



**BOARD OF COMMISSIONERS REGULAR WORKSHOP
TUESDAY, AUGUST 4, 2026 – 5:00 PM
CITY HALL CHAMBERS
10451 GULF BLVD
TREASURE ISLAND, FL 33706**

MEETING NOTICE AND AGENDA

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

B. DISCUSSION

B.1 Raftelis Commercial Redevelopment Master Plan Status Update and Planned Development Presentation

B.2 Forward Pinellas Presentation

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C. PUBLIC COMMENT

D. ADJOURNMENT

For any person desiring to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she 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 [F.S. 286.0105]. NOTE: Any transcript shall be requested and made by the individual requesting same at his or her own expense. Therefore, a court reporter may be desired or required accordingly.

Any person with a disability who needs any accommodation in order to participate in this proceeding is entitled to assistance at no cost. Please contact the Office of the City Clerk in writing at 10451 Gulf Boulevard, Treasure Island, FL, 33706 or by phone at (727) 547-4575 at least two working days prior to the meeting to advise what assistance is needed.



Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	August 4, 2026
SUBMITTED BY:	Joan Goodrich, Administration
ITEM TYPE:	Presentations
AGENDA SECTION:	DISCUSSION
SUBJECT:	Raftelis Commercial Redevelopment Master Plan Status Update and Planned Development Presentation
BACKGROUND:	This is the third update and presentation to the City Commission and community.
POLICY/PURPOSE:	To present an update on the overall project to the City Commission and community along with information relating to Planned Development Regulations, Concepts, and Lessons Learned from ten Florida communities that share some key characteristics with Treasure Island.
STRATEGIC PLAN RELEVANCE:	Financial and Economic Development: Goal 3 - Increase the non-residential tax base by redeveloping the downtown district, John's Pass, and other commercial areas.
ANALYSIS/DISCUSSION:	Presentation only.
FUNDING:	Presentation only.
MOTION:	Presentation only.

ATTACHMENTS:



Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: August 4, 2026

SUBMITTED BY: Lisa-Marie Kennedy, Administration

ITEM TYPE: Presentations

AGENDA SECTION: DISCUSSION

SUBJECT: Forward Pinellas Presentation

BACKGROUND: TBD

POLICY/PURPOSE: TBD

STRATEGIC PLAN RELEVANCE: TBD

ANALYSIS/DISCUSSION: TBD

FUNDING: TBD

MOTION:

ATTACHMENTS:

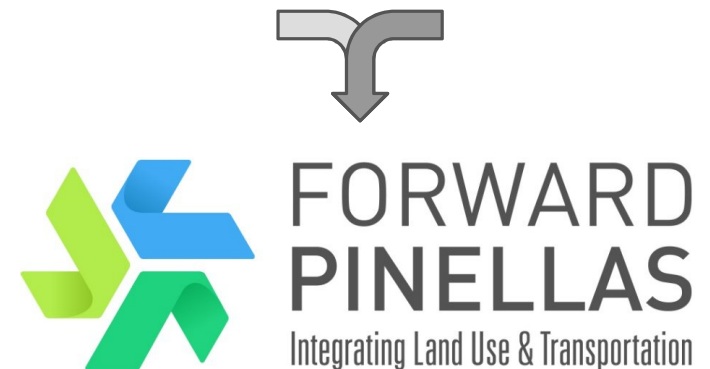
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Forward Pinellas Overview and Activities

August 4, 2026
Treasure Island

Forward Pinellas: Who We Are

- Formed from a merger of the **Pinellas Planning Council (PPC)** and **Metropolitan Planning Organization (MPO)** in 2014
- PPC provides land use coordination among **all 25 local governments**
- One of 27 MPOs in Florida, but unique in **integrating land use & transportation**
- Provide **technical assistance, set priorities, build consensus, and guide development decisions**
- Strengthens and aligns land use and transportation **decision-making**
-  **Prioritizes** transportation projects for state and federal investment



