



City of Pinellas Park

City Council

Agenda

Thursday, August 28, 2025

6:00 PM

City Council Chambers

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

I. DECLARATIONS, PROCLAMATIONS AND PRESENTATIONS

PROCLAMATION

SERVICE AWARDS

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

ACTION: (Approve - Deny) Regular council minutes of August 12, 2025, as on file in the City Clerk's Office.

Department: City Clerk

Reference Material: [ADA 08.12.2025.CC.minutes_unapproved](#)

III. PUBLIC HEARINGS

- P1 **ORDINANCE NO. 2025-22. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, BY AMENDING CHAPTER 18, LAND DEVELOPMENT CODE, AMENDING SECTION 18-1801.1 "GENERAL PROCEDURES FOR VACATIONS OF RIGHT-OF-WAY OR EASEMENTS"; AMENDING SECTION 18-1801.2(B) "EASEMENTS."; PROVIDING FOR THE INCLUSION OF SUCH AMENDED ORDINANCE IN THE CODE OF THE CITY OF PINELLAS PARK, FLORIDA; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (LDC-0425-00009)**

PUBLIC HEARING, SECOND AND FINAL READING

(Speaker - Megan Montesino, Development Review Manager)

NOTE: This is an Ordinance to amend Section 18-1801.1 of the Land Development Code to make changes to the general procedures for vacations of rights-of-way or easements and to amend Section 18-1801.2(B) of the Land Development Code to change public hearing notice requirements for vacation of easements.

C3 on 8/12/2025 Council agenda.

ACTION: (Pass - Deny) Ordinance No. 2025-22. Public hearing, second and final reading.

Department: Community Development

Reference Material: [ADA LDC-0425-00009_Ordinance](#)

- P2 **ORDINANCE NO. 2025-23. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, BY AMENDING CHAPTER 18, LAND DEVELOPMENT CODE, AMENDING SECTION 18-109.2. “CERTIFICATION FORMS FOR FINAL PLATS”; PROVIDING FOR THE INCLUSION OF SUCH AMENDED ORDINANCE IN THE CODE OF THE CITY OF PINELLAS PARK, FLORIDA; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (LDC-0425-00010)**

PUBLIC HEARING, SECOND AND FINAL READING

(Speaker - Megan Montesino, Development Review Manager)

NOTE: This is an Ordinance to amend Section 18-109.2 of the Land Development Code to add the requirement for “Certificate of Approval of the City Surveyor” and amend the language for “Certificate of Conformity by Surveyor”.

C4 on 8/12/2025 Council agenda.

ACTION: (Pass - Deny) Ordinance No. 2025-23. Public hearing, second and final reading.

Department: Community Development

Reference Material: [ADA LDC-0425-00010_Ordinance](#)

- P3 **ORDINANCE NO. 2025-25. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, PERTAINING TO COMPREHENSIVE PLANNING; AMENDING ORDINANCE NO. 4208; BY AMENDING THE HEALTHY PLACES: FUTURE LAND USE ELEMENT; BY**

AMENDING THE ECONOMIC DEVELOPMENT ELEMENT; PROVIDING FOR COMPREHENSIVE PLAN TRANSMITTAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CERTIFICATION OF CONSISTENCY WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; AND PROVIDING AN EFFECTIVE DATE. (COMP-2025-00001, City of Pinellas Park)

FIRST PUBLIC HEARING AND FIRST READING

(Speaker - Danielle Stewart, AICP, Long Range Planning Manager)

NOTE: This is an ordinance to amend the City's Comprehensive Plan to implement incentives for properties within Target Employment Centers, as designated by Pinellas County.

ACTION: (Pass - Deny) Ordinance No. 2025-25. First public hearing and first reading.

Department: Community Development

Reference Material: [ADA Ord - Comp Plan Update](#)

- P4 **ORDINANCE NO. 2025-24.** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, BY AMENDING CHAPTER 18, LAND DEVELOPMENT CODE, TO ADD REGULATIONS FOR CITY OVERLAYS BY AMENDING SECTION 18-1502.2 "DEFINITIONS"; AMENDING TABLE 18-1524.3 "AUTHORIZED USES IN THE M-1 DISTRICT"; AMENDING TABLE 18-1525.3: "AUTHORIZED USES IN THE IH DISTRICT"; AMENDING SECTION 18-1535.1. "APPLICABILITY"; ADDING A NEW ARTICLE 19 "OVERLAY DISTRICTS"; PROVIDING FOR THE INCLUSION OF SUCH AMENDED ORDINANCE IN THE CODE OF THE CITY OF PINELLAS PARK, FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. (LDC-0525-00011)

FIRST PUBLIC HEARING AND FIRST READING

(Speaker - Danielle Stewart, AICP, Long Range Planning Manager)

NOTE: This is an Ordinance to amend Chapters 18 and 19 of the Land Development Code to create a Target Employment Center Overlay District that encourages economic development in specific areas of the City.

