



**City of Pinellas Park**  
**City Council**  
**Agenda**

Thursday, March 14, 2019

6:00 PM

City Council Chambers

**CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**I. DECLARATIONS, PROCLAMATIONS AND PRESENTATIONS**

**PROCLAMATIONS**

**VIDEO PRESENTATION**

**PUBLIC COMMENT AND CORRESPONDENCE**

CITIZENS COMMENTS ARE INVITED ON ITEMS OR CONCERNS NOT ALREADY SCHEDULED ON TONIGHT'S AGENDA. PLEASE LIMIT COMMENTS TO THREE MINUTES.

**AT THIS TIME STAFF MEMBERS AND CITIZENS WILL BE SWORN IN IF THERE ARE ITEMS THAT ARE QUASI-JUDICIAL**

**II. APPROVAL OF MINUTES**

Approval of Regular Council Minutes of February 28, 2019, as on file in the City Clerk's office.

**III. PUBLIC HEARINGS**

- P1 **ORDINANCE NO. 4079. AN ORDINANCE OF THE PINELLAS PARK CITY COUNCIL, AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF PINELLAS PARK, FLORIDA, BY AMENDING ARTICLE 15, ZONING, SECTION 18-1501.5 - ESTABLISHMENT OF OFFICIAL ZONING MAP; SECTION 18-1501.25 - CONFLICTING REGULATIONS; SECTION 18-1501.28 - MEASUREMENT OF FRACTIONS; SECTION 18-1501.33 - PARTIAL WAIVER OF LAND DEVELOPMENT FEES FOR EXPANSION AND RELOCATION; SECTION 18-1502.2 - DEFINITIONS; SECTION 18-1503.3 - CONFORMITY WITH APPROVED PLANS REQUIRED; SECTION 18-1503.5 - DIVISION OF LOTS/UNITY OF TITLE DOCUMENTS; SECTION 18-1503.6 - USES TO BE CONDUCTED WITHIN ENCLOSED BUILDINGS; SECTION 18-1503.8 - MEASUREMENTS OF YARD SETBACKS ON LOTS ADJACENT TO RIGHTS-OF-WAY OF INSUFFICIENT WIDTH; SECTION 18-1503.9 - PERMITTED OBSTRUCTIONS IN REQUIRED SETBACKS; SECTION 18-1504.3(G)4 - SPECIAL YARD SETBACKS TO APPLY IN ALL ZONING DISTRICTS FOR ADDITIONS TO BUILDINGS IN EXISTENCE AS OF AUGUST 14, 1997; SECTION 18-1503.13 - EXCLUSION FROM HEIGHT LIMITS; SECTION 18-1503.18 - DEVELOPMENT AGREEMENTS; SECTION 18-1504.1 - STATEMENT OF INTENT; SECTION 18-1504. - NONCONFORMITIES; SECTION 18-1504.2 - NONCONFORMING USES; SECTION 18-**

1504.3 - NONCONFORMING BUILDINGS; SECTION 18-1504.4. - NONCONFORMING LOTS; SECTION 18-1505 - DISTRICT REGULATIONS; SECTION 18-1505.2 - ESTABLISHMENT OF ZONING DISTRICTS; SECTION 18-1505.3 - INTERPRETATION OF USES ALLOWED IN ZONING DISTRICTS; SECTION 18-1506 - "F" FARM DISTRICT; SECTION 18-1506.1. - STATEMENT OF INTENT; SECTION 18-1506.2 - DENSITY REGULATIONS; SECTION 18-1506.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1506.4. - DIMENSIONAL AND AREA REGULATIONS; SECTION 18-1507. - "RE" SINGLE-FAMILY RESIDENTIAL ESTATE DISTRICT; SECTION 18-1507.1. - STATEMENT OF INTENT; SECTION 18-1507.2 - DENSITY REGULATIONS; SECTION 18-1507.3. - PERMITTED AND CONDITIONAL USES; SECTION 18-1508. - "RR" RURAL RESIDENTIAL DISTRICT; SECTION 18-1508.1. - STATEMENT OF INTENT; SECTION 18-1508.2 - DENSITY REGULATIONS; SECTION 18-1508.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1509 - "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT; SECTION 18-1509.1 - STATEMENT OF INTENT; SECTION 18-1509.2 - DENSITY REGULATIONS; SECTION 18-1509.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1510 - "R-2" SINGLE-FAMILY RESIDENTIAL DISTRICT; SECTION 18-1510.1 - STATEMENT OF INTENT; SECTION 18-1510.2 - DENSITY REGULATIONS; SECTION 18-1510.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1511 - "R-3" SINGLE-FAMILY RESIDENTIAL DISTRICT; SECTION 18-1511.1 - STATEMENT OF INTENT; SECTION 18-1511.2 - DENSITY REGULATIONS; SECTION 18-1511.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1512 - "R-4" DUPLEX RESIDENTIAL DISTRICT; SECTION 18-1512.1 - STATEMENT OF INTENT; SECTION 18-1512.2 - DENSITY REGULATIONS; SECTION 18-1512.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1513 - "R-5" MULTI-FAMILY RESIDENTIAL DISTRICT; SECTION 18-1513.1 - STATEMENT OF INTENT; SECTION 18-1513.2 - DENSITY REGULATIONS; SECTION 18-1513.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1513.4 - DIMENSIONAL AND AREA REGULATIONS; SECTION 18-1513.5 - ADDITIONAL REGULATIONS; SECTION 18-1514 - "R-6" MULTI-FAMILY RESIDENTIAL DISTRICT; SECTION 18-1514.1 - STATEMENT OF INTENT; SECTION 18-1514.2 - DENSITY AND MIXED-USE REGULATIONS; SECTION 18-1514.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1514.4. - DIMENSIONAL AND AREA REGULATIONS; SECTION 18-1515 - "T-1" MANUFACTURED HOME SUBDIVISION DISTRICT; SECTION 18-1515.1 - STATEMENT OF INTENT; SECTION 18-1515.2. - DENSITY REGULATIONS; SECTION 18-1515.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1515.4 - DIMENSIONAL AND AREA REGULATIONS; SECTION 18-1515.5 - ADDITIONAL REGULATIONS; SECTION 18-1515.6 - CRITERIA FOR ACCEPTANCE OF REZONING PETITIONS TO "T-1."; SECTION 18-1516 - "T-2" MANUFACTURED HOME PARK DISTRICT; SECTION 18-1516.1. - STATEMENT OF

