

**LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the
Board of County Commissioners**



**Regarding: A Proposed Interlocal Agreement with the City of Largo to
Establish the Largo Planning Area.**

LPA Recommendation: The LPA finds that the proposed Interlocal Agreement with the City of Largo to establish the Largo Planning Area is consistent with the Pinellas County Comprehensive Plan and recommends that the agreement be adopted by the Board of County Commissioners. The vote was 5-0, in favor)

LPA Report No. IA-11-4-16

LPA Public Hearing Date: April 14, 2016

PLANNING STAFF RECOMMENDATION:

- Staff recommends that the LPA find the proposed Interlocal Agreement to be consistent with the Pinellas County Comprehensive Plan.
- Further, staff recommends that the LPA recommend approval of the proposed Agreement to the Pinellas County Board of County Commissioners (BCC).

SUMMARY:

The City of Largo was a part of the Tri-Cities Interlocal Agreement, executed in November 1990 and expired in September 2000, between the County and the cities of St. Petersburg, Pinellas Park and Largo, pursuant to Chapter 163.3171(3), Florida Statutes, which permits such agreements for the joint exercise of certain planning responsibilities for unincorporated areas adjacent to cities. The objective of the Tri-Cities Agreement was to permit the cities to establish a planning area that includes these adjacent unincorporated areas in the cities' comprehensive plans. Without such an agreement, whenever a city annexes property, they must go through the lengthy process of amending their local comprehensive plan in order for City land use and land development regulations to take effect.

When the Tri-Cities Interlocal Agreement expired in 2000, the County worked with St. Petersburg, Pinellas Park and Largo to create separate, exclusive planning areas for each of the three cities. The County and the City of Largo entered into an interlocal agreement to establish the Largo Planning Area in October 2000 and the Agreement subsequently expired in September 2010.

This proposed Interlocal Agreement between the County and the City of Largo contains standard provisions used for the other existing interlocal agreements that establish municipal planning areas for the cities of Clearwater, Pinellas Park and Safety Harbor. This proposed Agreement would modify the boundaries of the previous Largo Planning Area in a few locations. Four of the modifications involve including additional parcels within the jurisdiction of the County or the City of Largo, or removing parcels that are within the jurisdiction of the cities of Clearwater and Pinellas Park. Another change involves including a property owned by CSX Corporation, which is also included in the Clearwater-Largo Road Community Redevelopment District. The biggest change to the prior Largo Planning Area is the exclusion of properties owned by the St. Pete-Clearwater International Airport from the proposed Agreement.

Properties that lie within the Largo Planning Area but outside of the corporate limits of the City will continue to adhere to the County's Comprehensive Plan (Plan) and land development regulations unless and until the property is annexed by the City. However, when preparing or amending its Plan, the City may include the Largo Planning Area within its Plan in order to advise both the County and property owners of its intent for properties within the Area.

In the event of voluntary annexation of a property within the Largo Planning Area, the City's Plan, as it pertains to the annexed property, will take effect immediately (without requiring an amendment to the Plan) as long as the intensity of use or density is equal to or less than the County's Plan. If it is greater than the County's Plan, the City's Plan must be amended and will be subject to any necessary amendments to the Countywide Plan Map maintained by the Pinellas Planning Council.

Any property owner, and any person residing or owning or operating a business within the Largo Planning Area but outside of the City's corporate limits will have standing to participate in the City's comprehensive planning process, just as they would if the property were within the City limits.

The adjacent municipalities (Clearwater, Pinellas Park, Indian Rocks Beach, Belleair Bluffs and Belleair) were all provided copies of this proposed Interlocal Agreement, as well as a boundary map and legal description of this proposed Planning Area and were asked to provide comments. Indian Rocks Beach was the only city to reply, and they had no comments.

The term of the agreement would be for 10 years. The proposed Interlocal Agreement is attached along with the boundary map and legal description.

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds the proposed Interlocal Agreement is consistent with the purpose of the Florida Community Planning Act, as well as (at a minimum) the following objectives and policies of the Pinellas County Comprehensive Plan:

Intergovernmental Coordination Element

Objective 1.5.:

As provided under the authority of Section 163.3171, Florida Statutes, Pinellas County shall continue to cooperate in establishing and implementing joint municipal planning areas through interlocal agreements with participating municipalities.

Policy 1.5.2.: Intergovernmental Coordination Element

Subsequent to establishing an interlocal agreement and as long as it remains in effect, the following provisions shall apply to the unincorporated area located within an established municipal planning area:

1. An amendment to the applicable municipal comprehensive plan shall be required in order to include such unincorporated areas within the municipal plan.
2. The Pinellas County Comprehensive Plan and implementing land development regulations shall remain in effect for all unincorporated areas. Upon annexation, the applicable local comprehensive plan and land development regulations shall be determined as follows:
 - a. If Provision 1 above has been accomplished, the municipal comprehensive plan and land development regulations shall take effect at the time of voluntary annexation subject to a determination by the Pinellas County Local Planning Agency that the requirements contained in the applicable interlocal agreement have been satisfied and subject to the completion of any subsequent final plan amendment action that may be required, or
 - b. The Pinellas County Comprehensive Plan and land development regulations shall remain in effect until the municipality adopts a municipal plan amendment that includes the annexed area.

ATTACHMENTS

Proposed Interlocal Agreement
Largo Planning Area Boundary Map
Largo Planning Area Legal Description