ACTION: (Pass - Deny) Ordinance No. 2025-24. First public hearing and first reading.

Department: Community Development

Reference Material: [ADA LDC Ordinance](#)

- P5 **ORDINANCE NO. 2025-21, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING SECTION I, II, III, V, VI, VII, VIII, X and XI OF ORDINANCE NO. 4272, AN APPROPRIATION AND TAX LEVY ORDINANCE OF THE CITY OF PINELLAS PARK, PROVIDING FOR REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, PROVIDING FOR SEVERABILITY, PROVIDING FOR AN EFFECTIVE DATE**

PUBLIC HEARING, SECOND AND FINAL READING

(Speaker - Dan Katsiyiannis, Management and Budget Administrator)

NOTE: This is our second budget amendment for this fiscal year. We are budgeting funds in the General Fund for charges incurred from hurricanes Helene and Milton of \$5,995,667. In addition, in the Capital Improvement Fund, we are bringing forward from last fiscal year (items that were not done) in the total amount of \$6,688,810 and funding new projects in the amount of \$8,882,440.

As a result of these changes, the total city budget will increase by \$24,863,876. This will revise the grand total budget amount for all city funds to \$296,073,938.

C24 on 8/12/2025 Council agenda.

ACTION: (Pass - Deny) Ordinance No. 2025-21. Public hearing, second and final reading.

Department: OMB

Reference Material: [ADA Appropriations and Tax Levy Amendment 2025](#)

IV. CONSENT AGENDA

- C1 **RE-APPOINTMENT TO THE PINELLAS SUNCOAST TRANSIT AUTHORITY (PSTA) BOARD OF DIRECTORS**

NOTE: Council Member Patti Reed's appointment to the Pinellas Suncoast Transit Authority Board of Directors expires September 30, 2025. This re-appointment will be for a period of three (3) years.

ACTION: (Approve - Deny) The re-appointment of Council Member Patti Reed to represent the City of Pinellas Park on the Pinellas County Suncoast Transit Authority Board of Directors for a term from October 1, 2025 through September 30, 2028.

Department: City Clerk

Reference Material: [ADA Pinellas-park.com Mail - Appointment to the PSTA Board of Directors.pdf](#)

C2 AUTHORIZATION FOR THE CITY OF PINELLAS PARK TO ACCEPT A UTILITY EASEMENT FROM ST. MARY 18-21 CONDOMINIUM ASSOCIATION, INC. FOR THE PROPERTY LOCATED AT PARCEL ID 16-30-16-77984-000-0001 - (ESMT-2025-00028)

NOTE: The City of Pinellas Park has requested a utility easement from St. Mary 18-21 Condominium Association, Inc. for the property generally located at 11286 47th Street North, Pinellas Park, Florida, 33762, parcel ID 16-30-16-77984-000-0001.

ACTION: (Approve - Deny) Authorization for the City of Pinellas Park to accept a utility easement from St. Mary 18-21 Condominium Association, Inc. for the property generally located at 11286 47th Street North, Pinellas Park, Florida, 33762, parcel ID 16-30-16-77984-000-0001.

Department: Community Development

Reference Material: [ADA ESMT-2025-00028](#)

C3 AUTHORIZATION FOR THE CITY OF PINELLAS PARK TO ACCEPT A UTILITY EASEMENT FROM ST. MARY 18-21 CONDOMINIUM ASSOCIATION, INC. FOR THE PROPERTY LOCATED AT PARCEL ID 16-30-16-77984-000-0001 - (ESMT-2025-00029)

NOTE: The City of Pinellas Park has requested a utility easement from St. Mary 18-21 Condominium, Inc. for the property generally located at 11286 47th Street North, Pinellas Park, Florida, 33762, parcel ID 16-30-16-77984-000-0001.

ACTION: (Approve - Deny) Authorization for the City of Pinellas Park to accept a utility easement from St. Mary 18-21 Condominium Association, Inc. for the property generally located at 11286 47th Street North, Pinellas Park, Florida, 33762, parcel ID 16-30-16-77984-000-0001.

Department: Community Development

Reference Material: [ADA ESMT-2025-00029](#)

C4 AUTHORIZATION FOR THE CITY OF PINELLAS PARK TO ACCEPT A UTILITY EASEMENT FROM ST. MARY 18-21 CONDOMINIUM ASSOCIATION, INC. FOR THE PROPERTY LOCATED AT PARCEL ID 16-30-16-77984-000-0001 - (ESMT-2025-00030)

NOTE: The City of Pinellas Park has requested a utility easement from St. Mary 18-21 Condominium Association, Inc. for the property generally located at 11286 47th Street North, Pinellas Park, Florida, 33762, parcel ID 16-30-16-77984-000-0001.

