



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

October 30, 2023 – 1:30 p.m.
333 Chestnut Street
Clearwater
Palm Room

THE PLANNING COUNCIL AND METROPOLITAN PLANNING ORGANIZATION FOR PINELLAS COUNTY

1. CALL TO ORDER AND INTRODUCTIONS

2. APPROVAL OF MINUTES – October 2, 2023

3. REVIEW OF FORWARD PINELLAS AGENDA FOR NOVEMBER 8, 2023

PUBLIC HEARING ITEMS

A. Countywide Plan Map Amendments

1. Case DA 23-01 – City of St. Petersburg

REGULAR AGENDA ITEMS

B. Countywide Plan Map Annual Update – Official Acceptance (Linda Fisher)

C. CPA Actions and Forward Pinellas Administrative Review Items

4. PLANNING TOPICS OF INTEREST

A. Complete Streets Grant Program Applications (Kyle Simpson)

B. Countywide Trends and Conditions Report (Linda Fisher)

C. SB 102 and SB 170 Requirements (Linda Fisher)

D. Forward Pinellas Board Apportionment Plan (Rodney Chatman)

5. OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA

A. Pinellas SPOTlight Emphasis Areas Update (Information)

B. 2024 PAC Membership Roster/Election of Officers (Action)

C. DRAFT 2024 Meetings Schedule (Information)

D. Upcoming Land Use Cases & Pre-App Meetings (Discussion)

6. ADJOURNMENT

NEXT PAC MEETING – TUESDAY, JANUARY 2, 2024

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 – October 30, 2023



2. Approval of Minutes – October 2, 2023

SUMMARY

The Summary Agenda Action Sheet for the October 2, 2023, PAC meeting is attached for committee review and approval.

ATTACHMENT(S): PAC Summary Agenda Action Sheet for the October 2, 2023 meeting

ACTION: PAC to approve the Summary Agenda Action Sheet from the October 2, 2023 meeting.

PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: OCTOBER 2, 2023

ITEM	ACTION TAKEN	VOTE
<p>1. <u>CALL TO ORDER AND ROLL CALL</u></p>	<p>The PAC held its October 2, 2023, meeting in the Palm Room at 333 Chestnut Street, Clearwater.</p> <p>The Chair, Brandon Berry, called the meeting to order at 1:31 p.m. and the members introduced themselves.</p> <p>Committee members in attendance included: Andrew Morris, Brandon Berry, Tiffany Menard, Tom Scofield, Wesley Wright, Kyle Brotherton, Kimberly Mejia, Marshall Touchton, Alexandra Keen and Frances Leong Sharp (late arrival).</p> <p>Others in attendance: Scott Swearingen and Smita Ambadi, Pinellas County staff.</p> <p>Forward Pinellas staff included: Rodney Chatman, Chelsea Favero, Linda Fisher, Emma Wennick, Tina Jablon, Jared Austin and Alexis Hall (intern).</p> <p>Of note, the PAC did not meet quorum requirements for this meeting.</p>	
<p>2. <u>APPROVAL OF MINUTES FROM THE SEPTEMBER 5, 2023 PAC MEETING</u></p>	<p>Motion: Kimberly Mejia Second: Kyle Brotherton</p>	<p>10-0</p>
<p>3. <u>REVIEW OF FORWARD PINELLAS AGENDA FOR OCTOBER 11, 2023 MEETING</u> <u>PUBLIC HEARING ITEMS</u> A. <u>Countywide Plan Map Amendments</u> 1. Case CW 23-10 – Pinellas County</p>	<p>Scott Swearingen, Pinellas County staff, provided some historical context about the Lealman Community Redevelopment Area (CRA) that has been a focus of the Board of County Commissioners (BCC) since 2016. He then offered an overview of the case highlighting some of the specifics of the request. In particular, he showed the Form-Based Code (FBC) districts that would be created. Mr. Swearingen also outlined the extensive public engagement and outreach that was done prior to submitting the request. Following the presentation and discussion the PAC unanimously recommended approval of the case.</p> <p>Motion: Alexandra Keen Second: Marshall Touchton</p>	<p>10-0</p>

<p><u>REGULAR AGENDA ITEMS</u> <u>B. CPA Actions and Forward Pinellas Administrative Review Items</u></p>	<p>Rodney Chatman advised the committee members that there were no public hearings held before the Countywide Planning Authority (CPA) in August. He also advised the PAC that there were no map adjustments in August. Lastly, Mr. Chatman advised that Forward Pinellas staff administratively approved a single Tier I amendment in August involving an annexation for the City of Dunedin.</p>	
<p>4. <u>PLANNING TOPICS OF INTEREST</u> <u>A. Whitney Road Complete Streets Project</u></p>	<p>Smita Ambadi, Pinellas County staff, provided a presentation on the recently finalized Complete Streets project on Whitney Road citing that it was a collaborative effort between Pinellas County, Forward Pinellas and the City of Largo. She reviewed the project parameters and purpose citing that it supported plan implementation for both the Gateway Master Plan and the Largo Tri-City Special Area Plan. Ms. Ambadi then outlined the process that was followed for the project including public engagement activities and key concerns. She showed the PAC members the alternatives that were considered and what the roadway looks like now that the project is completed.</p>	
<p><u>B. Advantage Pinellas 2050 Website</u></p>	<p>Chelsea Favero reminded the PAC members that Forward Pinellas is currently developing its next long range transportation plan, also known as Advantage Pinellas. She updated the members on the latest activities that are underway. Specifically, she highlighted the new website that was created to encourage public participation in the process. Ms. Favero then previewed the Participation Challenge website with the PAC members. She encouraged the members to alert Forward Pinellas of any local upcoming events where staff could readily interact with citizens. Tina Jablon alerted the members to an email that was sent out to the mayors and city managers encouraging each municipality to highlight the Participation Challenge website and help spread the word in any ways felt appropriate. PAC members were encouraged to follow up on that email to assist as possible.</p>	
<p>5. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u> <u>A. Pinellas SPOTlight Emphasis Areas Update (Information)</u></p>	<p>Rodney Chatman noted that there were no new updates related to the SPOTlight Emphasis Areas at this time.</p>	

3A1. Case DA23-01 City of Saint Petersburg

SUMMARY

From: Activity Center
To: Activity Center
Area: 17.91 acres
Location: Northwest corner of Gandy Boulevard and I-275
Jurisdiction: City of St. Petersburg

RECOMMENDATION

Forward Pinellas staff recommends that the proposed modification to the previously approved Development Agreement for the subject property be approved.

BACKGROUND

The current and proposed Activity Center category is intended to recognize those areas of the county 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.

In December 2021, the Countywide Planning Authority approved Case CW 21-13 which amended the City's underlying local future land use category from Industrial Limited to Planned Redevelopment–Commercial. This action facilitated the construction of a maximum of 500 multifamily residential units and 1,000,000 square feet of industrial space. The amendment included a Development Agreement with the City which required that at least 200,000 square feet of industrial uses be built prior to, or concurrently with, the multifamily residential units and to dedicate at least 20% of those units to workforce housing.

The multifamily portion is expected to be complete and ready for occupancy by the end of 2023. During construction of the industrial portion of the project, the developer encountered adverse subsurface soil conditions. While the developer anticipates completing two of the industrial buildings totaling 143,000 square feet prior to completing the multifamily buildings, one building, consisting of approximately 147,000 square feet, requires complete reconstruction and will not be ready prior to or concurrently with the multifamily uses. This has led to completion delays for two of the three industrial buildings.

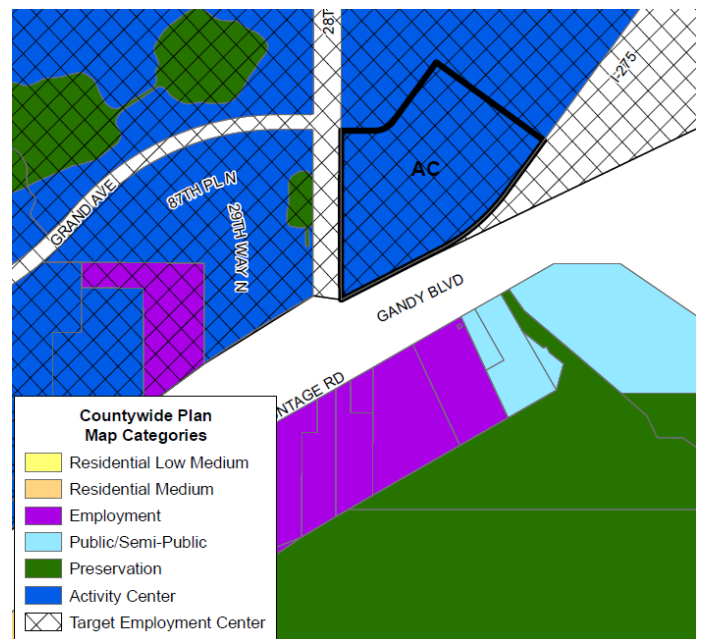
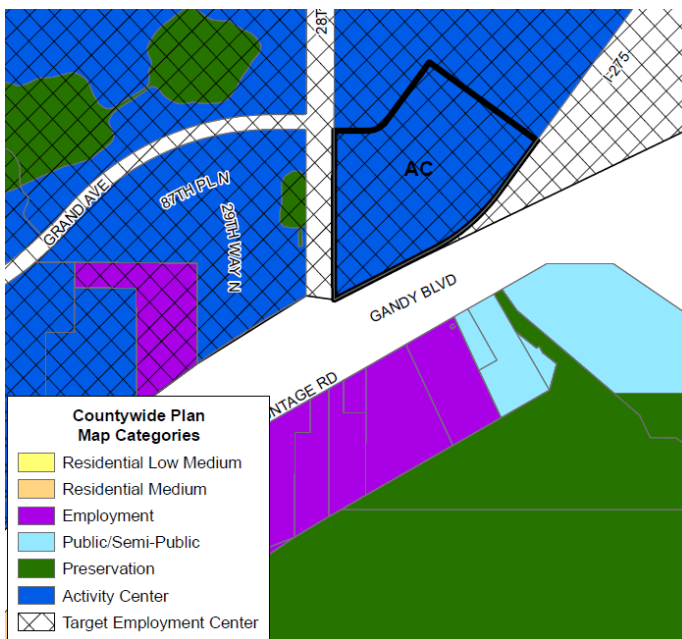
The applicant is requesting an amendment to the existing Development Agreement that City Council approved on October 14, 2021. Under the existing Development Agreement, the