Forward Pinellas Governing Board

- 19 elected officials representing the **Board of County Commissioners (BCC)**, **24 municipalities**, and the **Pinellas Suncoast Transit Authority**
- As the MPO, the board **makes transportation planning decisions independently**
- As the PPC, the board is **advisory to the BCC** (acting as the Countywide Planning Authority) for **land use planning** to fulfill the Pinellas County Charter for countywide planning



Forward Pinellas Board, 2026





TRANSPORTATION PRIORITIES

Funding Transportation Projects



Develop annual list of priorities



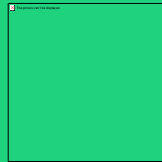
**Align transportation funding
with land use goals and
Advantage Pinellas**



**Work with FDOT to advance
local priorities**

Local Government Grants

- 11 years
- >\$13M awarded
- Local demand and desire for more funding flexibility
- Leverage transportation funding to achieve land use, economic and redevelopment goals



- Competitive Program
- Pre application meeting required
- Technical assistance available
- Technical scoring for evaluation
- Planning and Capital Grants



Planning Grants

- \$150,000 for Planning projects available in FY 2027
 - Minimum project award of \$35,000
 - Roster of Consultants available for Concept Planning projects
- Projects could include:

Roadway Concept Plans	Community Walking Audits
Specialty Transportation Research	Pilot Technology Applications
Safety Analyses	Visioning Workshops
Community Charettes	



Funded Planning Grants

- 54th Ave – Pinellas County
- Drew St. - Clearwater
- Skinner Blvd – Dunedin
- Ft. Harrison – Clearwater
- 18th Ave S. - St. Petersburg
- 78th Ave N. - Pinellas Park
- Disston Ave. – Tarpon Springs
- Downtown District – St. Pete Beach
- Whitney Rd. - Pinellas County
- Clearwater-Largo Rd. - Largo
- 60th St – Pinellas Park
- 31st St. - St. Petersburg
- Micromobility Expansion Study – St. Petersburg
- Citywide Multimodal Study – Kenneth City



Improvement Highlights



Location: Disston Avenue and Ivey Lane looking south.



Construction/ Capital Grants

- \$3 million for Construction/Capital Project(s)
 - Prioritized to seek inclusion in the fifth year of the 2028 – 2032 FDOT Work Program (not guaranteed)
 - Minimum project award of \$300,000
- Projects could include:
 - Complete streets, procurement of multimodal counting equipment, technological equipment to improve mobility, bicycle parking infrastructure, safety improvement projects, etc.

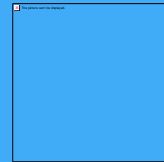
Funded Capital Grants

- 34th St. S. – St. Petersburg
- St. Petersburg Dr. – Oldsmar
- Rosery Rd. – Largo
- 22nd St. S. – St. Petersburg
- Skinner Blvd. – Dunedin
- 62nd Ave. N. – Pinellas County
- 1st Ave. S. – St. Petersburg
- Central Ave. – St. Petersburg
- 60th St. – Pinellas Park
- Citywide Signal Upgrades – St. Petersburg