INTENT; SECTION 18-1516.2. - DENSITY REGULATIONS; SECTION 18-1516.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1516.4 - DIMENSIONAL AND AREA REGULATIONS; SECTION 18-1516.6 - ADDITIONAL REGULATIONS; SECTION 18-1516.7 - EXPANSION OF EXISTING MANUFACTURED HOME PARKS; SECTION 18-1517 - "ROR" RESIDENTIAL/OFFICE/RETAIL DISTRICT; SECTION 18-1517.1 - STATEMENT OF INTENT; SECTION 18-1517.2 - DENSITY REGULATIONS; SECTION 18-1517.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1517.4 - DIMENSIONAL AND AREA REGULATIONS; SECTION 18-1518 - "CN" NEIGHBORHOOD COMMERCIAL DISTRICT; SECTION 18-1518.1 - STATEMENT OF INTENT; SECTION 18-1518.2 - DENSITY REGULATIONS; SECTION 18-1518.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1518.4. - DIMENSIONAL AND AREA REGULATIONS; SECTION 18-1519 - "GO" GENERAL OFFICE DISTRICT; SECTION 18-1519.1. - STATEMENT OF INTENT; SECTION 18-1519.2 - DENSITY REGULATIONS; SECTION 18-1519.3. - PERMITTED AND CONDITIONAL USES; SECTION 18-1520 - "B-1" GENERAL COMMERCIAL DISTRICT; SECTION 18-1520.1 - STATEMENT OF INTENT; SECTION 18-1520.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1521 - "MXD" MIXED USE DISTRICT; SECTION 18-1521.1 - STATEMENT OF INTENT; SECTION 18-1521.2 - DENSITY REGULATIONS; SECTION 18-1521.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1522 - "TC" TOWN CENTER DISTRICT; SECTION 18-1522.1 - STATEMENT OF INTENT; SECTION 18-1522.2 - DENSITY REGULATIONS; SECTION 18-1522.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1523 - "CH" HEAVY COMMERCIAL DISTRICT; SECTION 18-1523.1 - STATEMENT OF INTENT; SECTION 18-1523.2 - DENSITY REGULATIONS; SECTION 18-1523.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1524 - "M-1" LIGHT INDUSTRIAL DISTRICT; SECTION 18-1524.1 - STATEMENT OF INTENT; SECTION 18-1524.2 - LAND USE AND DENSITY/INTENSITY REGULATIONS; SECTION 18-1524.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1525 - "IH" HEAVY INDUSTRIAL DISTRICT; SECTION 18-1525.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1526 - "P" PUBLIC DISTRICT; SECTION 18-1526.1 - STATEMENT OF INTENT; SECTION 18-1526.2 - DENSITY REGULATIONS; SECTION 18-1526.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1527 - "PRES" PRESERVATION DISTRICT; SECTION 18-1527.1 - STATEMENT OF INTENT; SECTION 18-1527.2 - DENSITY REGULATIONS; SECTION 18-1527.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1528 - "OS" OPEN SPACE DISTRICT; SECTION 18-1528.1 - STATEMENT OF INTENT; SECTION 18-1528.2 - DENSITY REGULATIONS; SECTION 18-1528.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1529 - PLANNED UNIT DEVELOPMENT DISTRICT ; SECTION 18-1529.8 - RESIDENTIAL PUD; SECTION 18-1529.12 - CHANGES AND AMENDMENTS; SECTION 18-1530 - ACCESSORY USE

