

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP BY PROVIDING FOR A CHANGE IN THE ZONING DISTRICT FOR A CERTAIN PARCEL OF LAND GENERALLY LOCATED AT PARCEL NO. 17-30-16-69750-100-1809 AND 17-30-16-69750-100-1806 AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; CHANGING THE ZONING DISTRICT FROM RURAL RESIDENTIAL (RR) TO SINGLE-FAMILY RESIDENTIAL (R-3) AND ADOPTING A MASTER PLAN AND SUPPORTING DOCUMENTATION FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) OVERLAY WITH UNDERLYING SINGLE-FAMILY RESIDENTIAL (R-3) ZONING FOR A FOURTEEN (14) LOT SINGLE-FAMILY SUBDIVISION; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. (REZ-2025-00001 and PUD-1025-00001; Northside Engineering, Inc.)

WHEREAS, the City of Pinellas Park, Florida, finds that it is in the public's interest to change the City's Official Zoning Map designation from Rural Residential (RR) to Single-Family Residential (R-3) and adopt a Master Plan and supporting documentation for a Residential Planned Unit Development (RPUD) overlay for a fourteen (14) lot single-family subdivision for certain parcels of land generally located at parcel no. 17-30-16-69750-100-1809 and 17-30-16-69750-100-1806 and more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Commission, sitting as the Local Planning Agency, and the City Council for the City of Pinellas Park, Florida have reviewed and held public hearings on said request.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AS FOLLOWS:

SECTION ONE: That the City Council of the City of Pinellas Park hereby amends the City's Official Zoning Map and changes the following described property from Rural Residential (RR) to Single-Family Residential (R-3) with a Residential Planned Unit Development (RPUD) overlay:

THOSE PARCELS LEGALLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

For the purposes of Section 18-1529, Planned Unit Development District, of the City's Land Development Code, the Single-Family Residential (R-3) Zoning District shall be considered the underlying zoning on the aforementioned property at the time of rezoning to Residential Planned Unit Development (RPUD).

SECTION TWO: That the Master Plan and Supporting Documentation for the Residential Planned Unit Development (RPUD) are adopted for the purpose of controlling development on the 3.4 acres MOL parcels of land described as follows:

THOSE PARCELS LEGALLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

The following attached Exhibit "B" shall be controlling as to the development of said residential property, and is approved as part of this ordinance as:

EXHIBIT "B" - MASTER PLAN

And, that the following conditions of approval be passed:

1. Development controls are established through the development order, consisting of the application, staff report, and preliminary and final site plans along with any accompanying text or graphics constituting land development regulations applicable to the subject site. The submitted site plan, prepared by Northside Engineering, Inc., and last revised November 14, 2024 and as may be directed by City Council to revise as a result of their review, shall be accepted as the controlling site plan for the development. All regulations not addressed in the site plan and supporting documentation shall default to the Code in effect at the time of Residential Planned Unit Development (RPUD) adoption.
2. Upon written request prior to the expiration of a development phase, the Planning and Development Services Director may approve an extension of up to one year.
3. The developer shall perform a sanitary sewer study for Lift Station 56 to determine capacity and projected impacts of the proposed development. Based on the findings of this study, the City may require the developer to perform upgrades to the facility.

SECTION THREE: That the City Council does hereby certify that this ordinance is consistent with the City's Comprehensive Plan and elements thereof adopted pursuant to the Local Government

Comprehensive Planning and Land Development Regulation Act.

SECTION FOUR: That all ordinances, or parts of ordinances, in conflict with the provisions of this ordinance are hereby repealed insofar as the same affect this ordinance.

SECTION FIVE: That this ordinance shall become effective immediately upon its final passage and approval.

PUBLISHED THE _____ DAY OF _____, 2025.

FIRST READING _____ DAY OF _____, 2025.

PUBLIC HEARING THE _____ DAY OF _____, 2025.

PASSED THIS _____ DAY OF _____, 2025.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS _____ DAY OF _____, 2025.