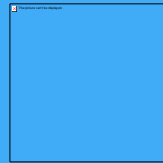
Timeline



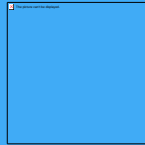
Summer 2026 – Call for Projects



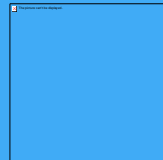
Fall 2026 – Applications Due



Early 2027 – Award Recommendations



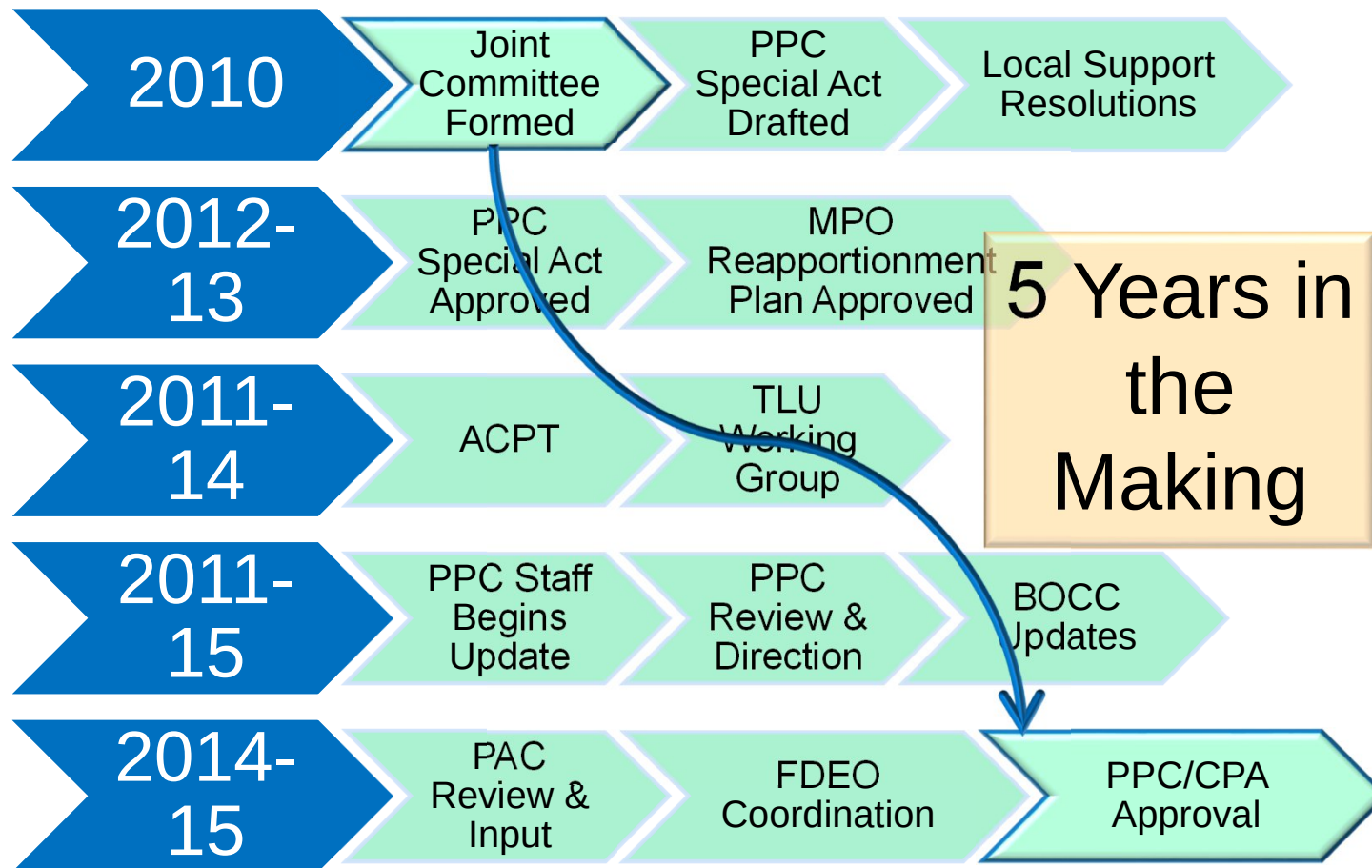
July 1, 2027 – Planning Funds Available



July 1, 2032 – Construction Funds Available



Steps that Led to the PPC-MPO Meger



PPC Purpose & Authority (Special Act)

- **Purpose & Intent:** Develop a **broadly defined, policy-based countywide plan** focusing on **future land use, transportation, and intergovernmental coordination**—with PPC coordinating the MPO’s transportation planning functions, fulfilling the County Charter Requirement
- **Membership & Governance:** **PPC’s board membership is the same as MPO**; officers elected in concert; quorum and meetings governed in the Special Act

Section 1. County planning council created.—There is created a county-wide planning and coordinating council to be known as the “Pinellas Planning Council,” hereinafter referred to as the “council.” The council shall have common membership and function as a single, unified board with the Pinellas County Metropolitan Planning Organization (“MPO”).