multifamily residential units cannot be occupied until the completion of the third industrial building, which is now currently estimated to be late 2024 to early 2025. This would result in 412 multifamily residential units, including 83 workforce housing units, sitting empty for approximately one year. The amended Development Agreement includes the following requests: to reduce the industrial use square footage that is required to be completed prior to or concurrently with the first certificate of occupancy for the multifamily uses from 200,000 to 143,000 square feet, and to require an additional 147,000 square feet of industrial uses to be delivered by February 28, 2025, with the building permit approved and the foundation completed no later than the final certificate of occupancy for the multifamily units.

The proposed modification will allow for the vast majority of the originally anticipated industrial uses and the multifamily residential units to be available to support the community shortly after the late 2023 anticipated completion date. It also allows for the reconstruction of the 147,000 square foot building, which results in a 45% increase in the total amount of industrial uses that are required to be completed by the developer (from 200,000 to 290,000 square feet).

Current Countywide Plan Map

Proposed Countywide Plan Map



FINDINGS

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

- A. The applicant is requesting a modification to the Development Agreement to change the timing of the delivery of industrial uses in order to address adverse subsurface soil conditions discovered during construction. In exchange, the amended agreement requires a 45% increase in the overall required industrial square footage to be built.
- B. The Activity Center category is appropriate for the proposed use of the property and is consistent with the criteria for utilization of this category.

C. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

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

LIST OF MAPS & ATTACHMENTS:

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

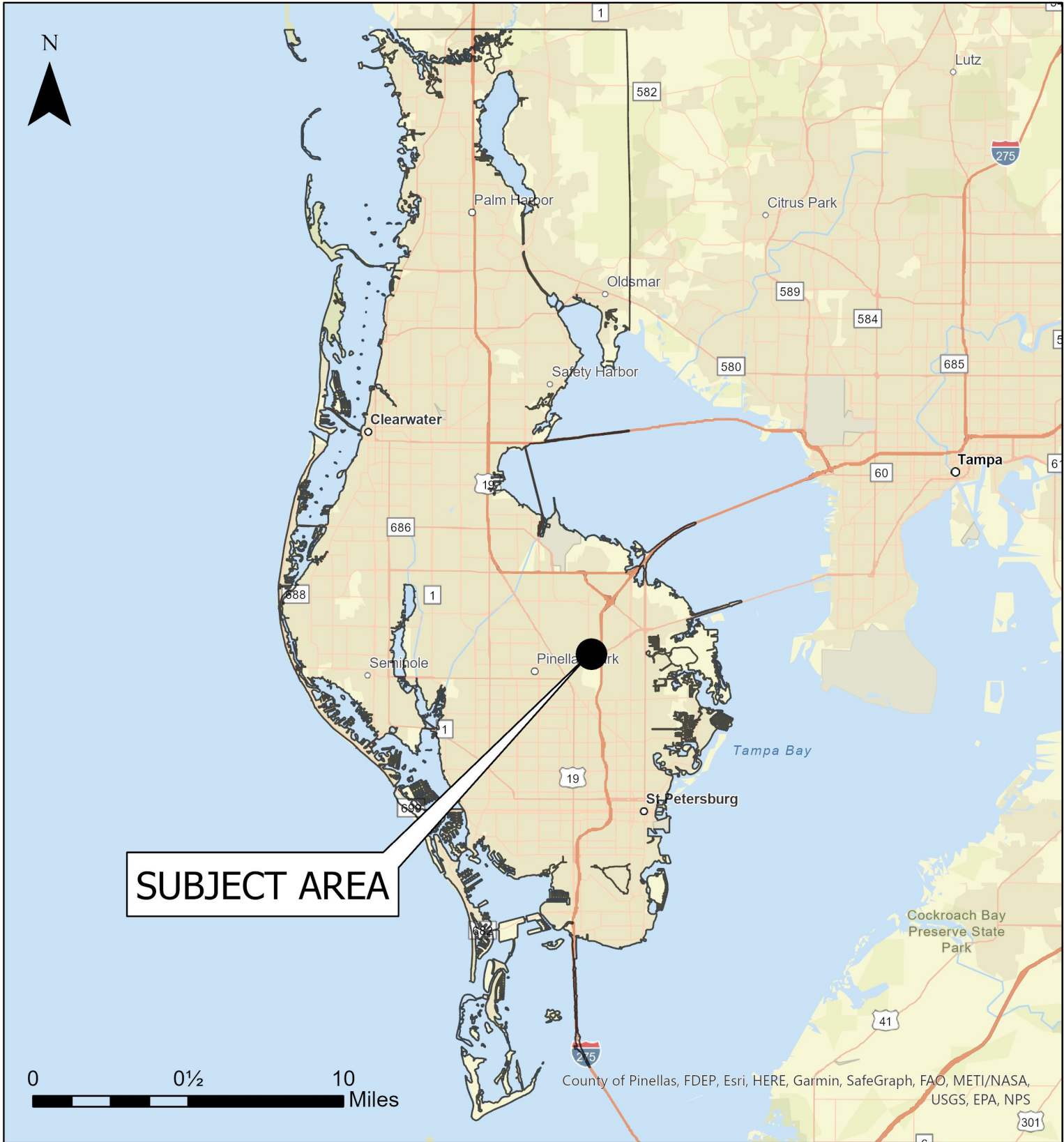
Forward Pinellas Staff Analysis
Development Agreement Amendment

MEETING DATES:

Planners Advisory Committee, October 30, 2023, at 1:30 p.m.
Forward Pinellas, November 8, 2023 at 1:00 p.m.
Countywide Planning Authority, December 12, 2023 at 6:00 p.m.