ATTEST:

Sandra L. Bradbury
MAYOR

Jennifer R. Carfagno, MMC
CITY CLERK

EXHIBIT "A"

LEGAL DESCRIPTIONS

PARCEL NO. 17-30-16-69750-100-1809

(PER O.R. 22896, pg. 2440)

NORTH 115.5 FEET OF THE SOUTH 231 FEET OF FARM 18, SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN BY PLAT OF PINELLAS FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

&

PARCEL NO. 17-30-16-69750-100-1806

(PER O.R. 22894, PG. 291)

THE SOUTH 115.5 FEET OF FARM 18, IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS FARMS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 7, PAGES 4 AND 5, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

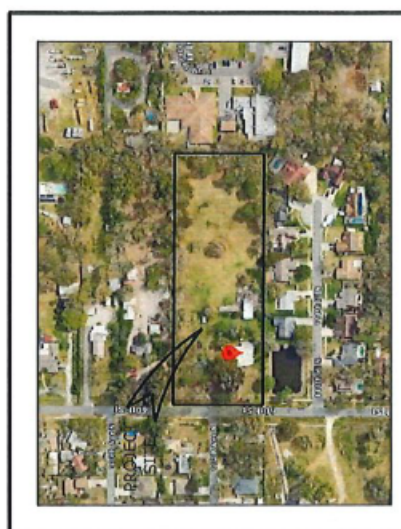
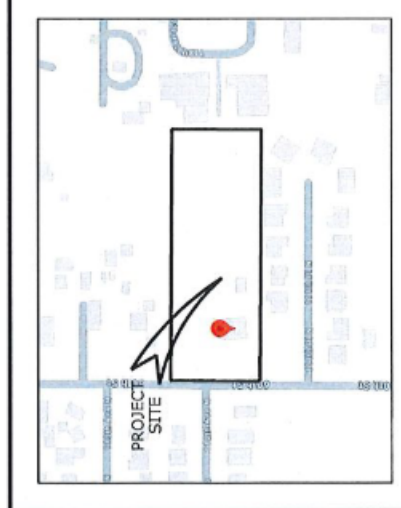
Exhibit "B"

MASTER SITE PLAN

(Prepared and submitted by Northside Engineering, Inc.
and last revised on November 14, 2024)

PINELLAS PARK SUBDIVISION

**SECTION 17 - TOWNSHIP 30 S - RANGE 16 E
PARCEL NO. 17-30-16-69750-100-1806
17-30-16-69750-100-1809
CITY OF PINELLAS PARK, FLORIDA**



STREET MAP

AERIAL MAP

INDEX OF SHEETS	
C1.1	CIVIL SITE DATA
C3.1	PROPOSED SITE PLAN

LEGAL DESCRIPTION

PARCEL NO. 17-30-16-69750-100-1806
SECTION 17, TOWNSHIP 30 S, RANGE 16 E, PINELLAS COUNTY, FLORIDA
PART OF PARCEL NO. 17-30-16-69750-100-1806, TOWNSHIP 30 S, RANGE 16 E, PINELLAS COUNTY, FLORIDA
PART OF PARCEL NO. 17-30-16-69750-100-1809, TOWNSHIP 30 S, RANGE 16 E, PINELLAS COUNTY, FLORIDA
PART OF PARCEL NO. 17-30-16-69750-100-1806, TOWNSHIP 30 S, RANGE 16 E, PINELLAS COUNTY, FLORIDA
PART OF PARCEL NO. 17-30-16-69750-100-1809, TOWNSHIP 30 S, RANGE 16 E, PINELLAS COUNTY, FLORIDA
PART OF PARCEL NO. 17-30-16-69750-100-1806, TOWNSHIP 30 S, RANGE 16 E, PINELLAS COUNTY, FLORIDA
PART OF PARCEL NO. 17-30-16-69750-100-1809, TOWNSHIP 30 S, RANGE 16 E, PINELLAS COUNTY, FLORIDA

OWNER CONTACT

877 DEVELOPMENT'S LLC
6391 48TH ST N
PINELLAS PARK, FL 33781-5721

DESIGN PROFESSIONALS

SHAWN L. HARRIS, P.E.
NORTHSHORE ENGINEERING, INC.
1127 60TH ST
PINELLAS PARK, FLORIDA 33782
727-493-8888

FLOOD ZONE INFORMATION

PARCEL NUMBER: 17-30-16-69750-100-1806
FLOOD ZONE: X-1 (SPECIAL FLOOD HAZARD AREA)