Strategic Projects & Innovation

- Local zoning/land use regulatory reform
 - Mixed-use, form-based codes, accessory dwelling units
- Corridor, mobility, and other planning studies
 - Pasadena Avenue, East Bay Drive, US 19, Knowledge Exchange Series, Transit Return on Investment
- Comprehensive Plan updates for partner communities
- ArcGIS Urban and CityEngine
- **Outcomes**
 - *Actionable plan implementation*
 - *Enhanced technical tools and visualization*

forwardpinellas.org/technical-assistance

Board Subcommittee Scope & Approach

- **Scope:** Explore the realignment of Council responsibilities, **with or without the MPO merger**, to meet the **evolving needs** of Pinellas County
- **Approach:** Review and refine broad statutory directives into **practical, actionable improvements** to strengthen clarity, coordination, and services; produce **draft recommended changes** and **draft legislative language** for Forward Pinellas Board and BCC consideration



Step	What You Do	When
1. Develop Bill Concept	Draft concept and prepare materials for the delegation.	Fall 2026 (before first delegation meeting)
2. Attend First Pinellas Delegation Meeting	Present the concept to the Pinellas Legislative Delegation. Required before the bill can advance	Typically, late 2026 (exact date set by the Delegation)
3. Publish Legal Notice	Publish the required legal notice in a general circulation newspaper at least 30 days before the second delegation meeting.	30+ days prior to the second meeting (Nov–Dec 2026)
4. Submit Final Draft to Delegation	Send the final draft of the local bill to the Delegation Chair at least 30 days before the second meeting, then electronically 7 days before the meeting for distribution.	30 days before & again 7 days before the second meeting
5. Delegation Chair Distributes Materials	Chair sends out all bill materials to the Delegation members 48 hours before the second meeting.	Automatically by the Delegation Chair
6. Attend Second Pinellas Delegation Meeting	Public hearing on the bill; Delegation takes an official majority vote to approve the local bill for filing.	Usually, December 2026 or early January 2027
7. Advertisement Requirement (Statewide)	Publish the advertisement of the local bill text at least 30 days before legislative filing.	~January 2027
8. Obtain Sponsoring Legislator(s)	Secure a House sponsor (and Senate sponsor if needed).	Before the filing deadline
9. File the Local Bill	Sponsor files the bill via Leagis before the House filing deadline (usually Friday before the Session or noon on Day 1).	Late Feb 2027 / March 2, 2027
10. Submit Required Forms	Provide the Local Bill Certification Form, Economic Impact Statement, and related documents.	At the time of filing
11. Committee Referral	Bill is assigned to committees (e.g., Local Administration).	After filing
12. Legislative Consideration	Bill moves through committees, chambers, and to the Governor if passed.	Spring 2027 Session



PROPOSED MPO REGIONAL MERGER

Regional MPO

How Did We Get Here?



In response to state legislation in the 2023 Florida Legislative Session, the MPOs representing Hillsborough, Pasco, and Pinellas counties jointly submitted a report, including a Memorandum of Understanding (MOU), to the Legislature and the Governor's Office outlining the process for creating a single metropolitan planning organization serving those three counties.

The three MPOs are building on those earlier efforts by establishing a proposed implementation framework and organizational strategy for consideration and adoption by local officials and the Governor's office.

This project follows the outline of the adopted MOU, as included in the MPOs report to the State of Florida.



