INTERLOCAL AGREEMENT

of January, 1991, by and between PINELLAS COUNTY, FLORIDA, a political subdivision of the State of Florida (herein, the "County") and CITY OF CLEARWATER, FLORIDA, a Florida municipality (herein, the "City").

WHEREAS, both the County and the City exercise comprehensive planning authority pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, as set forth in Part II of Chapter 163, Florida Statutes (herein, the "Planning Act"), and enforce land development regulations to regulate the development of land within the respective areas of jurisidiction 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, the 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 agencies; and

WHEREAS, Section 163.3171 (3), Florida Statutes, specifically permits agreements between counties and cities to provide for the joint exercise authority under the Planning Act with respect to unincorporated areas adjacent to municipalities; and

WHEREAS, Section 163.3171(3), Florida Statutes, specifically requires a public hearing with due public notice as defined in Section 163.3164(17), Florida Statutes, both the City and County having held public hearings pursuant to those requirements; and

CC: Legal Finance V. Mahan

- 1 -

00-07/-0,

WHEREAS, the County has distributed copies of the Interlocal Agreement to all municipalities adjacent to the Clearwater Planning Area created under this Agreement for their review and comment;

NOW, THEREFORE, in consideration of the covenants made by each party to the other and of the mutual advantages to be realized by the parties hereto, the County and the City agree as follows:

Section 1. <u>Authority</u>. This Interlocal Agreement is entered into pursuant to the general authority of Section 163.01, Florida Statutes, relating to interlocal agreements, and the specific authority of Section 163.3171(3), Florida Statutes.

Section 2. Term. The initial term of this Interlocal Agreement shall be the date hereof through September 30, 1992. Thereafter, unless sooner terminated, the term shall be automatically extended for successive one year terms beginning on October 1 and ending on September 30 of the following year, with the last such automatic extension ending on September 30, 2000.

Section 3. <u>Clearwater Planning Area Created</u>. The area within Pinellas County which is described in Exhibit A and depicted in Exhibit B hereto, consisting generally of certain lands lying outside the corporate limits of this City is hereby designated as the Clearwater Planning Area.

Section 4. Planning Authority for Clearwater Planning Area; Procedures.

(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 Clearwater Planning Area lying outside the corporate limits of the City unless and until such parcel is annexed by the City.

- comprehensive plan for the development of land within the City, and any amendments thereto, may include the Clearwater Planning Area within the City's plan in order to advise both the County and the owners of parcels of property therein of the long-range planning objectives of the City. However, the City acknowledges that the inclusion in the City's plan of parcels of property within the Clearwater Planning Area which lie outside the corporate limits of the City shall not be binding on the County or the property owners prior to such annexation of such parcels by the City.
- Any affected person within the Clearwater Planning any administrative, standing participate in Area shall to legislative, quasi-judicial or judicial proceeding in which the adoption or effect of the City's comprehensive 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 boundaries of the City. For the purpose of this within the 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 (1987), as the same may be amended from time to time.
- (d) In the event that an owner of property within the Clearwater Planning Area applies to the City for voluntary annexation of the property, the owner may assent to the City's comprehensive plan as it applies to the property if the City's comprehensive plan provides for intensity of use or density which is equal to or less than the County's

comprehensive plan as determined by the Pinellas County Local Planning Agency, in which case the City's comprehensive plan shall take effect as to the property at the time of annexation and any subsequent public hearing and final plan amendment action for the property that may be required, including but not limited to any required amendments to the Countywide Future Land Use Plan.

(e) If the contingencies of sub-section (d) of this Section 4 are not met, with regard to the owners assent or the determination by the local planning agency, a land-use designation will be established for the newly annexed property pursuant to the provisions of Chapter 163.3184, Florida Statutes and Chapter 73-594, Laws of Florida, as amended.

(f) Property in the Clearwater 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 (1987), or successor provisions thereto.