ACTION: (Approve - Deny) Authorization for the City of Pinellas Park to accept a utility easement from St. Mary 18-21 Condominium Association, Inc. for the property generally located at 11286 47th Street North, Pinellas Park, Florida, 33762, parcel ID 16-30-16-77984-000-0001.

Department: Community Development

Reference Material: [ADA ESMT-2025-00030](#)

C5 AUTHORIZATION FOR THE MAYOR TO SIGN A PLAT ON BEHALF OF THE CITY OF PINELLAS PARK FOR THE PROPERTY GENERALLY LOCATED AT 7690 59TH STREET NORTH - (FINALPL-0225-00001)

NOTE: This is to authorize the Mayor to sign on behalf of the City of Pinellas the Pinellas Park Public Safety Complex subdivision plat generally located at 7690 59th Street North.

ACTION: (Approve - Deny) FINALPL-0225-00001.

Department: Community Development

Reference Material: [ADA FINALPL-0225-00001](#)

C6 RELEASE OF UNITY OF TITLE FOR PHASE ONE AND PHASE TWO OF BARCLAY INDUSTRIAL PARK, WHICH WAS RECORDED IN O.R. BOOK 14229, PAGES 854-856 (LLA-0725-00006; BARCLAY INDUSTRIAL PARK CONDOMINIUM ASSOCIATION, INC.)

NOTE: Request to release a Unity of Title for Phase One and Phase Two of Barclay Industrial Park, which were unified in 2005 and recorded in O.R. Book 14229, Pages 854-856.

ACTION: (Approve - Deny) LLA-0725-00006.

Department: Community Development

Reference Material: [ADA LLA-0725-00006](#)

C7 ORDINANCE NO. 2025-26, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING CHAPTER 10 OF THE CODE OF ORDINANCES OF THE CITY OF PINELLAS PARK, "WATER, RECLAIMED WATER, SEWERS AND OTHER UTILITIES", BY AMENDING SECTION 10-102 "DEFINITIONS" TO INCLUDE NEW DEFINITION FOR "CAPITAL RECOVERY FEE"; AMENDING SECTION 10-106 "UTILITY SERVICE CONNECTION CHARGES" TO BE RENAMED AS "CAPITAL RECOVERY FEES"; AMENDING SECTION 10-118 TO REPLACE THE TERM "CONNECTION CHARGES" WITH "CAPITAL RECOVERY FEES"; AMENDING SECTION 10-121 TO CLARIFY INTEREST RATE ACCRUING ON DEPOSITS; CREATING A NEW SECTION 10-128

TITLED "SANITARY SEWER METERS-INSTALLATION REQUIRED; VIOLATIONS" AND RENUMBERING FORMER SECTION 10-128 TO 10-130; CREATING A NEW SECTION 10-129 TITLED "SANITARY SEWER METERS-INSPECTION; DEFECTIVE METERS; ESTIMATE OF WASTEWATER; ACCESS FOR READINGS" AND RENUMBERING FORMER SECTION 10-129 TO 10-131; RENUMBERING FORMER SECTIONS 10-130 THROUGH 10-133 TO NEW SECTIONS 10-132 THROUGH 10-135; PROVIDING FOR CODIFICATION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

FIRST READING PRIOR TO PUBLIC HEARING

NOTE: Chapter 10 (Water, Reclaimed Water, Sewers, and Other Utilities) is being amended by adding in a new definition for "Capital Recovery Fee", clarifying how interest will accrue on deposits, creating two new sections for sanitary sewer meters, and renumbering several existing sections thereafter.

ACTION: (Pass - Deny) Ordinance No. 2025-26.

Department: Finance

Reference Material: [Ordinance 2025-XX Chapter 10](#)

C8 ORDINANCE NO. 2025-27. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, PERTAINING TO THE OPERATION OF THE POTABLE WATER, RECLAIMED WATER AND SANITARY SEWER UTILITY SYSTEMS; ADOPTING POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER UTILITY RATES, UTILITY CONNECTION CHARGES, CAPITAL RECOVERY FEES, AND DEPOSITS PREVIOUSLY ESTABLISHED BY ORDINANCE 4270; AMENDING CHARGES PERTAINING TO POTABLE AND RECLAIMED WATER CONNECTION CHARGES, POTABLE WATER BACKFLOW PREVENTER CHARGES, ADDITIONAL POTABLE AND RECLAIMED WATER FEES, AND CAPITAL RECOVERY FEES; PROVIDING FOR REPEAL OF ORDINANCE NO. 4270; PROVIDING FOR REPEAL OF ALL OTHER ORDINANCES OR PARTS OF ORDINANCES CONFLICTING HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

FIRST READING PRIOR TO PUBLIC HEARING

NOTE: This ordinance passes rate changes for potable water, reclaimed water and sanitary sewer charges, along with other miscellaneous fees for FY 2026 through FY 2030 to include a Pinellas County pass through on the wholesale purchase rates on water, sewer, and reclaimed water. The rate changes, should they be approved, will be effective with all billing issued on or after October 1, 2025.