Case DA23-01

Map 1: Location Map

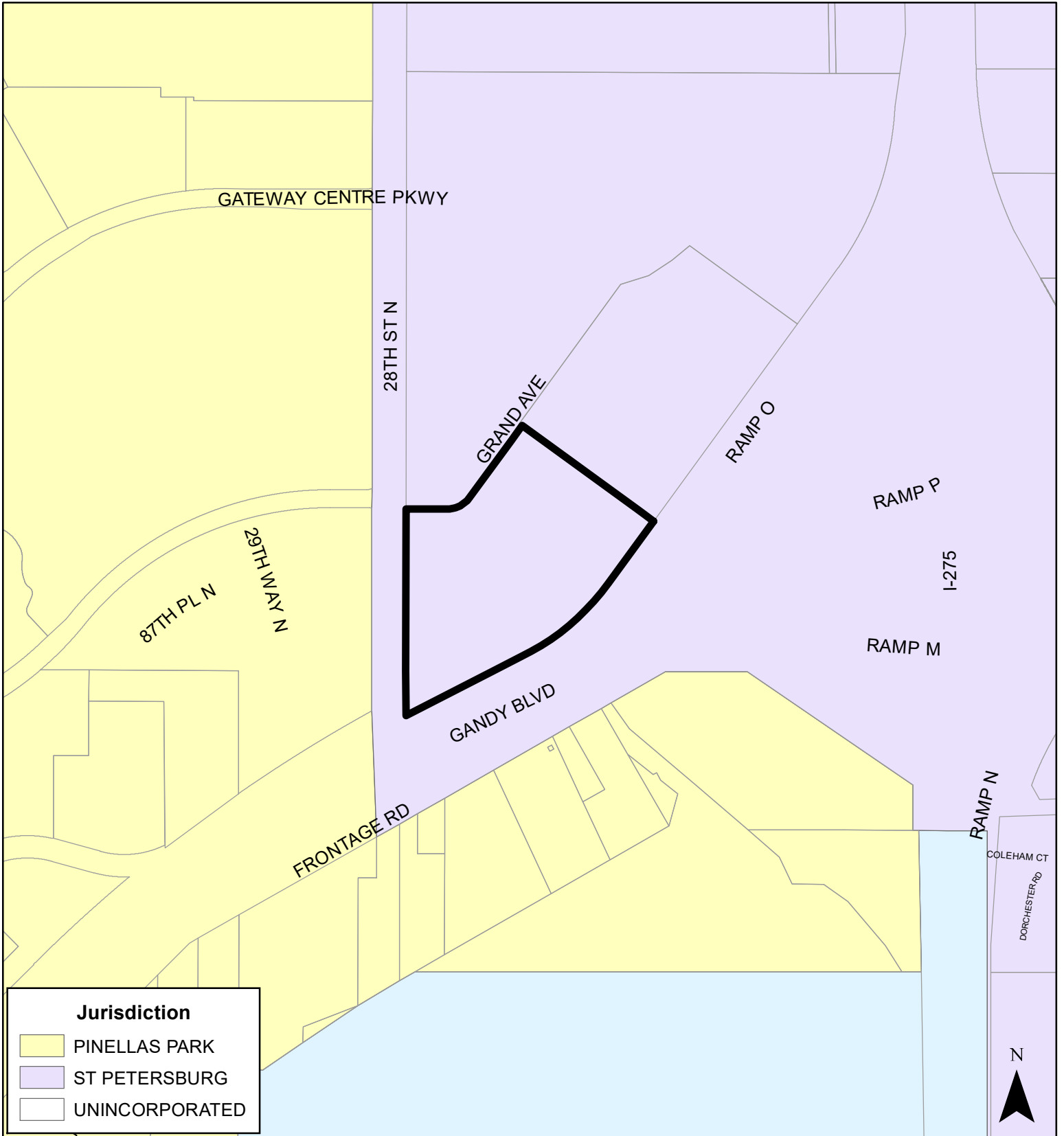


JURISDICTION: St. Petersburg

FROM: Activity Center and Target Employment Center

AREA: 17.91 acres m.o.l.