Section 5. <u>Notice</u>. Notice by either party to the other pursuant to this Interlocal Agreement shall be given in writing and hand-delivered or mailed as follows:

if to the County:

County Administrator

Pinellas County Courthouse

315 Court Street

Clearwater, FL 34616

if to the City:

City Manager
P.O. Box 4748

Clearwater, FL 34618

Section 6. <u>Construction</u>. This Interlocal Agreement shall be construed as an expression of inter-agency cooperation enabling each party to make the most efficient use of its powers in furtherance of the

objectives of the Pranning 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.

Termination. Either party may terminate this Interlocal Section 7. Agreement upon 30 days notice to the other.

Section As required Filing; effective date. 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 set their hands and seals as of the date set forth above.

Attest: KARLEEN F. DeBLAKER, CLERK PINELLAS COUNTY, FLORIDA by and through its Board of County Commissioners

Approved as to form:

CITY OF CLEARWATER, FLORIDA

Assistant County Attorney

Countersigned:

Rita Garvey

Mayor-Commissioner

Michael Wright City Manager

Attest:

Approved as to form and legal sufficency:

M.A. Galbraith

City Attorney

By: Cynthia E. Gordeau

City Clerk

PLNBCC#21-25-29/tsw

CLEARWATER PLANNING AREA SEPTEMBER 1, 1991

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- Begin at the intersection of the low tide line of the Gulf of Mexico and the North City limit line of the Town of Belleair Beach and run Easterly along said North line of the Town of Belleair Beach to the center of the Intracoastal Waterway in Clearwater Harbor;
- thence run Northeasterly along said centerline to its intersection with a line that is 396 feet South of and parallel to the Northerly line of Section 21, Township 29 South, Range 15 East, (said line also being the North limits of the Town of Belleair, Florida);
- thence run East along said line to the Northwest corner of Druid Place Subdivision as recorded in Plat Book 26, Page 122 of the Public Records of Pinellas County, Florida;
- 4 thence run S 89°05'01" E, 196.53 feet;
- 5 thence run N 00°04'03" E, 33.00 feet;
- thence run S 89°05'01" E, 173.90 feet to the Northeast corner of said Druid Place Subdivision;
- thence run South along the midsection line of said Section 21, 634 feet to the centerline of Watkins Road;
- thence run East to a point 30 feet West of the East boundary of the Northwest 1/4 of the Northeast 1/4 of said Section 21;
- thence run South 363 feet parallel to said East Boundary line;

- thence run West to a point 455 feet West of the East boundary of the Southwest 1/4 of the Northeast 1/4 of said Section 21, said point being the center of Corbett Street and Fourth Avenue;
- thence run South 305 feet to the center of "B" Street;
- thence run East along the center of "B" Street, 316.00 feet to the center of an alley;
- thence run South along center of alley, 620.00 feet to the center of "D" Street;
- thence run East 109.00 feet to the West line of Fort Harrison Avenue;
- thence run South along the West line of Fort Harrison Avenue to the North boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 21;
- thence run East along said North boundary to the Northeast corner of the said Southwest 1/4 of the Southeast 1/4 of said Section 21;
- thence run South 1/4 of a mile along the East boundary of said Southwest 1/4 of Southeast 1/4 of said Section 21 to the Southeast corner of the Southwest 1/4 of Southeast 1/4 Section 21, Township 29 South, Range 15 East;
- the Southeast 1/4 of said Section 21 and continue East along the South line of Section 22, Township 29 South, Range 15

 East to the East right-of-way line of Miller Avenue extended, as shown on the Plat entitled Lauretta Terrace, as recorded in Plat Book 19, Page 17;

- thence South along said extension and Miller Avenue East right-of-way 180 feet to the South line of Lot 6 of said Lauretta Terrace;
- thence East along said South line of Lot 6, 55 feet;
- thence Northerly 50 feet to the Southwest corner of Lot 4 of said Plat;
- thence East along the South line of Lot 4 to the West line of the West 1/3 of the East 3/5 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 27, Township 29 South, Range 15 East;
- thence South to the Southwest corner of the aforesaid West 1/3 of the East 3/5 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 27;
- thence East along the South line of aforesaid Tract to the Southeast corner of said West 1/3 of the East 3/5;
- thence North along the East line of said West 1/3 of the East 3/5 to the Southwest corner of Lot 14, Block 1, as shown of the Plat entitled Greenwood Lawn, as recorded in Plat Book 16, page 73, of said Public Records;
- thence East along the South line of said Lot 14 to the Southeast corner of said lot 14;
- 27 thence North along the East line of Lots 14 and 13, Block 1 of said Greenwood Lawn, to the Northeast corner of Lot 13;
- thence East to the East right-of-way line of Ewing Avenue, also being the Southwest corner of Lot 28; Block 2 of said Greenwood Lawn Subdivision;