PROJECT NEED AND MOTIVATION

A Single Local Decision-Making Policy Board to Prioritize Federal Transportation Investments in the TMA Area to Present a Unified Voice

A Forum for Maximum Coordination Across County Lines

Speak with One Voice on Transportation Priorities

ACTIVITIES COMPLETED



MPO Employee (Culture) Survey Summary

- Initial Reactions to a Potential Merger
- Perceived Benefits and Concerns
- Key Leadership Priorities for a Successful MPO Merger

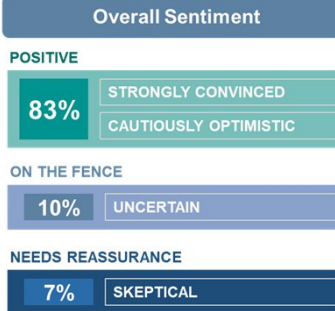


Summary of MPO Operations

- Boards and Active Committees
- Contractual Agreements
- Financial State
- Staffing and Management



Principals Workshop (November 14, 2025)



MPO Operational Comparison Report

- Governing Board and Advisory Committees
- Contractual Agreements
- Organizational Management
- Financial Statement Review

REGIONAL SNAPSHOT

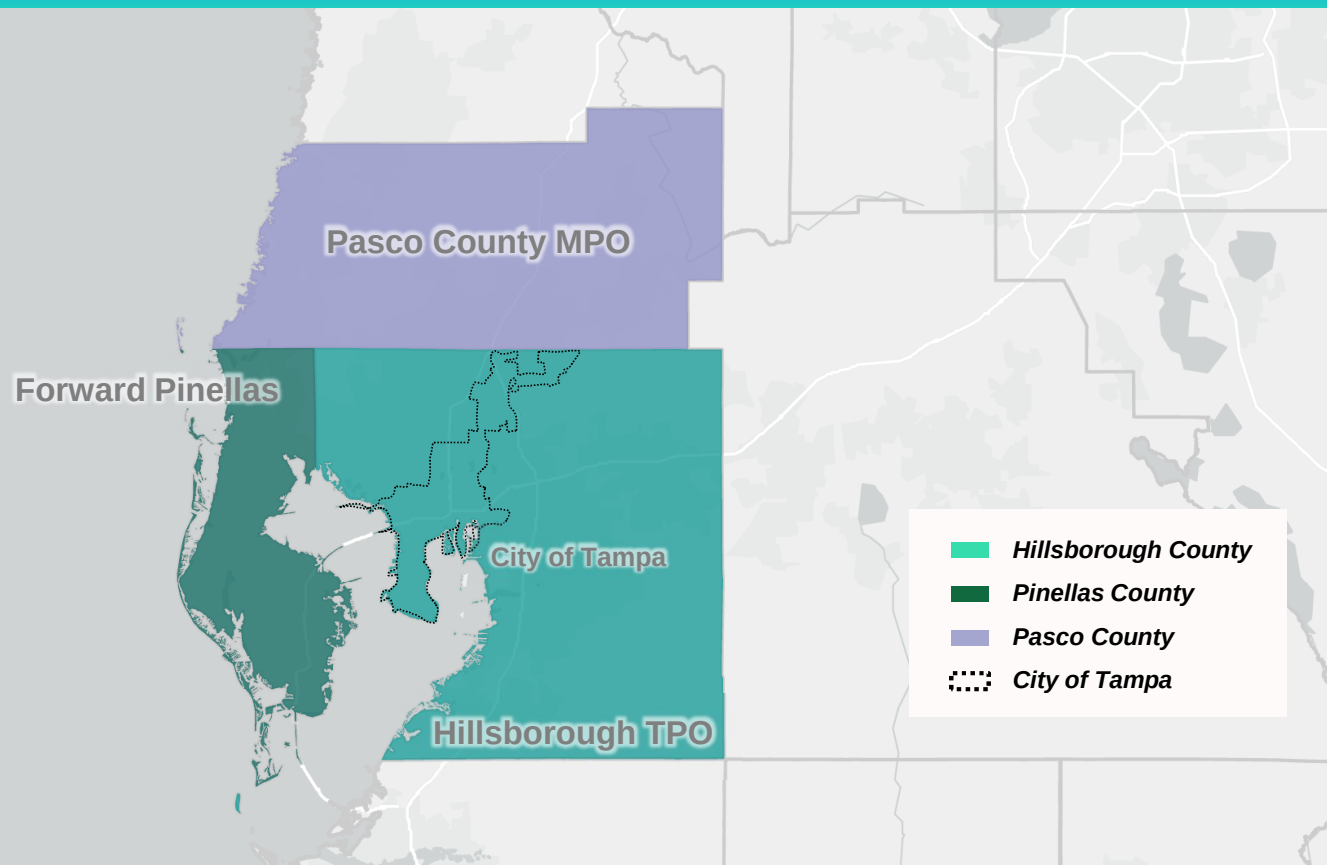
2020 Population

Hillsborough TPO **1.5M**
City of Tampa > 50,000
2 Cities < 50,000
Population

Pasco County **0.6M**
6 Cities < 50,000
Population

Forward Pinellas **1.0M**
4 Cities > 50,000
20 Cities < 50,000