SITE DATA			
MATRIX	EXISTING	PROPOSED	ALLOWED/CODE
ZONING:	SR	R-3	OK
USAGE:	SINGLE-FAMILY HOME / VACANT	SINGLE-FAMILY SUBDIVISION	OK
LAND USE:	RL	RL	OK
LOT AREA (GROSS):	146,054 S.F. (3.27 ACRES)	146,204 S.F. (3.33 ACRES)	10,000 S.F. (MIN)
LOT WIDTH:	72'	72' MIN.	75' (MIN WITH PAD APPLICATION)
LOT DEPTH:	221'	137' MIN.	102' (MIN)
BUILDING COVERAGE:	3,100 S.F.	-	-
DEVELOP:	1 UNIT	14 UNITS	43 UNITS PER ACRE (14.75 UNIT MAX)
BLDG. FOOTPRINT:	82.7 (BACT)	SEE SHEET C-2	22' (MIN)
SEE:	30.7 (BOUND)	SEE SHEET C-1	12' (MIN)
SEE:	22' (NORTH)	SEE SHEET C-1	12' (MIN)
SEE:	22' (SOUTH)	SEE SHEET C-1	12' (MIN)
SEE:	22' (WEST)	SEE SHEET C-1	12' (MIN)
BLDG. HEIGHT:	1-STY	20' MAX.	20' (MAX)
VEHICULAR USE AREA (UVA):	-	18,354.8 S.F.	-
INTERIOR LANDSCAPING:	-	-	-
IMPERVIOUS SURFACE RATIO:	4,398 S.F.	71,226.3 S.F.	6.01 (MAX)
TOTAL GRADE COV. S.F. OF BRUSH SITE:	145,041 S.F.	71,226.3 S.F.	60% (MIN)
PAVING:	-	25 SPACES	25 SPACES
PARKING CALCULATIONS: 1 PER UNIT + 25 SPACES			



AGENCY RESPONSE STAMPS

REZ-2025-00001
PUD-1025-00001

Northside Engineering, Inc.

209 South Royal Palm, Suite 200
West Palm Beach, FL 33411
Tel: 561-833-8888
Fax: 561-833-8889
www.northsideeng.com

PROJECT # 2431
ISSUE DATE: 10/20/24
REVISIONS:
NO. DATE DESCRIPTION
1 11/17/24 ISSUE DRAWING

PROJECT # 2431
ISSUE DATE: 10/20/24
REVISIONS:
NO. DATE DESCRIPTION
1 11/17/24 ISSUE DRAWING

CIVIL SITE DATA

PINELLAS PARK SUBDIVISION
1127 60TH ST.
PINELLAS PARK, FL 33782

Northside Engineering, Inc.

G1.1



CITY HALL - P.O.Box 1100
PINELLAS PARK, FL 33780-1100

Please Respond To:

James W. Denhardt
City Attorney
Law Offices of James W. Denhardt
2700 First Avenue North
St. Petersburg, Florida 33713
(727) 327-3400 - Telephone

November 25, 2024

Mr. Bob Bernhart
Senior Planner
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100

RE: City Document #24-294
Ordinance REZ-2025-00001 and PUD-1025-00001

Dear Mr. Bernhart:

We have received and reviewed the above-referenced Ordinance for a Rezoning and a Residential Planned Unit Development for Parcel Nos. 17-30-16-69750-100-1809 and 17-30-16-69750-100-1806. Assuming that the legal description contained in Exhibit A is correct, our office would approve of the proposed Ordinance as to form and correctness.