- to the Southwest corner of Lot 26, Block 2,
- thence West to the Southwest corner of Lot 10, Block 1 of said Greenwood Lawn Subdivision;
- thence North to the Northwest corner of Lot 9, Block 1 of said Subdivision;
- thence East to the Northwest corner of Lot 25, Block 2, said Subdivision;
- thence North to the Southwest corner of Lot 19, Block 2 of said Subdivision;
- thence West to the Southwest corner of Lot 3, Block 1 of said Subdivision;
- thence North along the West line of Lots 3 and 1, Block 1 said Subdivision and said line extended North to the North line of Section 27, Township 29 South, Range 15 East;
- thence along said North line of Section to the Northerly extension of the West Line of Lot 14 of Loveland Subdivision, as recorded in Plat Book 28, Page 20 of said Public Records;
- thence South along said extension and the West line of said Lot 14 to the Southwest corner of said Lot 14;
- thence Westerly along the South lines of Lots 5 through 13 to the Southeast corner of Lot 4 of said Loveland Subdivision;
- 39 thence Northerly to the Northeast corner of said Lot 4;
- thence Westerly along the North lines of Lots 4 and 3 to the Northwest corner of Lot 3 said Subdivision;

- thence Southerly along the West line of said Lot 3 and its southerly extension, (also being the East right-of-way line of Greenwood Avenue) S 00°55'08" W, 656.53 feet;
- 42 thence S 89°32'46" E, 198.01 feet;
- 43 thence N 00°57'07" E, 275.74 feet;
- 44 thence S 89°16'39" E 581.95 feet;
- 45 thence S 00°57'07" W 273.05 feet;
- thence S 89°32'46" E 571.58 feet to the East right-of-way line of Missouri Avenue;
- thence Northerly along said East right-of-way line of Missouri Avenue to the North line of said Section 27;
- thence Easterly along the North line of said Section 27 to the Northerly extension of the West right-of-way line of Hillcrest Avenue as shown on plat of Replat of Monterey Heights, 1st Addition, Recorded in Plat Book 43, page 28 of said Public Records;
- thence Southerly along said extension of the West right-ofway line of Hillcrest Avenue and the West right-of-way line of Hillcrest Avenue as shown on the Plat of Monterey Heights 1st Addition as recorded in Plat Book 33, pages 43 and 44 of said Public Records to the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 27;
- of the Northeast 1/4 and continue Easterly along the South line of South 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 26 and its Easterly extension to the East rightof-way line of Highland Avenue;

- thence Westerly along said extension and the North line of the South 1/4 of said Northwest 1/4 of the Northwest 1/4 to the East right-of-way line of said Hillcrest Avenue;
- thence Northerly along said Hillcrest Avenue to the Southwest Corner of Section 23, Township 29 South, Range 15 East;
- thence Easterly along the South line of said Section 23 to a point described as the East line of the West 4 acres of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 23;
- thence South to the South right-of-way line of Belleair Road as shown on the Plat of Clearview Heights as recorded in Plat Book 46, page 34 of said Public Records;
- thence Easterly along said South right-of-way line of
 Belleair Road to the Northwest corner of Lot 43 of said
 Clearview Heights Subdivision;
- thence Southerly along the Westerly lines of said Lot 43 to its Southwesterly Corner;
- thence Southeasterly along the most Southerly lines of Lots 43 and 44 to the Southwesterly corner of Lot 45;
- thence Easterly along the South line of Lot 45 to the Northwest corner of Lot 46 of said Subdivision;
- 60 thence Southerly to the Southwest corner of Lot 46;