AND SUPPLEMENTARY DISTRICT REGULATIONS; SECTION 18-1530.1 - ACCESSORY USE REGULATIONS; SECTION 18-1530.2 - ACCESSORY BUILDINGS NOT PERMITTED IN REQUIRED YARDS; SECTION 18-1530.9 - OTHER ANTENNAS; SECTION 18-1530.13 - REGULATIONS FOR THE SALE, DISPENSING AND CONSUMPTION OF ALCOHOLIC BEVERAGES; SECTION 18-1530.16 - OUTDOOR DISPLAY AND SALES OF GOODS AND MERCHANDISE; SECTION 18-1530.20 - DUMPSTERS; SECTION 18-1530.23 - EQUESTRIAN USES; SECTION 18-1530.25 - CARPORTS; SECTION 18-1531 - CONDITIONAL USE REGULATIONS; SECTION 18-1531.7 - WAIVERS, VARIANCES, MODIFICATIONS; SECTION 18-1531.10 - LIST OF CONDITIONAL USES AND REQUIREMENTS; SECTION 18-1532 - OFF-STREET PARKING AND LOADING REGULATIONS; SECTION 18-1532.1 - PURPOSE, INTENT AND APPLICABILITY; SECTION 18-1532.4 - SHARED AND OFF-SITE PARKING; SECTION 18-1532.6 - SPECIFICATIONS AND STANDARDS FOR PARKING LOT DEVELOPMENT; SECTION 18-1532.9 - MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS; SECTION 18-1533 - LANDSCAPING REGULATIONS; SECTION 18-1533.8 - LANDSCAPE REQUIREMENTS FOR SITES PROPOSING BUILDING OR VEHICULAR USE AREA EXPANSION; SECTION 18-1533.10 - TREE MATERIAL STANDARDS; SECTION 18-1533.15 - REQUIRED STREETScape BUFFERS; SECTION 18-1533.16 - REQUIRED PERIMETER LANDSCAPE BUFFERS; SECTION 18-1533.17 - INTERIOR VUA LANDSCAPING; SECTION 18-1533.20 - INSTALLATION AND MAINTENANCE REQUIREMENTS; SECTION 18-1536 - ADMINISTRATIVE EXCEPTIONS; SECTION 18-1536.1 - APPLICABILITY; SECTION 18-1536.2 - PROCEDURE; SECTION 18-1536.3 - TIME LIMITS; SECTION 18-1537 - VARIANCES; SECTION 18-1537.5 - APPEAL OF BOARD OF ADJUSTMENT DECISIONS; SECTION 18-1541 - FINAL SITE PLANS; SECTION 18-1541.2 - APPLICABILITY; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (LDC 2019-1)

**SECOND READING AND SECOND PUBLIC HEARING (QUASI-JUDICIAL)**

**(Speaker - Ben Ziskal, Planning and Development Services Director)**

NOTE: In conjunction with the Comprehensive Plan update these amendments will provide consistency in the City's Land Development Code and Zoning Map, including density and intensity standards, future land use designations, zoning districts, uses and restrictive thresholds. These updates to the Land Development Code, identify and correct any scrivener's errors and omissions in existing regulations and update the lists of permitted and conditional uses. This will also provide consistency with the Fair Housing Act and the Americans with Disabilities Act, update on-site parking requirements, recommend to move uses from conditional to permitted when in the proper district, identify and correct

inconsistencies with County Ordinances, State Statutes and Federal Regulations, and make recommendations on minimum lot sizes in multi-family, commercial and industrial districts to be consistent with market realities.

*PI on 2/28/19 Council agenda.*

ACTION: (Pass - Deny) Ordinance No. 4079. Second reading and second public hearing (quasi-judicial).

**Department:** Community Development

**Reference Material:** [Ordinance, Atty letter, PZ Minutes](#)

#### **IV. CONSENT AGENDA**

**C1 APPROVAL OF VOLUNTARY ANNEXATION OF PROPERTY OWNED BY MIDA GROUP, LLC (AX19-4) - Located at 12880 49th Street North**

NOTE: This is a voluntary annexation of 1.04 acres MOL of contiguous commercial property located at 12880 49th Street North. The City's annual projected revenue is Three Thousand Seven Hundred Twenty-two Dollars (\$3,722.00) and no City funds were expended.

ACTION: (Approve - Deny) The voluntary annexation of 1.04 acres MOL of commercial property owned by MIDA Group, LLC.