TO: Activity Center and Target Employment Center

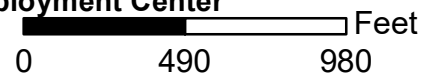


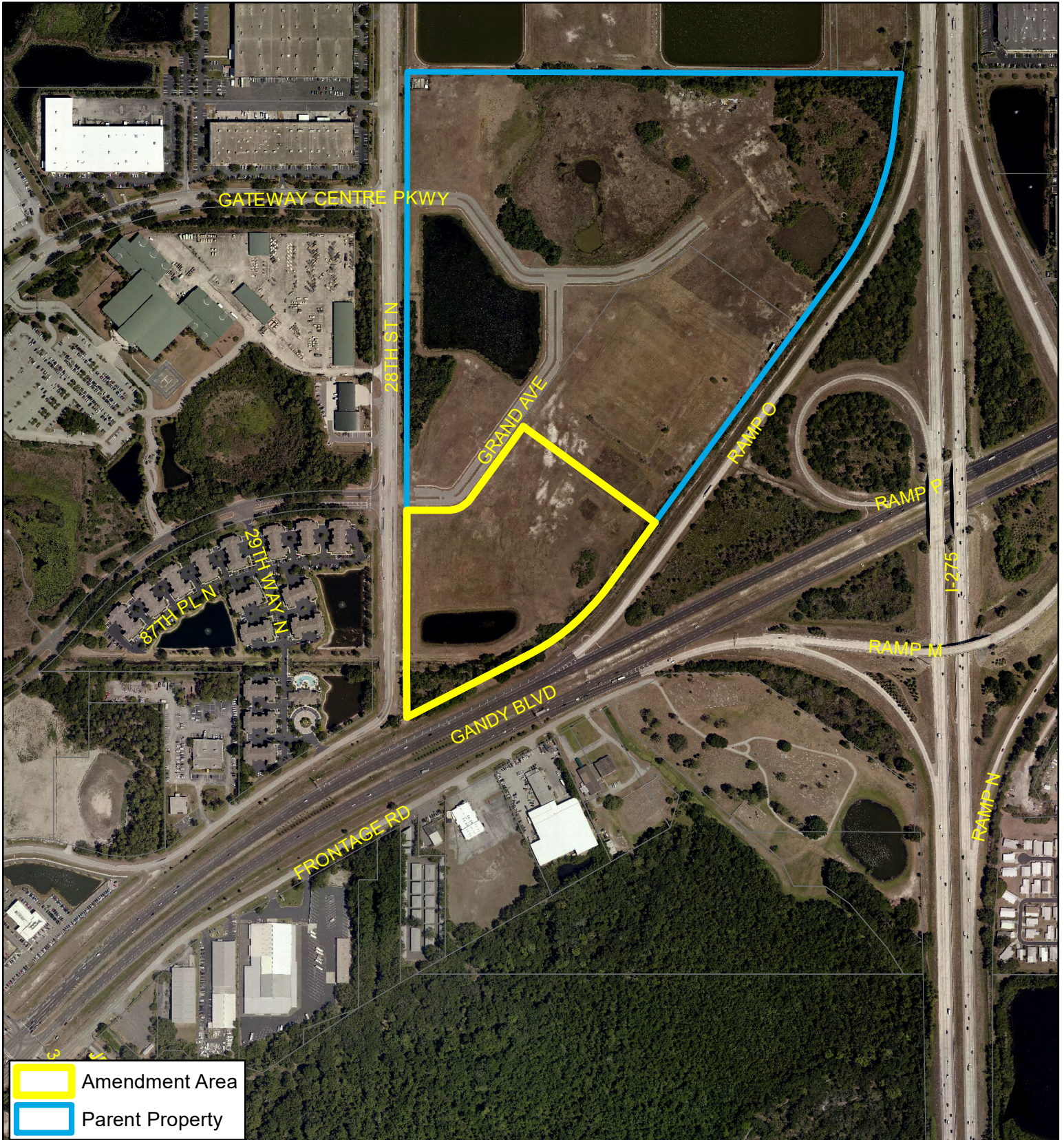
JURISDICTION: St. Petersburg

AREA: 17.91 Acres

FROM: Activity Center and Target Employment Center

TO: Activity Center and Target Employment Center



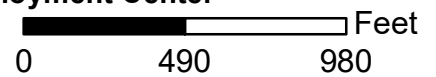


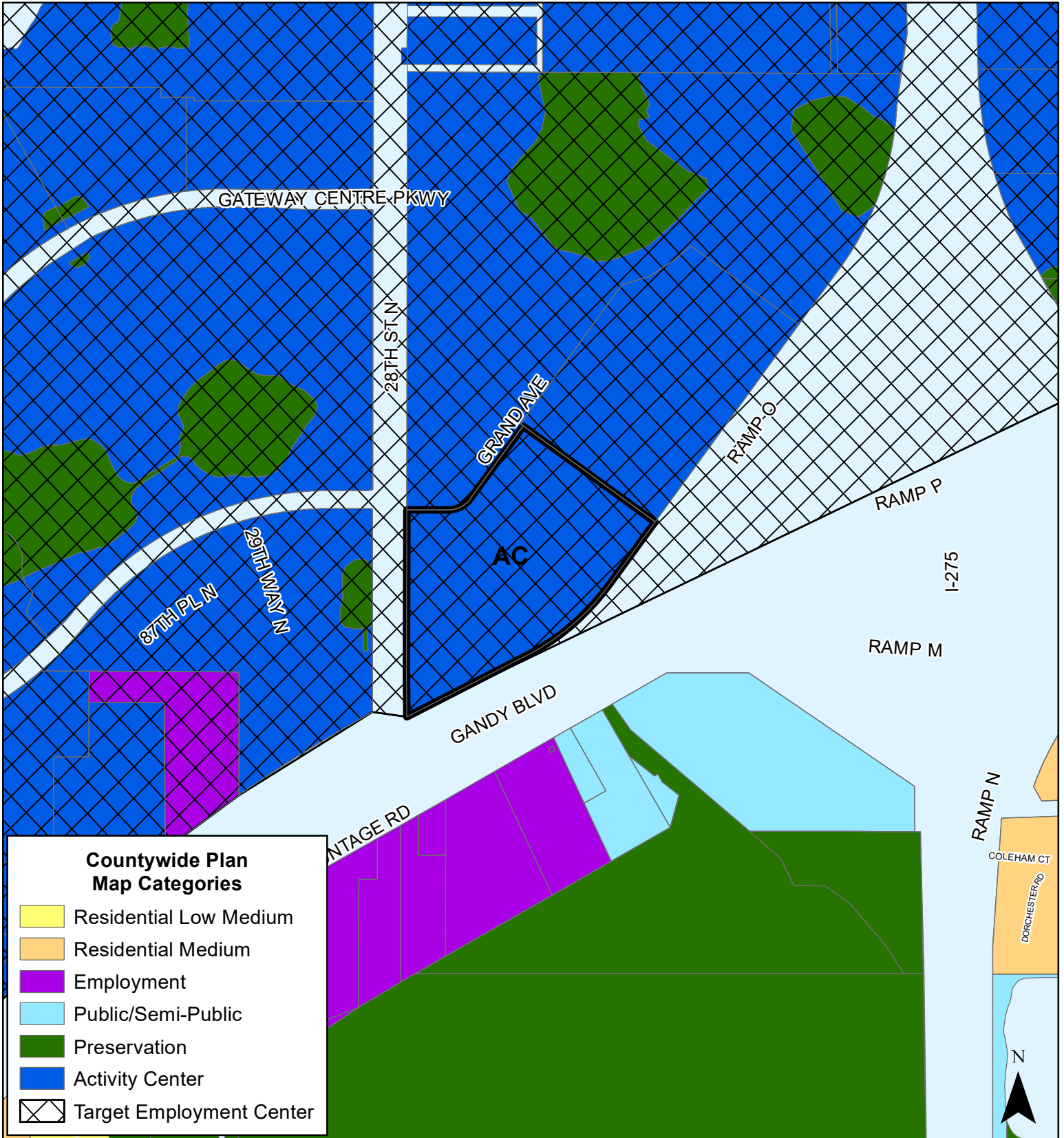
JURISDICTION: St. Petersburg

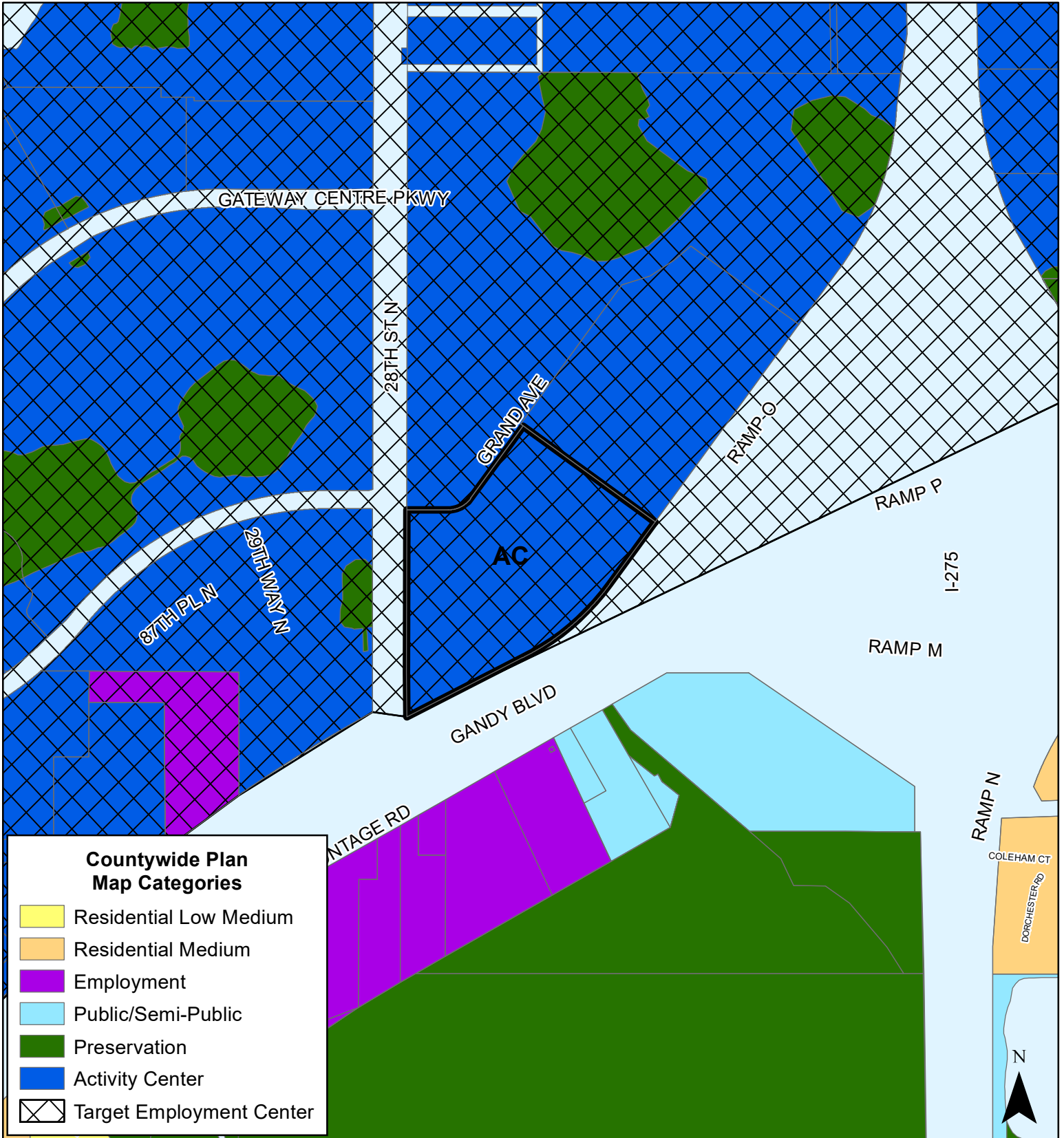
AREA: 17.91 Acres

FROM: Activity Center and Target Employment Center

TO: Activity Center and Target Employment Center







FORWARD PINELLAS STAFF ANALYSIS



APPLICATION NO.: Case DA 23-01

STAFF: Emma Wennick, Program Planner

APPLICANT: City of St. Petersburg

PROPERTY SIZE: 17.91 acres m.o.l.

**CURRENT COUNTYWIDE
PLAN MAP CATEGORY:** Activity Center, Target Employment Center

**PROPOSED COUNTYWIDE
PLAN MAP CATEGORY:** Activity Center, Target Employment Center

**CURRENT LOCAL
FUTURE LAND USE PLAN
MAP CATEGORY:** Industrial Limited, Planned Redevelopment Commercial and Preservation with Activity Center overlay

**PROPOSED LOCAL
FUTURE LAND USE PLAN
MAP CATEGORY:** Industrial Limited, Planned Redevelopment Commercial and Preservation with Activity Center overlay

LOCATION / PARCEL ID: Northwest corner of Gandy Boulevard and I-275

BACKGROUND SUMMARY:

On October 14, 2021, City Council approved a Future Land Use Map amendment and concurrent rezoning for a 17.9-acre portion of the subject 93.38-acre site with an associated Development Agreement applicable to the entire site. The local future land use designation changed from Industrial Limited to Planned Redevelopment – Commercial. The purpose of the amendment was to allow for multifamily housing; however, the Development Agreement was entered into to commit the developer to construct at least 200,000 square feet of industrial uses prior to or concurrently with the multifamily uses and to dedicate at least 20% of the housing units to workforce housing.

STAFF RECOMMENDATION:

Forward Pinellas staff recommends that the proposed modification to previously approved Development Agreement tied to the subject property be approved.

PLANNERS ADVISORY COMMITTEE RECOMMENDATION:

To be updated after the Planners Advisory Committee meeting.

LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:

The St. Petersburg Community Planning and Preservation Commission held a public hearing on the Development Agreement amendment on October 19, 2023. The Commission approved the first amendment to the Development Agreement and there were no public comments.

CURRENT PROPERTY INFORMATION:

Property Use(s):	Multifamily housing and Industrial
Site Features:	Vacant

PLANNING CONSIDERATIONS:

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

1. In October 2021, the City changed the zoning and future land use designations on approximately 17.91 acres of the property to permit the development of multifamily dwellings.
2. Development of 412 multifamily dwellings and 290,000 sf of industrial buildings has been under construction since July 2022.
3. The surrounding uses are a mix of general warehousing, industrial, multifamily, office, light manufacturing, government facilities, mini-storage, and cemetery.
4. Adverse subsurface soil conditions have led to completion delays for two of the three industrial buildings.
5. The applicant is requesting a modification to the Development Agreement to change the timing of the delivery of industrial uses in order to address adverse subsurface soil conditions discovered during construction. In exchange, the amended agreement is requiring a 45% increase in the overall required industrial square footage to be built.

RELEVANT COUNTYWIDE CONSIDERATIONS:

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 (¼ to ½ 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 subject property is located east of 28th Street North and north of Gandy Boulevard. Additionally, the

property is located in the existing Gateway Regional Activity Center and falls under the Major Center subcategory.

The subject property is located east of 28th Street North and north of Gandy Boulevard. Additionally, the subject property 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.

The Countywide Plan Map category is remaining the same, the request is only for a amendment to the previously approved Development Agreement. The standards for the current and proposed Countywide Plan Map categories are summarized below:

	Current Countywide Plan Map Category: Activity Center (Major Center)
Purpose:	The purpose of this category is to recognize those areas of the county within each local government jurisdiction that have been identified and planned for in a special and detailed manner, based on their unique location, intended use, appropriate density/intensity, and pertinent planning considerations. In particular, it is the intent of this category to recognize those important, identifiable centers of business, public, and residential activity, as may be appropriate to the particular circumstance, that are the focal point of a community, and served by enhanced transit commensurate with the type, scale, and intensity of use.
Permitted Uses:	As determined by the local government’s implementing regulations adopted pursuant to Section 6.2.3.2. Amendments to permitted uses shall be pursuant to Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies, and the use provisions of Section 6.2.4.
Max. Density:	Residential UPA: 150 Temporary Lodging UPA: 250
Max. Floor Area Ratio (FAR):	5
Max. Impervious Surface Ratio (ISR):	N/A

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

Staff Analysis: The Development Agreement currently requires the completion of 200,000 square feet of industrial uses no later than the first certificate of occupancy for the multifamily dwellings and only allows for one temporary certificate of occupancy. Therefore, the multifamily dwellings cannot be occupied until completion of the third industrial building, which is now currently estimated to be late 2024 to early 2025. This would result in 412 multifamily dwellings, including 83 workforce housing units, sitting empty for approximately one year.