- thence Easterly along the South line of said Lot 46 and its
 Easterly extension to the East Right-of-way line of Highland
 Avenue;
- thence Northerly along said East right-of-way line to the South line of said Section 23;
- thence Easterly along said South line of Section 23 to the Southerly extension of the West line of Belleair Park Estates as recorded in Plat Book 63, Page 39 of said Public Records;
- thence Northerly along said extension and the West line of said Belleair Park Estates and its Northerly extension to the North right-of-way line of Nursery Road;
- thence Eastward along said North right-of-way line of
 Nursery Road to its intersection with the Southerly
 extension of the East line of Lot 7, Highland Manor 2nd
 Addition as recorded in Plat Book 63, page 51 of said Public
 Records;
- thence Northerly along said extension and the East line of said Lot 7 to its intersection with the South line of Lot 15, Highland Manor 1st Addition as recorded in Plat Book 55, Page 52 of said Public Records;
- thence Easterly along the South lines of Lots 15 and 16 to a point 6 feet east of the Southwest corner of Lot 16;
- thence Northerly along a line 6 feet East of and Parallel to the West line of Lot 16 and its Northerly extension to the centerline of Seabreeze Street;

- thence Eastward along the centerline of Seabreeze Street to the Centerline of Lake Avenue;
- 70 thence Southerly along the centerline of Lake Avenue to the Centerline of Belleair Road;
- 71 Thence Easterly along the centerline of Belleair Road to the West Right-of-way line of U.S. Highway 19;
- thence Southerly along the West right-of-way line of U.S. Highway 19 to the Centerline of Allens Creek;
- thence Easterly along the centerline of Allens Creek to the Westerly boundary of Tampa Bay;
- 74 thence East to the line in Old Tampa Bay dividing the counties of Hillsborough and Pinellas;
- thence Northerly along said line dividing said counties to a point East of the Westerly extension of the South line of Northwest 1/4 of the Northwest 1/4 of Section 10, Township 29 South, Range 16 East;
- thence Westerly along said extension and the South line of
 Northwest 1/4 of the Northwest 1/4 of Section 10 and
 continue Westerly along the South line of North 1/2 of the
 Northeast 1/4 of Section 9, Township 29 South, Range 16 East
 to the centerline of Alligator Creek;
- thence Westerly along the centerline of Alligator Creek to the Westerly right-of-way line of McMullen Booth Road;

- thence Northerly along said Westerly right-of-way line of McMullen Booth Road to its intersection with the South line of the South 72 feet of the North 765 feet of the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 28 South, Range 16 East;
- thence Westerly along the South line of the South 72 feet of the North 765 feet of the Northwest 1/4 of the Northwest 1/4 of said Section 33, to a point 625 feet East of the West line of the Northwest 1/4 of the Northwest 1/4 of said Section 33;
- thence Northerly 72 feet along a line 625 feet East of and parallel to the West line of said Northwest 1/4 of the Northwest 1/4 to its intersection with the South line of the North 693 feet of said Northwest 1/4 of the Northwest 1/4;
- thence Westerly along said South line of the North 693 feet of said Northwest 1/4 of the Northwest 1/4 to a point 330 feet East of the West line of said Northwest 1/4 of the Northwest 1/4;
- thence Northerly along a line 330 feet East of and parallel to the West line of said Northwest 1/4 of the Northwest 1/4 to the South right-of-way line of Enterprise Road East;
- thence Easterly along said South right-of-way line of Enterprise Road East to the West right-of-way line of McMullen Booth Road;