Population

Source: 2020 U.S. Census



DRAFT APPORTIONMENT PLAN - Pinellas

	Seat Totals
TOTAL MPO BOARD VOTING SEATS	25
Pinellas	8
Board of County Commissioners (BOCC)	2
City of St. Petersburg	2
City of Clearwater	1
City of Largo	1
City of Pinellas Park	1
Rotating Smaller City (All)	1
Hillsborough	10
Pasco	5
Hillsborough County Aviation Auth.	1
Port Tampa Bay	1
NON-VOTING ADVISORS**	
FDOT	1
Transit Agencies	3

**This presumes each population apportioned seat will determine their representation, including those for smaller cities with approx. <50,000 population.*

***Non-voting advisors sit on the dais, provide comments and feedback, but do not participate in votes.*

Next Steps

Under Development:

- Bylaws, interlocal agreement service offering options, and organizational alternatives

Fall 2026:

- Review of organization alternatives and associated transition and start up costs

Spring 2027

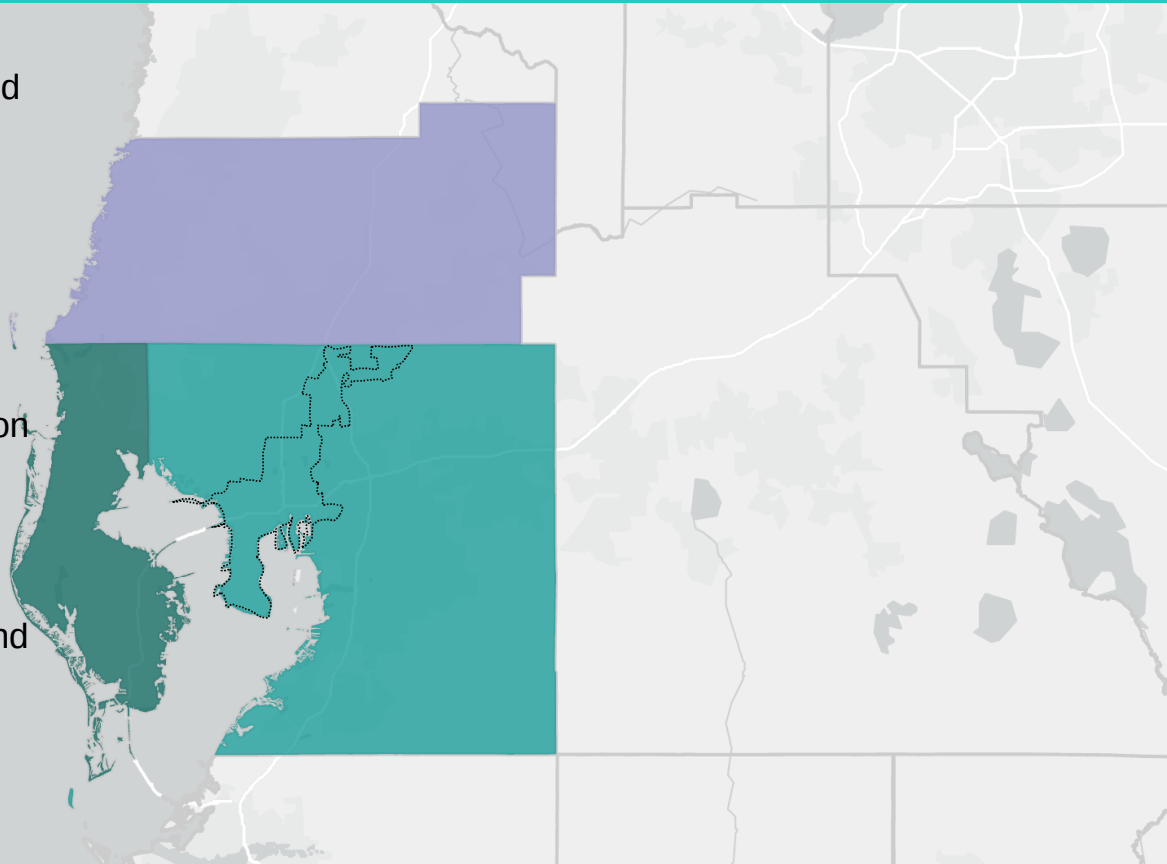
- Finalize legal agreements based on preferred organization alternative, develop staffing plan and HR policies, and develop agency financial architecture