The multifamily portion is expected to be complete and ready for occupancy by the end of 2023. During construction of the industrial portion of the project, the developer encountered adverse subsurface soil conditions. This has led to completion delays for two of the three industrial buildings.

The applicant is requesting an amendment to an existing Development Agreement that was approved by City Council on October 14, 2021. The proposed modification will allow the developer to address the above mentioned adverse subsurface soil conditions encountered during the construction of the industrial portion of the property that has led to completion delays for two of the three industrial buildings.

The developer is requesting a modification to the Development Agreement to change the timing of the delivery as follows:

- To reduce the required industrial use square footage that is required to be completed prior to or concurrently with the first certificate of occupancy for the multifamily uses from 200,000 to 143,000 square feet.
- To require an additional 147,000 square feet of industrial uses to be delivered by February 28, 2025, with the building permit approved and the foundation completed no later than the final certificate of occupancy for the multifamily dwellings.

The proposed modification will allow for the vast majority of the originally anticipated industrial uses and the multifamily dwelling units to be available to support the community shortly after completion in late 2023. Additionally, the proposed modification will require the Developer to deliver an additional 90,000 square feet more than the 200,000 square feet of industrial uses that are currently required.

2. An amendment adopting or amending the AC, MMC or PRD category and affecting fewer than 10 acres shall be subject to the Multimodal Accessibility Index (MAX Index) provisions of Section 6.5.5. An amendment adopting or amending the AC, MMC or PRD category and affecting 10 acres or more shall include an analysis of the average daily trips for the current and proposed land use categories.

Staff Analysis: No change in the current land use category is proposed.

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

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

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

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

- 5. If the amendment involves the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category, the manner in, and extent to, which the amendment conforms to the purpose and requirements of the applicable category, and addresses the relevant Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies.**

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

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

Staff Analysis: The amendment area is not adjacent to a public educational facility. The amendment area is directly adjacent to the City of Pinellas Park.

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

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

PUBLIC CORRESPONDENCE

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

CONCLUSION

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

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (hereinafter the "Agreement") is made and entered into as of the Effective Date (defined below), by and between **GATEWAY JABIL PROPERTY OWNER, LLC**, a Delaware limited liability company, **GATEWAY JABIL PHASE II PROPERTY OWNER, LLC**, a Delaware limited liability company, and **GEP XI GANDY, LLC**, a Delaware limited liability company (collectively hereinafter "Owner"), 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 (as successor in interest to Jabil Inc., the original Owner, and Greystar Development East, LLC, the original Developer), and City entered into that certain Development Agreement recorded in Official Records Book 21936, Page 161, Public Records of Pinellas County, Florida (the "Development Agreement"); and

WHEREAS, the Parties desire to amend the Development Agreement as set forth herein; and

WHEREAS, in accordance with Sections 163.3220-163.3243, Florida Statutes, the Florida Local Government Development Agreement Act (hereinafter 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 first properly noticed public hearing on this Agreement was held by the Community Planning and Preservation Commission on September 12, 2023; and

WHEREAS, the first reading of this Agreement was held by the City Council on October ___, 2023; and

WHEREAS, the second reading of and second properly noticed public hearing on this Agreement was held by the City Council on October ___, 2023.

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. 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 Owner'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. Amendment to Development Agreement. Section 5(c)(1) of the Development Agreement is deleted in its entirety and replaced with the following:

(1) A Certificate of Completion (CC) for the shell of at least 143,000 sf of industrial uses shall be obtained prior to or concurrently with the issuance of the Certificate of Occupancy (CO) for the first multifamily 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. The Building Permit shall be approved and the foundation completed for at least an additional 147,000 sf of industrial uses prior to or concurrently with the issuance of the Certificate of Occupancy (CO) for the final multifamily building, and a Certificate of Completion (CC) for said additional industrial uses shall be obtained no later than February 28, 2025.

5. Binding Effect. This Agreement shall be binding upon and enforceable by and against the Parties hereto, their personal representatives, heirs, successors, grantees and assigns.

6. 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 is an independent principal and not a contractor for or officer, agent, or employee of the City. Owner shall not at any time or in any manner represent that it or any of its agents or employees are employees of the City.

7. Amendments. 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 law.

8. 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:

Greystar (on behalf of the Owner)
3615 Bromley Grand Avenue, Suite 330
Tampa FL 33607
Attn.: David King

With copies to:

Greystar (on behalf of the Owner)
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

(b) 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

9. 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.

10. Default. In the event any Party is in default of any provision hereof, any non-defaulting Party shall be entitled to pursue its remedies available at law or equity.

11. 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.

12. 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.

13. 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.

14. 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.

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

15. Deadline for Execution. The Owner 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.

16. 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.

17. 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.

18. 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.

19. 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:

00695730.docx

Signed, sealed and delivered
in the presence of:

OWNER:

WITNESSES:

GATEWAY JABIL PROPERTY OWNER, LLC, a
Delaware limited liability company

Signature

By: _____

Print name: _____

Its: _____

Print name: _____

Signature

Print name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of (check one) [X] physical presence or []
online notarization, this _____ day of _____, 2023, by _____ as _____
of **GATEWAY JABIL PROPERTY OWNER, 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)

Signed, sealed and delivered
in the presence of:

WITNESSES:

**GATEWAY JABIL PHASE II PROPERTY
OWNER, LLC**, a Delaware limited liability company

Signature

By: _____

Print name: _____

Its: _____

Print name: _____

Signature

Print name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of (check one) [X] physical presence or []
online notarization, this _____ day of _____, 2023, by _____ as _____
of **GATEWAY JABIL PHASE II PROPERTY OWNER, 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)

Signed, sealed and delivered
in the presence of:

WITNESSES:

GEP XI GANDY, LLC, a Delaware limited liability
company

Signature

Print name: _____

By: _____

Its: _____

Print name: _____

Signature

Print name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of (check one) physical presence or online notarization, this _____ day of _____, 2023, by _____ as _____ of **GEP XI GANDY, 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.

3B. 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 1, 2023 Countywide Planning Authority meeting, the last date of the fiscal year in which an amendment was adopted.

This year's map series includes the addition of Submap No. 2, depicting the new subcategories of the Target Employment Center category, as adopted on August 21, 2023. The maps are presented below in a single link.

ATTACHMENT(S):

- Draft copy of Forward Pinellas Resolution No. 23-05
- [Draft copy of updated Countywide Plan Map series \(link\)](#):
 - Countywide Plan Map
 - Submap No. 1: Scenic/Noncommercial Corridor Map
 - Submap No. 2: Target Employment Centers 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. 23-05, recommending acceptance of the updated Countywide Plan Map for filing as the official record copy.

FORWARD PINELLAS RESOLUTION NO. 23-05

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, approved by the Countywide Planning Authority effective August 7, 2015; and

WHEREAS, the Countywide Plan Map has been amended by ordinances approved by the Countywide Planning Authority through August 1, 2023; and

WHEREAS, Submap No. 2: Target Employment Centers Map was adopted by Ordinance No. 23-14, approved by the Countywide Planning Authority effective August 21, 2023; 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 21, 2023, are true and correct copies, and include the following:

- a) A color composite Countywide Plan Map amended through August 21, 2023, referred to as Exhibit A; and
- b) A color composite Submap No. 1: Scenic/Noncommercial Corridor Map amended through August 21, 2023, referred to as Exhibit B.
- c) A color composite Submap No. 2: Target Employment Centers Map amended through August 21, 2023, referred to as Exhibit C.

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 8, 2023 meeting of Forward Pinellas as hereinafter set forth:

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

AYES:

NAYS:

ABSENT AND NOT VOTING:

ATTEST:

Whit Blanton, Executive Director
Forward Pinellas

Commissioner Janet Long, Chair
Forward Pinellas

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 2023:

The Board of County Commissioners, acting according to its Countywide Planning Authority, held public hearings on October 17, 2023, to consider the following amendments to the Countywide Plan Map:

- CW 23-08, a City of St. Petersburg case located at 118 66th Street North, was **approved** for an amendment from Office to Multimodal Corridor. (vote: 7-0)
- CW 23-09, a City of Largo case located at 9216 Ulmerton Road, was **approved** for an amendment from Industrial to Employment. (vote: 7-0)

Tier I Countywide Plan Map Amendments October 2023:

There were no Tier I amendments processed in October.

Map Adjustments October 2023:

There were no map adjustments processed in October.

ATTACHMENT(S): None

ACTION: None required; informational item only.

SUMMARY

Forward Pinellas provides funding to its local government partners through a variety of competitive grant programs. Now in its 8th year, the Complete Streets Grant Program provides annual allocations for concept planning and construction projects. This year up to \$150,000 is available for concept planning projects and up to \$1.5 million is available for construction projects. Forward Pinellas released a Call for Projects in the summer of 2023 and the submittal deadline for the grant program was October 6, 2023.

