

**INTERLOCAL AGREEMENT BETWEEN PINELLAS COUNTY AND THE CITY OF
PINELLAS PARK TO ESTABLISH THE PINELLAS PARK PLANNING AREA**

THIS INTERLOCAL AGREEMENT is made and entered into this ____ day of _____ 2025, by and between PINELLAS COUNTY, FLORIDA, a political subdivision of the State of Florida (herein, the “County”) and the CITY OF PINELLAS PARK, FLORIDA, a municipal corporation of the State of Florida (herein, the “City”).

WHEREAS, both the County and the City exercise comprehensive planning authority pursuant to the Community Planning Act, as set forth in Part II of Chapter 163, Florida Statutes, and enforce land development regulations to regulate the development of land within the respective jurisdiction of each party; and

WHEREAS, numerous parcels of unincorporated land subject to the planning jurisdiction of the County are enclaves or are otherwise within adjacent areas of possible future voluntary annexation by the City, but lie outside of the planning jurisdiction of the City; and

WHEREAS, Section 163.3171, Florida Statutes provides that a county and an incorporated municipality may jointly exercise the powers granted under the provisions of the Ch. 163, Part II, the Community Planning Act, upon formal adoption of an official agreement by the governing bodies, following a public hearing with public notice; and

WHEREAS, orderly planning for future development of both the County and the City requires that the procedures set forth herein be followed, so that property owners may be fully informed of the requirements of both local governments; and

WHEREAS, on October 23, 2000 the County and the City entered an agreement establishing the first Pinellas Park Planning Area; and

WHEREAS, on August 24, 2010 the County and the City amended their agreement to amend the Planning Area boundary and extend the agreement to September 30, 2020; and

WHEREAS, on September 30, 2020, the Planning Area Agreement between the County and the City expired; and

WHEREAS, the City and the County wish to reestablish the Pinellas Park Planning Area in order to promote the orderly planning and development of the unincorporated areas located within the Planning Area boundary;

NOW THEREFORE, in consideration of the mutual terms, conditions, promises, and covenants set forth, and incorporating the above recitals as if fully set forth herein, the County and the City agree as follows:

SECTION 1. Authority. This Interlocal Agreement is entered into pursuant to Section 163.3171 (3), Florida Statutes, the Community Planning Act (herein, the “Planning Act”) and Section 163.01, the Florida Interlocal Cooperation Act of 1969.

SECTION 2. Term. This initial term of this Interlocal Agreement shall be ten (10) years commencing on the first date written above. The term of this Interlocal Agreement may be extended for an additional ten (10) years upon mutual agreement of both parties.

SECTION 3. Pinellas Park Planning Area Created. The County and City hereby designate those lands described and graphically depicted in Exhibit A as the Pinellas Park Planning Area (PPPA).

SECTION 4. Planning Authority for Pinellas Park Planning Area.

(a) The County shall have full authority for the preparation and adoption of the Comprehensive Plan and any amendments thereto pursuant to the Planning Act, and for the adoption, amendment and enforcement of land development regulations thereunder, for all parcels of property within the PPPA lying outside the corporate limits of the City unless and until such parcel is annexed by the City.

(b) The City, in preparing and adopting its Comprehensive Plan (the "City's Plan") for the development of land within the City, and amendments thereto, may include the Pinellas Park Planning Area within the City's Plan in order to advise both the County and the owners of parcels located within the City's Plan for the PPPA. The City acknowledges that the inclusion in the City's Plan of parcels within the PPPA but outside the municipal boundaries of the City shall not bind the County or the property owners prior to annexation of such parcels by the City.

(c) Any affected person within the Pinellas Park Planning Area shall have standing to participate in any administrative, legislative, quasi-judicial or judicial proceeding in which the adoption or effect of the City's Plan or any amendment thereto upon the affected person's property is an issue, and may challenge the adoption of the plan or any amendment thereto, to the same extent that the affected person would have standing if the property were included within the boundaries of the City. For the purpose of this sub-paragraph, "affected person" includes the owner of the property and any person residing upon it or owning or operating a business thereon and shall be synonymous with the "affected person" as defined by Section 163.3184(1)(a), Florida Statutes (2025), as the same may be amended from time to time.