Very truly yours,

James W. Denhardt
City Attorney

cc: Bart Diebold, City Manager
Jennifer Carfagno, MMC, City Clerk
Dan Hubbard, Asst. City Manager
Nick Colonna, Community Development Administrator
Aaron Petersen, Asst. Community Development Administrator
Erica Lindquist, Planning & Development Services Director

JWD/dh

24-250.20241125.LBB.Ord REZ-2025-00001.wpd



Robert Bernhart <rbernhart@pinellas-park.com>

RE: REZ-2025-00001 & PUD-1025-00001 Legal Desc. Review

1 message

McKay, Michael <mmckay@georgefyoung.com> Fri, Nov 8, 2024 at 2:35 PM
To: Robert Bernhart <rbernhart@pinellas-park.com>
Cc: "Hatch, Trevor" <thatch@georgefyoung.com>, "Kent, Lewis D" <lkent@georgefyoung.com>, Aaron Petersen <APetersen@pinellas-park.com>

Robert,

You should be good to go.

Enjoy your weekend,

Michael McKay

Senior Survey Project Manager

Phone: (727) 822-4317

Cell: (727) 318-0306

GEORGE F YOUNG

299 Dr. Martin Luther King Jr. St. N., St. Petersburg, FL 33701

<https://link.edgepilot.com/s/d0adc095/LTI3698dvUCcFqZzZxI6DA?u=http://www.georgefyoung.com/>

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From: Robert Bernhart <rbernhart@pinellas-park.com>
Sent: Friday, November 8, 2024 2:34 PM
To: McKay, Michael <mmckay@georgefyoung.com>



I. APPLICATION DATA

A. **Case Number:** REZ-2025-00001 and PUD-1025-00001

B. **Location:** 11227 60th Street N. (Parcel Nos. 17-30-16-69750-100-1809 and 17-30-16-69750-100-1806)

C. **Request:**

REZ-2025-00001: Rezone from Rural Residential (RR) to Single-Family Residential (R-3) Zoning District for a proposed 14-lot single-family subdivision.

PUD-1025-00001: Residential Planned Unit Development (RPUD) overlay to develop a 14-lot single-family subdivision, with waivers to lot area, lot dimensions, front yard setbacks, lot coverage requirements, and the creation of a private right-of-way.

D. **Applicant/Authorized Agent:** Northside Engineering, Inc.

E. **Property Owner:** BT7 Developments LLC (Bruce To)

F. **Legal Ad Text:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP BY PROVIDING FOR A CHANGE IN THE ZONING DISTRICT FOR A CERTAIN PARCEL OF LAND GENERALLY LOCATED AT PARCEL NO. 17-30-16-69750-100-1809 AND 17-30-16-69750-100-1806 AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; CHANGING THE ZONING DISTRICT FROM RURAL RESIDENTIAL (RR) TO SINGLE-FAMILY RESIDENTIAL (R-3) AND ADOPTING A MASTER PLAN AND SUPPORTING DOCUMENTATION FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) OVERLAY WITH UNDERLYING SINGLE-FAMILY RESIDENTIAL (R-3) ZONING FOR A FOURTEEN (14) LOT SINGLE-FAMILY SUBDIVISION; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

G. **PARC Meeting:** October 29, 2024

H. **Public Hearings:**

Planning & Zoning Commission Hearing Date: December 5, 2024

Advertising Date: November 20, 2024

City Council Hearing Date (1st Reading): January 9, 2025

City Council Hearing Date: January 23, 2025

Advertising Date: January 8, 2025

II. BACKGROUND INFORMATION

A. **Case Summary:**

The applicant is requesting to rezone the 3.41-acre parcel from Rural Residential (RR) to Single-Family Residential (R-3) with a Residential Planned Unit Development (RPUD) overlay to develop a gated 14-lot

single-family subdivision. The existing land use designation is Residential Low (RL), which is compatible with the proposed R-3 zoning.

The subject property is surrounded primarily by residential lots of various sizes and zoning designations, with Single-Family Residential (R-2) zoning to the south; Residential Estate (RE) zoning to the north; Manufactured Home Subdivision (T-1) zoning to the west; and Public (P) zoning to the east, where a healthcare facility currently operates.

The existing RR zoning has a maximum density of 2.1 units per acre, which would allow for seven units. The applicant is proposing to rezone the property to R-3, which has a maximum density of 4.3 units per acre, and would allow for a maximum of 14 units, matching the density the applicant is proposing.