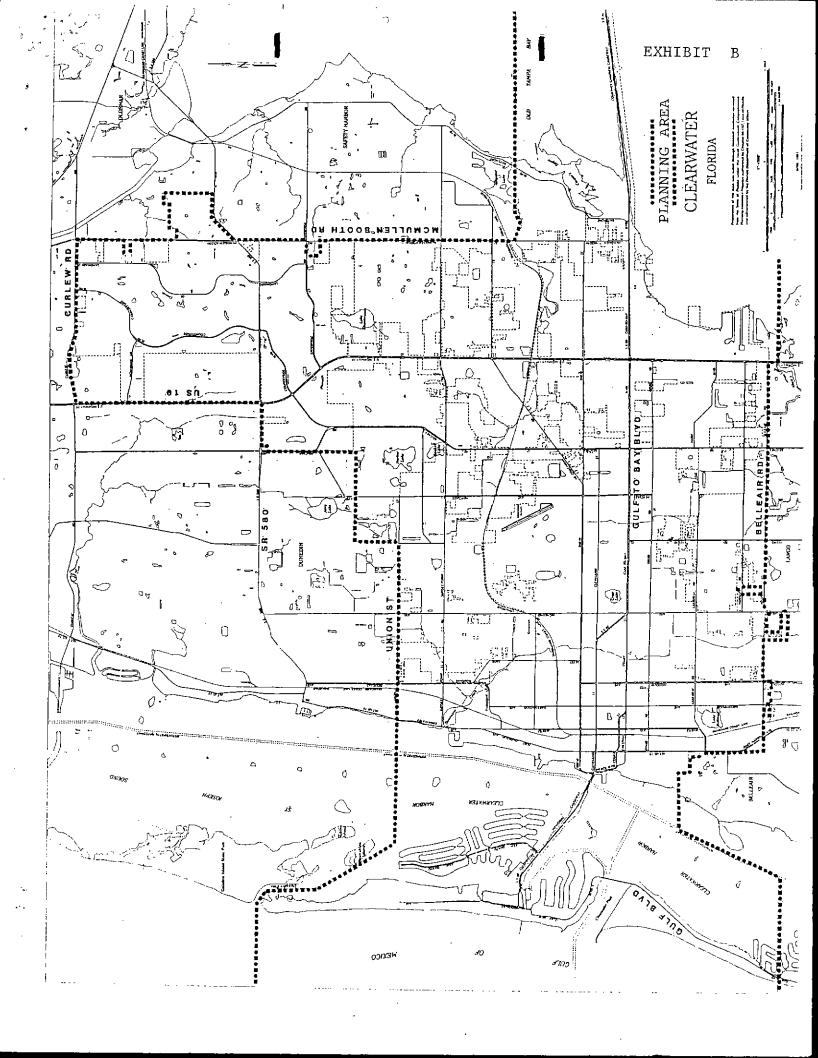
- thence Northerly along said West right-of-way line of McMullen Booth Road to its intersection with the Northerly right-of-way line of State Road 580;
- thence Easterly along said Northerly right-of-way line of State Road 580 to East line of the West 1/2 of the Southeast 1/4 of Section 21, Township 28 South, Range 16 East;
- 86 thence Northerly along the East line of the West 1/2 of said Southeast 1/4 and continue Northerly along the East line of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 21 to the Northeast corner of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 21;
- thence Westerly along the North line of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 21 to the Northwest corner of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 21;
- thence Southerly along the West line of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 21 to the North line of the West 1/2 of said Southeast 1/4 of said Section 21;
- thence Westerly along said North line of the West 1/2 of the Southeast 1/4 to the Northwest corner of said West 1/2 of the Southeast 1/4;
- thence Southerly along the West line of said West 1/2 of the Southeast 1/4 30.00 feet;

- parallel to the North line of the East 1/2 of the Southwest 1/4 of said Section 21 to a point that is 485.60 feet East of the West line of the East 1/2 of the Southwest 1/4 of said Section 21;
- thence Southerly along a line 485.60 feet East of and parallel to the West line of the East 1/2 of said Southwest 1/4, 200 feet;
- thence Westerly along a line 230 feet South of and parallel to the North line of the East 1/2 of the Southwest 1/4 of said Section 21 and its Westerly extension to the Westerly right-of-way line of McMullen Booth Road;
- thence Northerly along said West right-of-way line of McMullen Booth Road to its intersection with the South line of the South 370 feet of the North 594 feet of the Northwest 1/4 of the Northwest 1/4 of Section 21, Township 28 South, Range 16 East;
- of the North 594 feet of the Northwest 1/4 of the Northwest 1/4 of Section 21 to a point lying 778.63 feet East of the West line of said Northwest 1/4 of the Northwest 1/4;
- 96 thence North 00°07'04" East, 352 feet;
- 97 thence North 89°38'42" West, 14.31 feet;
- 98 thence North 00°07'04" East, 8 feet;
- 99 thence North 89°38'42" West, 470.0 feet;