(d) In the event that an owner of property within the PPPA applies to the City for voluntary annexation of the property, the owner will agree to the City's Plan as it applies to the property if the City's Plan provides for intensity of use or density which is equal to or less than the County's Comprehensive Plan. In such case, the City's Plan shall take effect for the annexed property at the time of annexation.

(e) If the property owner's agreement and cooperation is not provided or the designation of the property provides for intensity of use or density that is greater than the County's Comprehensive Plan, it shall require an amendment to the City's Plan and be subject to any necessary amendments to the Countywide Plan Map maintained by Forward Pinellas (the "Pinellas Planning Council").

(f) Property in the Pinellas Park Planning Area shall become subject to the planning authority of the City upon the effective date of annexation by the City as provided by Section 171.062, Florida Statutes.

SECTION 5. Conflict Resolution.

(a) In the event that a disagreement or conflict arises regarding the application or interpretation of this Interlocal Agreement, the parties shall attempt to resolve the matter through informal negotiation.

(b) If a dispute cannot be resolved informally, the parties agree to follow the provisions of Ch. 164, Florida Statutes, the "Florida Governmental Conflict Resolution Act".

SECTION 7. Notice. All notices pursuant to his agreement shall be in writing and sent via certified mail, return receipt requested to the following:

If to the County:
County Administrator
Pinellas County Courthouse
315 Court Street
Clearwater, Florida 33756

With a Copy to:
Pinellas County Attorney's Office
315 Court Street
Clearwater, Florida 33756

If to the City:
City Manager
5141 78th Avenue N.
Pinellas Park, FL 33781

With a Copy to:
Community Development Administrator
6051 78th Avenue N.
Pinellas Park, FL 33781

SECTION 8. Construction. This Interlocal Agreement shall be construed as an expression of interlocal cooperation enabling each party to make the most efficient use of its powers in furtherance of the objectives of the Community Planning Act. However, this Interlocal Agreement shall not be construed as delegating or authorizing the delegation of the constitutional or statutory duties of either party to the other.

SECTION 9. Termination. Either party may terminate this Interlocal Agreement upon 60 days notice to the other.

SECTION 10. Filing; effective date. As required by Section 163.01(11), Florida Statutes, this Interlocal Agreement shall be filed with the Clerk of the Circuit Court of Pinellas County, after execution by the parties, and shall take effect upon the date of filing.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the date set forth above.

PINELLAS COUNTY, FLORIDA, a
political subdivision of the State of Florida

By: _____,
_____, Chairperson

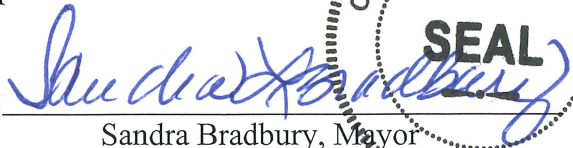
Dated: _____

ATTEST:

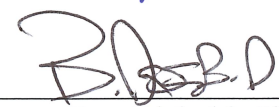
Clerk

APPROVED AS TO FORM
By: Derrill McAteer
Office of the County Attorney

CITY OF PINELLAS PARK, a municipal
corporation of the State of Florida

By: 
Sandra Bradbury, Mayor

Dated: 05/22/2025

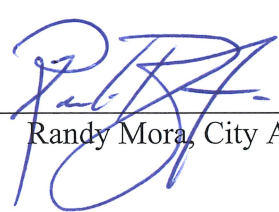
By: 
Bart Diebold, City Manager

Dated: 05/22/2025

ATTEST:


Jennifer Carfagno, City Clerk

APPROVED AS TO FORM:


Randy Mora, City Attorney

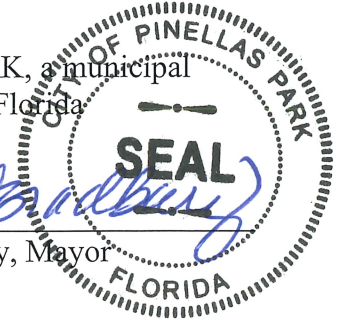


Exhibit A

Pinellas Park Planning Area (PPPA).