**Department:** Community Development

**Reference Material:** [AX19-4 MIDA Group LLC Staff Report.pdf](#)

**C2 ORDINANCE NO. 4081. ANNEXING INTO THE CITY OF PINELLAS PARK A CERTAIN PARCEL OF LAND GENERALLY LOCATED AT 12880 49TH STREET NORTH (MIDA GROUP, LLC AX19-4)**

#### **FIRST READING PRIOR TO PUBLIC HEARING**

NOTE: This is a voluntary annexation of 1.04 acres MOL of contiguous commercial property located at 12880 49th Street North. A 6,080 square foot building is currently on the site.

ACTION: (Pass - Deny) Ordinance No. 4081.

**Department:** Community Development

**Reference Material:** [AX19-4 Ordinance, Petition, Map and Attorney Letter.pdf](#)

**C3 ORDINANCE NO. 4082. AMENDING ORDINANCE NO. 4070 FOR THE FISCAL YEAR 2018/2019**

**FIRST READING PRIOR TO PUBLIC HEARING**

NOTE: This represents our second budget amendment for this year. Basically it provides for some maintenance of the budget relative to actual bids and contracts received. The overall city budget will increase to \$129,735,877 compared with the current budget \$127,786,639.

ACTION: (Pass - Deny) Ordinance No. 4082.

**Department:** OMB

**Reference Material:** [City Attorney Doc #19-049, Ordinance No. XXXX, and Budget Amendment](#)

**C4 AUTHORIZATION FOR THE CITY OF PINELLAS PARK TO ACCEPT A RIGHT-OF-WAY EASEMENT FROM JOSHUA C. MACFARLAND - 5790 94TH AVENUE NORTH**

NOTE: The City of Pinellas Park has requested a right-of-way easement from Joshua C. MacFarland to increase the right-of-way width to sufficient size and for existing utility equipment, and for the future maintenance and operation of said equipment at 5790 94th Avenue North.

ACTION: (Approve - Deny) Authorization for the Mayor to accept a right-of-way easement from Joshua C. MacFarland at 5790 94th Avenue North.

**Department:** Public Works

**Reference Material:** [5790 94th Ave ROW Easement backup](#)

**C5 AUTHORIZATION FOR THE CITY OF PINELLAS PARK TO ACCEPT A PERPETUAL INGRESS/EGRESS EASEMENT FROM WILLIAM & MICHELLE GUANIPA - 7353 118TH DRIVE NORTH**

NOTE: The City of Pinellas Park has requested a perpetual ingress/egress easement at 7353 118th Drive North to access the existing drainage pond and for the future maintenance and operation of said pond at 7353 118th Drive North.

ACTION: (Approve - Deny) Authorization for the City of Pinellas Park to accept a perpetual ingress/egress easement from William & Michelle Guanipa at 7353 118th Drive North.

**Department:** Public Works

**Reference Material:** [7353 118th Dr Ingress Egress Easement backup](#)

**C6 AUTHORIZATION FOR THE CITY OF PINELLAS PARK TO ACCEPT A PERPETUAL DRAINAGE EASEMENT FROM WILLIAM & MICHELLE GUANIPA - 7353 118TH DRIVE NORTH**

NOTE: The City of Pinellas Park has requested a drainage easement from William & Michelle Guanipa to accommodate an existing drainage ditch, and for the future maintenance and operation of said drainage ditch.

ACTION: (Approve - Deny) Authorization for the Mayor to accept a drainage easement from William & Michelle Guanipa at 7353 118th Drive North.

**Department:** Public Works

**Reference Material:** [7353 118th Dr Drainage Easement backup](#)

**C7 RESOLUTION NO. 19-07. A RESOLUTION PERTAINING TO THE CHARTER REVIEW COMMITTEE, APPOINTING MEMBERS OF SUCH CHARTER REVIEW COMMITTEE**

NOTE: The Mayor and each Member of the City Council was to appoint one (1) member of such Charter Review Committee, with two (2) additional members appointed by the City Council at large.

ACTION: (Adopt - Deny) Resolution No. 19-07.

**Department:** City Clerk

**Reference Material:** [Res 19-07 and CRC Application - Combined](#)

**V. REGULAR AGENDA**

NONE

**VI. COMMENTS BY COUNCIL MEMBERS AND QUESTIONS – COUNCIL TO COUNCIL**

**VII. ADJOURNMENT**

PLEASE NOTE that if a person decides to appeal any decision made by City Council with respect to any matter considered at the above-cited meeting, the person will need a record of the proceedings and, for such purpose, 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. The City maintains a digital recording of all public hearings. In the event that you wish to appeal a decision, the digital recording may or may not adequately insure a verbatim record of the proceedings; therefore, you may wish to provide a court reporter at your own expense (Section 286.0105, Florida Statutes).

FOR THE HEARING IMPAIRED — An interpreter for the hearing impaired will be made available upon requests made at least 72 hours in advance.