- the South 370 feet of the North 594 feet of said Northwest 1/4 of the Northwest 1/4 of Section 21;
- thence Easterly along said North line of the South 370 feet of the North 594 feet of the Northwest 1/4 of the Northwest 1/4 to the West right-of-way line of McMullen Booth Road;
- thence Northerly along said Westerly right-of-way line of McMullen Booth Road to its intersection with the Southerly right-of-way line of Curlew Road (State Road 586);
- thence Westerly along said Southerly right-of-way line of Curlew Road to its intersection with the East right-of-way line of U.S. Highway 19;
- thence Southerly along said Easterly right-of-way line of U.S. Highway 19 to its intersection with the Southerly right-of-way line State Road 580;
- thence Westerly along said Southerly right-of-way line of State Road 580 to a point lying 150 feet East of the West line of the Southwest 1/4 of Section 30, Township 28 South, Range 16 East;
- thence Southerly along said line, lying 150 feet East of and parallel to the West line of said Southwest 1/4 of Section 30 to a point lying 396 feet South of the North line of said Southwest 1/4 of Section 30;
- thence Westerly along said line, lying 396 feet South of the North line of said Southwest 1/4 to the West line of said Southwest 1/4 of Section 30;

- thence Southerly along the West line of the said Southwest 1/4 of Section 30 and the West line of the Northwest 1/4 of Section 31, Township 28 South, Range 16 East to the Southwest corner of said Northwest 1/4 of Section 31;
- thence Westerly along the Northerly line of the Southeast 1/4 of Section 36, Township 29 South, Range 15 East to the Northwest corner of said Southeast 1/4 of Section 36;
- thence Southerly along the West line of said Southeast 1/4
 of Section 36 to its intersection with the South right-ofway line of Virginia Street in the Southwest 1/4 of said
 Section 36;
- thence Westerly along said South right-of-way line of
 Virginia Street to its intersection with the East right-ofway line of Keene Road;
- thence Southerly along said East right-of-way line of Keene Road to its intersection with the centerline of Union Street;
- thence Westerly along said centerline of Union Street, also being the North lines of Sections 2, 3 & 4 Township 29 South, Range 15 East to the Northwest corner of Section 4, said Northwest corner of Section 4 being in the waters of Clearwater Harbor;
- thence in a Northwesterly direction through the waters of Clearwater Harbor and Dunedin Pass to the intersection of the low tide line of Dunedin Pass and the property deeded to Edwin R. Hunter as recorded in Official Record Book 5665, Pages 309 thru 312;

115 thence Westerly along the Northern boundary of the Hunter
Property and continue Westerly along the Northern boundary
of the property deeded to the Clearwater Marine Science
Center, Inc. as recorded in Official Record Book 5899, pages
1300 thru 1302 to its intersection with the low tide line of
the Gulf of Mexico and a Point of Termination.



#31 PUBLIC HEARING HELD RE CONSIDERATION OF ADOPTION OF AN INTER-LOCAL AGREEMENT WITH CITY OF CLEARWATER FOR CLEARWATER PLANNING AREA; INTERLOCAL AGREEMENT - APPROVED FOR EXECUTION

Pursuant to legal notice published in the December 31, 1991 and January 9, 1992 issues of the St. Petersburg Times as evidenced by publisher's affidavit filed with the Clerk, public hearing was held re consideration of the adoption of an Interlocal Agreement with the City of Clearwater for the Clearwater Planning Area. Deputy Clerk G. K. West reported that letters of no objection have been received from the Town of Belleair and the Cities of Dunedin and Largo; and that the matter is properly before the Board to be heard.

County Administrator Fred E. Marquis recommended approval of the Interlocal Agreement.

No one appeared in response to the Chairman' call for persons wishing to be heard.

Commissioner Tyndall moved, seconded by Commissioner Rainey and carried, that the Interlocal Agreement be approved for execution.