County School District	Marshall Touchton, Rep. touchtonm@PCSB.org Alt. – Vacant	588-5190	
FDOT	Jensen Hackett, Rep. Jensen.hackett@dot.state.fl.us Dan Santos, Alt. daniel.santos@dot.state.fl.us	813-975-6283 813-975-6429	
PSTA	Nicole Dufva, Rep. ndufva@psta.net Heather Sobush, Alt. HSobush@psta.net	540-1804 540-1868	

Planners Advisory Committee – November 1, 2021

**5C. Draft 2022 Meeting Schedules for PAC, Forward Pinellas
and CPA**



SUMMARY

Annually Forward Pinellas adopts a meeting calendar for the upcoming year along with committee meeting schedules and submittal deadlines. The attached contains the proposed schedule for 2022. The Forward Pinellas Board will take action to approve the schedule at its November meeting.

ATTACHMENT(S): Proposed board meeting calendar for 2022 with submittal deadlines

ACTION: None required; informational item only.

FORWARD PINELLAS MEETING CALENDAR – 2022

**Schedule of Meeting Dates for the Forward Pinellas Public Hearings and
Corresponding Meeting/Public Hearing Dates for the
Planners Advisory Committee (PAC) and Countywide Planning Authority (CPA)**

Deadline for Submittal of PPC Items Requiring Public Hearing	PAC Meeting Date	Forward Pinellas Hearing Date	CPA Hearing Date
December 8, 2021	January 3, 2022	January 12, 2022	February 8, 2022
January 12, 2022	January 31, 2022	February 9, 2022	March 8, 2022 6:00 p.m.
February 9, 2022	February 28, 2022	March 9, 2022	April 12, 2022
March 9, 2022	April 4, 2022	April 13, 2022	May 10, 2022
April 13, 2022	May 2, 2022	May 11, 2022	June 7, 2022
May 11, 2022	May 31, 2022 - Tuesday	June 8, 2022	July 19, 2022 6:00 p.m.
June 8, 2022	* July 5, 2022 - Tuesday	* July 13, 2022	August 2, 2022
July 13, 2022	* August 1, 2022	* August 10, 2022	October 11, 2022
August 10, 2022	September 6, 2022 - Tuesday	September 14, 2022	October 11, 2022
September 14, 2022	October 3, 2022	October 12, 2022	November 15, 2022 6:00 p.m.
October 12, 2022	October 31, 2022	November 9, 2022	December 13, 2022 6:00 p.m.
November 9, 2022	* November 28, 2022	* December 14, 2022	January 2023 TBD

*** Subject to Cancellation**

**The location for all listed meetings will be determined after the BCC meeting on November 9, 2021
Unless otherwise noted, the CPA Public Hearings are at 9:30 a.m.**