Forward Pinellas received two applications for concept planning funding and one application for construction funding. The applications received are:

- Pinellas County request for \$95,000 for the Downtown Palm Harbor, West Florida Avenue Corridor Enhancement and Parking Project
- City of St. Petersburg request for \$100,000 for the 31st Street Planning Study
- City of St. Petersburg request for \$1,500,000 to construct Curb Extensions in the Grand Central District

The applications for the projects listed above have been posted to the Forward Pinellas website. A subcommittee will be established with Forward Pinellas staff and agency stakeholders to review the applications and develop recommendations for funding. Following review and ranking of the applications by the subcommittee, recommended awards will be brought to the board for approval in early 2023. Forward Pinellas staff will provide an overview of the applications received and answer any committee member questions. Staff will also be seeking non-applicant representatives to serve on the subcommittee to review the applications.

ATTACHMENT(S): None

ACTION: Nomination of two non-applicant representatives to serve on the subcommittee to review applications.

SUMMARY

Forward Pinellas' *Countywide Trends and Conditions Report* provides an annual snapshot of the county's transportation system and its relation to land use and employment trends. This comprehensive survey includes the role of roads, trails, sidewalks, bike lanes, transit services, waterborne transportation, and emerging technologies in providing options for people to travel within and outside of Pinellas County. The report serves as a tool to evaluate yearly progress toward achieving the objectives of Advantage Pinellas, the Long-Range Transportation Plan for Pinellas County. This agenda item will include a brief presentation by Forward Pinellas staff.

ATTACHMENT(S): [Countywide Trends and Conditions Report \(link\)](#)

ACTION: None required; informational item only.

4C. SB 102 and SB 170 Requirements

SUMMARY

The 2023 legislative session created new requirements for local governments. As part of our local assistance role, we polled the PAC membership about how their communities are meeting these requirements, and have collected their examples for other local governments to use as needed. We sincerely thank the PAC members who responded to this poll and provided examples.

[Senate Bill \(SB\) 102](#), also known as the Live Local Act, took effect on July 1. The new law contains a number of provisions designed to encourage the creation of affordable housing, including a significant preemption on local land use regulation of some mixed-income residential developments. In addition, it added to a previously existing requirement that local governments maintain an inventory of real estate that could potentially be used for affordable housing.

Sections 125.379 and 166.0451, Florida Statutes (F.S.), respectively require counties and cities to:

- By October 1, 2023, prepare an inventory of real estate to which the local government holds fee simple title that could be used for affordable housing development
- Include the address and legal description of each property and specify whether it is vacant or improved
- Review the inventory at public hearing and adopt it in a resolution
- Post the inventory on its website
- Update the inventory every three years

[SB 170](#), requiring local governments to prepare business impact estimates prior to enacting certain ordinances, took effect October 1, 2023. Among other exemptions, the requirement does not apply to ordinances implementing the land use planning provisions of Chapter 163, Part II, F.S., but does apply to other types of ordinances that involve land use. The estimates must be posted on the local government website no later than the date of public notice for consideration of the ordinance.

Sections 125.66(3) and 166.041(4), F.S., respectively require counties and cities to include the following in their business impact estimates:

- A summary and statement of the public purpose of the proposed ordinance
- An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses within the jurisdiction

- An estimate of direct compliance costs that businesses may incur if the ordinance is enacted
- Identification of any new charge or fee to be charged to businesses
- An estimate of the county's regulatory costs, including an estimate of revenues from any new charges or fees

We encourage further discussion of how communities are interpreting and meeting these requirements.

ATTACHMENT(S):

- [Example inventories of real estate that could be used for affordable housing \(link\)](#)
- [Example business impact estimates for local ordinances \(link\)](#)

ACTION: None required; informational item only.

October 30, 2023

4D. Forward Pinellas Board Apportionment Plan



SUMMARY

In accordance with Section 339.175, F.S., the Governor is required to review the membership composition of each Metropolitan Planning Organization (MPO) in conjunction with the decennial Census, and to apportion it as necessary to comply with state and federal requirements. The MPO's Apportionment Plan must include the current board membership and voting structure, any proposed changes in membership and/or voting structure that are based on changes in population between the two Census periods, a Metropolitan Planning Area boundary map, and board resolution.

The Forward Pinellas Board evaluated several membership and voting structure scenarios over many months. These scenarios were developed to address a variety of comments made by board members, including requests for additional seats for municipalities, and requests for more proportionate representation from all members, while also adhering to the legal requirement that the Board of County Commissioners retain a minimum of 20% of the seats and that a seat be retained for the Pinellas Suncoast Transit Authority (PSTA).

In August, the Forward Pinellas Board approved the Apportionment Plan which increased the membership from 13 to 19 elected officials. Subject to approval by the Governor, the new board composition would consist of four seats for the Board of County Commissioners (BCC), four for the City of St. Petersburg, two for the City of Clearwater, and one seat each for the Cities of Largo, Pinellas Park, Dunedin, and Tarpon Springs. There would be shared seats with a three-year rotation for the Cities of Oldsmar/Safety Harbor, Belleair/Belleair Bluffs/Seminole, Gulfport/Kenneth City/South Pasadena, and the beach communities. PSTA would retain one voting seat as well.

Forward Pinellas staff will provide an overview of the Apportionment Plan and answer any questions from the PAC.

ATTACHMENT(S): Pinellas County Metropolitan Planning Organization Reapportionment Plan

ACTION: None required; informational item only.

**PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION (MPO)
MEMBERSHIP REAPPORTIONMENT PLAN**

Approved by the Forward Pinellas Board on August 2, 2023

Urban Area Boundary

Pinellas County is located on the Gulf coast of central Florida. While comprised of 25 local government jurisdictions (24 municipalities and an unincorporated area) and approximately 280 square miles in size, Pinellas is geographically the second smallest county in Florida. According to the United States Bureau of the Census, the entire county is urbanized and with a 2020 population of 959,107 it is Florida’s most densely populated county. This is an increase from 916,542 in 2010, representing a 4.4% increase overall during the ten-year period.