Late 2027

- Transmit final package to Governor's Office for review and acceptance

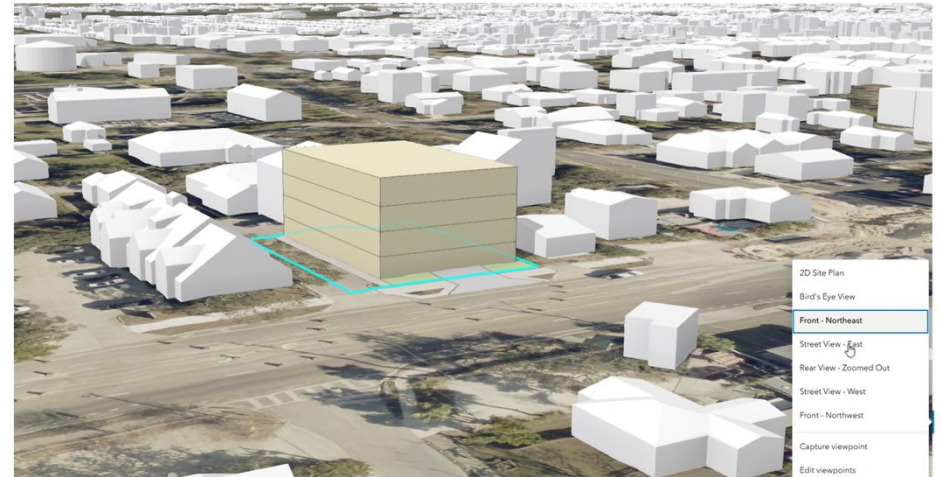
Summer 2028

- Regional MPO becomes officially established

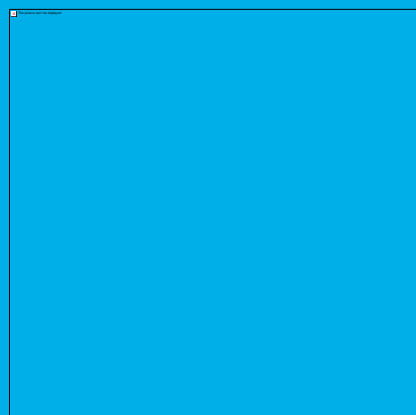


Other Forward Pinellas Support

- Data Visualization
- Mapping Support
- Traffic Counts
- Crash Data
- Review and Interpretation of the Comprehensive Plan
- Land development regulation amendments
- Assistance with applications for land development approval



Interlocal agreement for as-needed planning support approved by Commission on July 7th



Contact Us

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