The applicant is requesting relief, through the PUD, to lot width, depth, and area requirements. Single-Family Residential (R-3) requires a **minimum lot width of 80 feet, a minimum lot depth of 100 feet, and a minimum lot area of 10,000 square feet**. The applicant is proposing the following:

Lots 1-6 & 9-14

- Lot Area: 8,448-8,880 square feet (*does not meet min. area*)
- Lot Width: 75 feet (*does not meet min. width*)
- Lot Depth: 107.3-123.8 feet (*meets min. depth*)

Lots 7-8

- Lot Area: 10,380-10,410 square feet (*meets min. area*)
- Lot Width: 90' feet (~105' at front setback line) (*meets min. width*)
- Lot Depth: 115.3'-115.7' feet (*meets min. depth*)

Relief is also being requested to front yard setbacks and lot coverage requirements for specific interior lots along the proposed cul-de-sac. R-3 zoning requires a **minimum 25-foot front setback and 60% is the maximum lot coverage for single-family dwellings**. The applicant is proposing the following:

Lots 6 & 10

- 61.1% lot coverage

Lots 6-9

- 10-foot front setback

The proposed development would not dedicate its internal roadway as public right-of-way; this access would be private and maintained exclusively by the property owners and HOA. Right-of-way will be dedicated along 60th Street North as required by the City's Subdivision regulations. Two retention ponds are proposed at the entrance to the subdivision along 60th Street North, with one featuring a boardwalk amenity.

- B. Site Area:** 148,540 square feet / 3.41 acres (to be reduced upon ROW dedication)
- C. Property History:** Both parcels were portions of Farm 18 from the original 1912 Pinellas Farms plat. The existing single-family home on the southern parcel was built in 1956. The properties were annexed into the City, along with several others, in 1990.
- D. Existing Use:** The northern parcel is vacant/undeveloped and the southern parcel is developed with a single-family home and an accessory structure.
- E. Proposed Uses:** Single-Family Detached Residential Subdivision (14 lots)
- F. Current Land Use:** Residential Low (RL)
- G. Current Zoning District:** Rural Residential (RR)
- H. Proposed Zoning District:** Single-Family Residential (R-3) with RPUD Overlay

- I. **Flood Zone:** The subject property is located in Flood Zone X, which is a low-risk flood zone.
- J. **Evacuation Zone:** This property is in Evacuation Zone D, which is the fourth level to evacuate in preparation for a storm. Zone D is evacuated when storm surge height is predicted to be up to 28 feet.
- K. **Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	RE	RL	Residential
South	R-2	RL	Residential
East	P	INS	Healthcare Facility
West	T-1	RL	Residential

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. **Land Use Designation / Comprehensive Plan Policies:**

1. **Land Use Purpose / Intent:**

- To depict areas that are now developed, or appropriate to be developed, in a low density or moderately dense residential manner and
- To recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities; transportation facilities, including transit; and natural resources of such areas.

2. **Key Standards:**

Use Characteristics – Those uses appropriate to and consistent with these categories include:

Permitted Uses Not Subject to Acreage Thresholds – Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), F.S.; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden.

• *Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the applicable acreage maximum shall require a Future Land Use Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply:*

- o *Uses Subject to One Acre Maximum – Office; Personal Service/Office Support; Retail Commercial.*
- o *Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Transportation/Utility.*
- o *Uses Subject to Five Acre Maximum – Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2 of the Countywide Plan Rules).*

Locational Characteristics - *These categories are generally appropriate to suburban areas near or in proximity to urban activity centers; in close, walkable, or bikeable proximity to low-intensity neighborhood servicing uses and low to mid-intensity and density mixed-use areas; in areas where use and development characteristics are residential in nature; and in areas serving as a transition between rural or suburban to more urban residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial and highway network.*

Scenic/Noncommercial Corridor (SNCC) - *Amendments to Residential Low Medium in SNCCs are governed by Section 6.5.4.1.4 of the Countywide Plan Rules, which restricts the Countywide Plan category associated with these categories and their permitted uses to certain SNCC classifications.*

3. **Relevant Policies:**

POLICY LU.1.1.3

Through the Zoning Map, fulfill the vision for the City by establishing urban, suburban, and agrarian/equestrian/natural context zones. Uses and structures facing each other on the same block should be similar in form and scale to ensure compatibility.