ACTION: (Pass - Deny) Ordinance No. 2025-27.

Department: Finance

Reference Material: [Ordinance 2025-XX UB rates 10.01.25](#)

- C9 RESOLUTION NO. 2025-09. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A THREE (3) YEAR AGREEMENT BETWEEN THE CITY OF PINELLAS PARK, FLORIDA, AND THE AMERICAN FEDERATION OF STATE, COUNTY, AND MUNICIPAL EMPLOYEES, LOCAL 762; WHICH AGREEMENT IS FOR THE PERIOD OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2028; PROVIDING FOR AN EFFECTIVE DATE**

FIRST AND FINAL READING

NOTE: This resolution adopts a three year agreement between the City of Pinellas Park and the American Federation of State, County, and Municipal Employees, Local 762, concerning wages and other terms and conditions of employment. The tentative agreement has been ratified by the members of the bargaining unit.

ACTION: (Adopt - Deny) Resolution No. 2025-09.

Department: Human Resources

Reference Material: [Resolution, Summary, and AFSCME CBA 2025-2028_A](#)

- C10 AUTHORIZATION FOR DONATION - Clearwater For Youth**

NOTE: Chief Adam Geissenberger is requesting approval to donate \$18,000.00 from the State Confiscated Property Fund in support of the non-profit organization Clearwater For Youth.

Clearwater For Youth (CFY) is a non-profit which provides youth athletic grants, educational scholarships, and water safety programs in Pinellas County. CFY has been serving Pinellas County youth by providing access to athletics and other skill building programs since 1972.

The Police department's donation to CFY will be used for a scholarship and a water safety program to be held within the city. Pursuant to Florida Statute 932.7055(5), this is to certify this proposed expenditure complies with State required provisions for the expenditure of these funds.

ACTION: (Approve - Deny) Authorization for a donation to CFY, in the amount of \$18,000.00 for a college scholarship and a water safety program. This amount will be taken from the Confiscated Property Fund Operating account number 104-212-5-331-09.

Department: Police

C11 AUTHORIZATION FOR APPROVAL OF FINAL PAYMENT UNDER BID 24.009 PAC AND LIBRARY WINDOW AND DOOR REPLACEMENT - Evolution Contracting, LLC

NOTE: This action is recommended so that final payment can be processed and the contract closed out. Final payment for this contract is \$12,533.40. The total contract amount is \$250,668.00. The account to be charged is 301175-562512 24175/260-IMPROV.

ACTION: (Approve - Deny) Authorization for approval and acceptance of final payment for bid 24.009 replacement of windows and doors at the City's PAC Center and the Barbara Ponce Library for a total contract amount of \$250,668.00 and authorization of final payment to Evolution Contracting, LLC to be charged to the appropriate account.

Department: Public Works

Reference Material: [pac](#)

C12 AUTHORIZATION FOR APPROVAL OF FINAL PAYMENT UNDER BID 24.008 BOCCE BALL COURTS AT MAYOR'S PARK AT FREEDOM LAKE - Evolution Contracting, LLC

NOTE: This action is recommended so that final payment can be processed and the contract closed out. Final payment for this contract is \$3,740.01. The total contract amount is \$74,800.00. The account to be charged is 301781-562520 24781/341-IMPROV.

ACTION: (Approve - Deny) Authorization for approval and acceptance of final payment for bid 24.008 Bocce Ball Courts at Mayor's Park at Freedom Lake for a total contract amount of \$74,800.00 and authorization of final payment to Evolution Contracting, LLC to be charged to the appropriate account.

Department: Public Works

Reference Material: [bocce](#)

C13 AWARD OF BID ITB 25.012 PARK STATION CONVERSION - Rycon Construction, Inc.

NOTE: Bids were legally advertised and eight (8) bids were received with Rycon Construction, Inc. (11215 Metro Parkway, Ste. 2, Fort Meyers, FL 33966) being the lowest bidder with a submittal of \$5,020,662.00. This is for the renovation and conversion of the Park Station building into the new City Hall. The account to be charged is 301175-562512, 2417/233 CONSTR. The amount budgeted for this project is \$8,000,000.00.

ACTION: (Approve - Deny) Authorization to award bid ITB 25.012 Park Station Conversion to Rycon Construction, Inc. to be charged to the appropriate account.

Department: Public Works

Reference Material: [Park Station Conversion bidders list](#)

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 48 hours in advance.