Figure 1: Forward Pinellas Urban Boundary

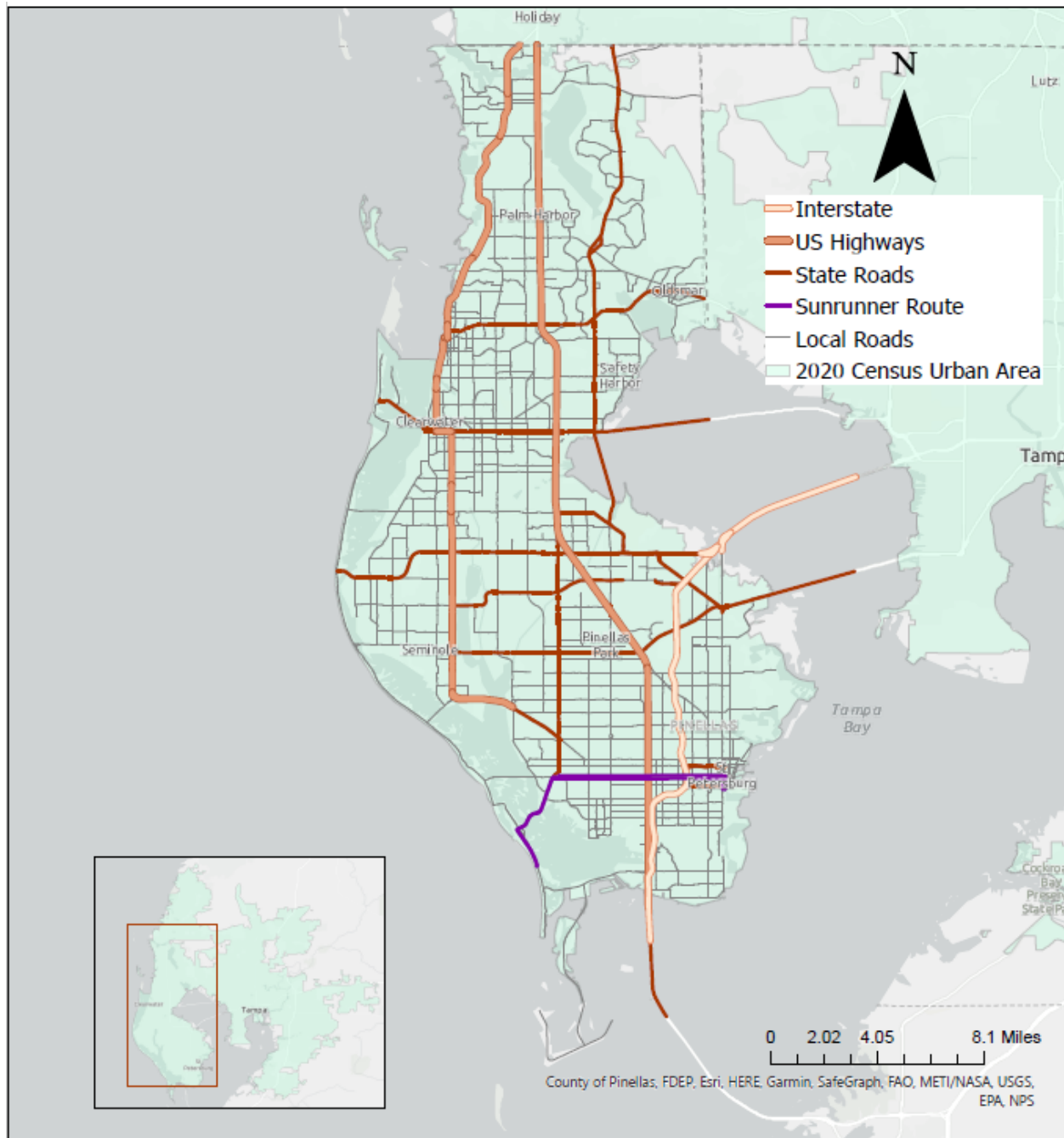


Table 1: Forward Pinellas 2010 and 2020 Population by Jurisdiction

	2010 Population	2020 Population
Belleair	3,869	4,273
Belleair Beach	1,560	1,633
Belleair Bluffs	2,031	2,311
Belleair Shore	109	73
Clearwater	107,685	117,292
Dunedin	35,321	36,068
Gulfport	12,029	11,783
Indian Rocks Beach	4,113	3,673
Indian Shores	1,420	1,190
Kenneth City	4,980	5,047
Largo	77,648	82,485
Madeira Beach	4,263	3,895
North Redington Beach	1,417	1,495
Oldsmar	13,591	14,898
Pinellas Park	49,079	53,093
Redington Beach	1,427	1,376
Redington Shores	2,121	2,176
Safety Harbor	16,884	17,072
St. Pete Beach	9,346	8,879
St. Petersburg	244,769	258,308
Seminole	1,7233	19,364
South Pasadena	4,964	5,353
Tarpon Springs	23,484	25,117
Treasure Island	6,705	6,584
UNINCORPORATED	270,494	275,669
Total Population	916,542	959,107

Source: 2010 and 2020 Census

Federal and State Law

Federal law (Title 23 Code of Federal Regulations, Part 450) provides that a metropolitan planning organization shall be designated for each urbanized area with a population of more than 50,000 individuals. The Pinellas County Metropolitan Planning Organization (MPO) was created in 1977 pursuant to the provisions of federal rules and regulations and companion state laws. Chapter 339, Subsection 339.175(3)(a), F.S., provides that the voting membership of a metropolitan planning organization shall consist of not fewer than five or more than 25 apportioned members, the exact number to be determined on an equitable geographic-population ratio basis, based on an agreement among the affected units of general-purpose local government and the Governor, as required by federal regulations.

The Governor, in accordance with 23 U.S.C. s.134, may provide for MPO members who represent municipalities to alternate with representatives from other municipalities within the metropolitan planning area that do not have members on the MPO. With some exceptions, County Commission members shall comprise not less than one-third of the MPO membership. One exception is in metropolitan areas, wherein Section 339.175(3)(b), F.S., allows voting membership on the MPO for authorities or other agencies not under the jurisdiction of a general-purpose local government represented on the MPO, which have been created by law to perform transportation functions and are performing such functions. In Pinellas County, the Pinellas Suncoast Transit Authority (PSTA) is such an authority. Because the PSTA has membership on the MPO, the County Commission representation is reduced to at least 20% of the voting membership, as allowed by law. All voting members shall be elected officials of general-purpose local government.

Section 339.175(4) F.S., provides that the Governor, with the agreement of the affected units of general-purpose local government as required by federal rules and regulations, apportion the membership on the applicable MPO among the various governmental entities within the area.

Current MPO Board Composition

Presently, the MPO is comprised of 13 voting members, representing the 24 municipal governments, the Pinellas County Commission and PSTA. One municipal government seat is shared by three north county cities (Oldsmar, Safety Harbor, and Tarpon Springs), one seat is shared by the inland cities (Belleair, Belleair Bluffs, Gulfport, Kenneth City, Seminole and South Pasadena) and one seat is shared by the beach communities (Belleair Beach, Belleair Shore, Indian Rocks Beach, Indian Shores, Madeira Beach, North Redington Beach, Redington Beach Redington Shores, St. Pete Beach and Treasure Island). On the current board, the County Commission represents the unincorporated area of Pinellas. In addition, the District Seven Secretary for the Florida Department of Transportation, or a designee, serves as a non-voting technical advisor to the MPO.

Proposed MPO Board Composition

Consistent with the board action taken on August 2, 2023, the MPO proposes to reapportion its board membership by adding six additional seats, for a total of 19 board members. This reapportionment is proposed to reflect a desire by our local communities that share seats to have longer, and more frequent, opportunities to serve, while also re-balancing the weight of the votes for our jurisdictions following the 2020 Decennial Census. Our experience since 2014 is that two-year terms for rotating seats is insufficient for members to gain knowledge to be as effective as other members, and it also inhibits leadership opportunities on the board. Two additional seats for the City of St. Petersburg and one additional seat for the City of Clearwater are also being added to reflect the relative number of residents in those jurisdictions, a new seat is being created for the City of Tarpon Springs and an additional seat is being added for the Board of

County Commissioners (BCC) to ensure a minimum of 20% of the vote be retained for the BCC, per State Statute. To develop the Reapportionment Plan, population numbers from the 2020 Census were utilized.

The 10 beach communities located along Gulf Boulevard (referenced above), plus the City of Clearwater, formed a consortium in January 1990 called the Barrier Islands Government Council, Inc. (a.k.a. the BIG-C). By agreement of the consortium members in 2011, the following provisions for appointments have been established for the seat to be rotated among the municipalities:

- The appointed elected official will serve a two-year term.
- The appointed elected official may be reappointed for up to four successive two-year terms, for a maximum term of eight years.
- The BIG-C (excluding Clearwater), by majority vote, shall recommend appointments from nominations of elected officials provided by individual member municipalities.
- The municipal government board on which the recommended elected official serves shall confirm the appointment and transmit the name of the appointee to the MPO; and
- If the appointed elected official is unable to complete their two-year term for any reason, the same procedure used for the original appointment by the BIG-C and the appointing municipality shall be followed.

This Reapportionment Plan creates an additional seat for the six inland municipalities (Belleair, Belleair Bluffs, Gulfport, Kenneth City, Seminole, and South Pasadena), providing more opportunities for those communities to have an opportunity to serve on the board.

One seat will be shared by Belleair, Belleair Bluffs, and Seminole. The following terms and rotational procedures for these alternating seats the members will share are as follows:

- The appointed elected official will serve a three-year term.
- The order of rotation will be Belleair, Belleair Bluffs, and Seminole.
- If a municipality decides to defer its term of appointment, the process will proceed to the next city in the order and the deferring city will go to the end of the rotational order.
- A municipality in a rotating seat may retain its seat beyond the normal 3-year cycle if the other two municipalities in the rotation agree to not appoint a member to the board from their respective jurisdiction.
- If the appointed elected official is unable to complete their three-year term, that municipality Commission/Council will appoint another elected official for the balance of the term.

One seat will be shared by Gulfport, Kenneth City and South Pasadena. The following terms and rotational procedures for these alternating seats the members will share are as follows:

- The appointed elected official will serve a three-year term.
- The order of rotation will be Gulfport, South Pasadena, Kenneth City.
- If a city decides to defer its term of appointment, the process will proceed to the next city in the order and the deferring city will go to the end of the rotational order.
- A municipality in a rotating seat may retain its seat beyond the normal 3-year cycle if the other two municipalities in the rotation agree to not appoint a member to the board from their respective jurisdiction.
- If the appointed elected official is unable to complete their three-year term, that City Commission/Council will appoint another elected official for the balance of the term.

One seat shall be shared by the municipalities of Oldsmar and Safety Harbor. The following terms and rotational procedures for these alternating seats the members will share are as follows:

- The appointed elected official will serve a three-year term.
- The order of rotation will be Oldsmar, Safety Harbor.
- If a city decides to defer its term of appointment, the process will proceed to the next city in the order and the deferring city will go to the end of the rotational order; and
- If the appointed elected official is unable to complete their three-year term, that City Commission/Council will appoint another elected official for the balance of the term.

Nonrotational seats will be apportioned as follows:

- Four seats for representatives from the Board of County Commissioners, one of which must be from an At-Large District
- Four seats for representatives from the City of St. Petersburg
- Two seats for representatives from the City of Clearwater
- One seat for a representative from the City of Largo
- One seat for a representative from the City of Pinellas Park
- One seat for a representative from the City of Dunedin
- One seat for a representative from the City of Tarpon Springs
- One seat for a representative from the Pinellas Suncoast Transit Authority

The District Seven Secretary for FDOT, or a designee, will continue to serve as a non-voting technical advisor to the MPO.

Table 2: Forward Pinellas Apportionment Plan

Jurisdiction	Number of Votes	Percent of Population	Percent of Vote
BCC	4	28.7%	21.1%
St. Pete	4	26.9%	21.1%
Clearwater	2	12.2%	10.5%
Largo	1	8.6%	5.3%
Pinellas Park	1	5.5%	5.3%
Beaches	1	3.2%	5.3%
Dunedin	1	3.8%	5.3%
Tarpon Springs	1	2.6%	5.3%
Oldsmar, Safety Harbor	1	3.4%	5.3%
Belleair, Belleair Bluffs, Seminole	1	2.7%	5.3%
Gulfport, Kenneth City, South Pasadena	1	2.3%	5.3%
PSTA	1	N/A	5.3%

Membership

All voting representatives shall be elected officials of general-purpose local governments, except, to the extent that the MPO includes, as part of its apportioned voting membership, a member of a statutorily authorized planning board or an official of an agency that operates or administers a major mode of transportation. All individuals acting as a representative of the governing board of the County, the city or authority shall first be selected by said governing board.

The voting membership of an MPO shall consist of not fewer than five or more than 19 apportioned members, the exact number to be determined on an equitable geographic-population ratio basis by the Governor, based on an agreement among the affected units of general-purpose local government as required by federal rules and regulations and shall be in compliance with 339.175(3) F.S.

In the event that a governmental entity that is a member of the MPO fails to fill an assigned appointment to the MPO within sixty days after notification by the Governor of its duty to appoint a representative, the appointment shall then be made by the Governor from the eligible individuals of that governmental entity.

Terms

Unless otherwise outlined, the term of office of members of the MPO shall be four years and shall begin on January 1st of the calendar year, or as early as possible in the calendar year, depending upon election cycles, and concluding at the end of the calendar year. The membership of a member who is a public official automatically terminates upon said official leaving the elective or appointive office for any reason, or may be terminated by a majority vote of the total membership of the governmental entity represented by the member, or the BIG-C for the beach communities. A vacancy shall be filled by the original appointing entity for the duration of the term.

SUMMARY

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

ATTACHMENT(S): None

ACTION: None required; informational item only.

Planners Advisory Committee – October 30, 2023



5B. 2024 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 2024.

Additionally, the PAC shall select a new Chair and Vice Chair for 2024.

ATTACHMENT(S): 2024 PAC Membership Roster

ACTION: PAC to receive and accept the PAC Membership Roster for 2024; PAC to select a new Chair and Vice Chair for 2024.

PAC MEMBERS LIST
2024 PLANNERS ADVISORY COMMITTEE

Chairperson:

Vice Chairperson:

Clearwater	Rep. Alt. Alt.	Gina Clayton, Planning Director Kyle Brotherton, Senior Planner Jayme Lopko, Long Range Planning Manager
Dunedin	Rep. Alt. Alt.	Frances Leong Sharp, Planner II Kathy Gademer, Community Development Project Manager 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.	Brian Rusu, Building Official Bonnie Dhonau, Town Administrator
Largo	Rep. Alt.	Alicia Parinello, Planning Division Manager Taylor Hague, Principal Planner
Madeira Beach	Rep. Alt.	Jenny Rowan, Community Development Director Andrew Morris, Senior Planner
Oldsmar	Rep. Alt.	Tatiana Childress, Planning & Redevelopment Director Matt Jackson, Principal Planner
Pinellas County	Rep. Alt.	Ryan Brinson, Principal Planner Tom Scofield, Principal Planner
Pinellas Park	Rep. Alt. Alt.	Derek Reeves, Long Range Planning Manager Tiffany Menard, Senior Planner Erica Lindquist, Planning & Development Services Director
Redington Shores	Rep. Alt.	Vincent LaPorta, Building Official Mike McGlothlin, Town Administrator
Safety Harbor	Rep. Alt.	Marcie Stenmark, Community Development Director Cecelia Chen, Community Planner/GIS Analyst
St. Petersburg	Rep. Alt.	Britton Wilson, Planner II Derek Kilborn, Manager, Planning & Development Services Dept.
St. Pete Beach	Rep. Alt. Alt.	Community Development Director Lynn Rosetti, Senior Planner Brandon Berry, Planner II
Seminole	Rep. Alt.	Wesley Wright, 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, Principal Planner Patricia McNeese, Planning Supervisor
Treasure Island	Rep. Alt.	Kathryn Younkin, Community Development Director Maryellen Edwards, Assistant Community Development Director
Pinellas County School District	Rep. Alt.	Marshall Touchton, Demographic Specialist Vacant
FDOT	Rep. Alt.	Luis Mejia, Planning Specialist II Dan Santos, Planning Supervisor I
PSTA	Rep. Alt.	Devan Deal, Transit Planner James Phillips, Transit Planner

Local Government	Representative/Alternate Name	Phone	
Clearwater	Gina Clayton, Rep. gina.clayton@myclearwater.com Kyle Brotherton, Alt. kyle.brotherton@myclearwater.com Jayme Lopko, Alt. jayme.lopko@myclearwater.com	562-4587 562-4626 562-4561	
Dunedin	Frances Leong Sharp, Rep. fsharp@dunedinfl.net Kathy Gademer, Alt. kgademer@dunedinfl.net George Kinney, Alt. gkinney@dunedinfl.net	298-3200 298-3197 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	Brian Rusu, Rep. buildingofficial@myindianshores.com Bonnie Dhonau, Alt. bdhonau@myindianshores.com	404-6706 474-7777	
Largo	Alicia Parinello, Rep. aparinel@largo.com Taylor Hague, Alt. thague@largo.com	587-6749 x7453 587-6749 x7208	
Madeira Beach	Jenny Rowan, Rep. jrowan@madeirabeachfl.gov Andrew Morris, Alt. amorris@madeirabeachfl.gov	391-9951 x255 391-9951 x296	
Oldsmar	Tatiana Childress, Rep. tchildress@myoldsmar.com Matt Jackson, Alt. mjackson@myoldsmar.com	813-749-1147 813-749-1137	
Pinellas County	Ryan Brinson, Rep. rbrinson@pinellascounty.org Tom Scofield, Alt. tscofield@pinellascounty.org	464-5642 464-3585	
Pinellas Park	Derek Reeves, Rep. dreeves@pinellas-park.com Tiffany Menard, Alt. tmenard@pinellas-park.com Erica Lindquist, Alt. elindquist@pinellas-park.com	369-5838 369-5842 369-5650	
Redington Shores	Vincent LaPorta, Rep. - buildingofficial@townofredingtonshores.com Mike McGlothlin, Alt. townadmin@redshoresfl.com	283-5208 397-5538	
Safety Harbor	Marcie Stenmark, Rep. mstenmark@cityofsafetyharbor.com Cecelia Chen, Alt. cchen@cityofsafetyharbor.com	724-1555 x1702 724-1555 x1703	
St. Petersburg	Britton Wilson, Rep. Britton.Wilson@stpete.org Derek Kilborn, Alt. Derek.Kilborn@stpete.org	551-3542 893-7872	
St. Pete Beach	Lynn Rosetti, Alt. lrosetti@stpetbeach.org Brandon Berry, Alt. bberry@stpetbeach.org	363-9265 363-9266	
Seminole	Wesley Wright, Rep. wwright@myseminole.com Ann Toney-Deal, Alt. atoneydeal@myseminole.com	398-3108 x106 391-0204 x109	
South Pasadena	Teresa Sullivan, Rep. tsullivan@mysoutpasadena.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	Kathryn Younkin, Rep. kyounkin@mytreasureisland.org Maryellen Edwards, Alt. medwards@mytreasureisland.org	547-4575 x239 547-4575 x233	
Pinellas County School District	Marshall Touchton, Rep. touchtonm@PCSB.org	588-5190	
FDOT	Luis Mejia, Rep. luis.mejia@dot.state.fl.us Dan Santos, Alt. daniel.santos@dot.state.fl.us	813-975-4834 813-975-6429	
PSTA	Devan Deal, Rep. ddeal@psta.net James Phillips, Alt. jphillips@psta.net	540-1842 540-1812	

Planners Advisory Committee – October 30, 2023

**5C. Draft 2024 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 2024. The Forward Pinellas Board will take action to approve the schedule at its November meeting.

ATTACHMENT(S): Proposed meeting calendar for 2024 with submittal deadlines

ACTION: None required; informational item only.

FORWARD PINELLAS MEETING CALENDAR – 2024

**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	Board of County Commissioners acting as the CPA Hearing Date
December 13, 2023	January 2, 2024 - Tuesday	January 10, 2024	February 20, 2024
January 10, 2024	February 5, 2024	February 14, 2024	March 5, 2024
February 14, 2024	March 4, 2024	March 13, 2024	April 9, 2024
March 13, 2024	April 1, 2024	April 10, 2024	May 7, 2024
April 10, 2024	April 29, 2024	May 8, 2024	June 11, 2024
May 8, 2024	June 3, 2024	June 10, 2024 - Monday	July 16, 2024
June 12, 2024	July 1, 2024	July 10, 2024	August 13, 2024 6:00 p.m.
July 10, 2024	* August 5, 2024	* August 14, 2024	October 15, 2024
August 14, 2024	September 3, 2024 - Tuesday	September 11, 2024	October 15, 2024
September 11, 2024	September 30, 2024	October 9, 2024	November 19, 2024 6:00 p.m.
October 9, 2024	November 4, 2024	November 13, 2024	December 17, 2024 6:00 p.m.
November 13, 2024	* December 2, 2024	* December 11, 2024	January 2025 TBD

*** Subject to Cancellation**

**Unless otherwise noted, the PAC, FP and CPA meetings are held in the Pinellas County Communications Building, Palm Room
333 Chestnut Street, Clearwater**