POLICY LU.1.4.1

Ensure that proposed development considered for approval conforms with existing and planned support facilities, (sanitary sewer, solid waste, drainage, and potable water), and that such facilities and services will be available, at the adopted level of service standards, concurrent with the impacts of development.

OBJECTIVE LU.1.12

Ensure that development improves quality of life and is consistent with the Comprehensive Plan, Gateway Master Plan, and Community Redevelopment Plan through the site plan review process.

POLICY SS.2.1.3

New development will comply with Article 16 of the Land Development Code, ensuring that the LOS for sewer facilities that serve the development can be maintained.

POLICY H.1.1.2

Continue, through the Comprehensive Plan and the Land Development Code regulations, to support a land use pattern and land use decisions that provide for diverse housing opportunities and choices at varying densities and locations, while ensuring the provision of adequate public services, utilities, and amenities.

POLICY H.1.1.3

Through utilization of Planned Unit Developments, subdivision regulations, and other provisions of the Land Development Code, continue to encourage innovative housing development techniques that contribute to livability, mobility, cost efficiency, and sustainability.

4. Staff Analysis:

The proposed rezoning and PUD would promote residential development that is compatible with the neighborhood and surrounding uses. The provision of adequate utilities is addressed in the proposed PUD.

Rezoning to R-3 with an RPUD overlay is consistent with the current Land Use designation and with the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

B. Zoning District / Land Development Code Standards:

1. Proposed Zoning District Purpose / Intent:

The "R-3" Single-family Residential District is established to identify and to stabilize those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a low density, urban low density and low medium density, single-family residential environment. This district is limited primarily to single-family detached dwellings, together with accessory uses and public facilities customary for such an environment. This district is appropriate for areas designated on the Official Land Use Plan Map as Residential Low (RL), Residential Urban (RU) or Residential Low Medium (RLM).

The Planned Unit Development District (PUD) serves as an overlay to existing zoning classifications. In this role, the PUD provides an alternative to conventional zoning districts, at the property owner's option. The PUD may be established at appropriate locations and in accordance with the Comprehensive Plan and Land Development Regulations of the City of Pinellas Park. In fulfillment of this intent, the PUD provides standards and guidelines by which flexibility may be accomplished so that:

- (A) A creative approach may be taken for the development of large tracts of land and the redevelopment of older, smaller areas.*
- (B) More open space may be accomplished than would be possible through the strict application of the provisions of this Article.*
- (C) Land may be used more efficiently, resulting in smaller networks of utilities and streets, consequently reducing construction and maintenance costs.*

- (D) Harmonious development of the site and the surrounding areas, community facilities, and traffic circulation can be encouraged.
- (E) Non-traditional lot layout or site design may be permitted.

The development guidelines are provided as a basis from which a typical PUD can proceed. However, City Council retains the absolute authority to establish limitations and regulations thereon for the benefit of the public health, welfare and safety, and may modify these guidelines based on the merits of the project, the character of the surrounding area and potential adverse impacts on this area, size, configuration, and natural features of the land to be developed, adequacy of off-site improvements, traffic impact and nature of the proposed development. Where there are conflicts between these PUD regulations and general zoning, subdivision, or other applicable regulations of the City of Pinellas Park, those adopted by and shown on an adopted Master Plan, as defined herein, shall govern.

2. Key Standards:

SECTION 18-1511. - "R-3" SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 18-1511.2. - DENSITY REGULATIONS.

A maximum of four and three-tenths (4.3) dwelling units per net acre shall be permitted in the "R-3" Single-family Residential District.

For lots located within the Residential Low (RL), Residential Urban (RU) and Residential Low Medium (RLM) Land Use Plan Map categories, public/semi-public uses (except Public Educational Facilities) shall not exceed a maximum area of five (5) gross acres. Ancillary nonresidential or Transportation/Utility uses shall not exceed three (3) acres. Any such use, alone or when added to existing abutting or functionally abutting like uses, which exceeds the threshold stated above shall require a Land Use Plan Map amendment to Institutional (I), Transportation/Utility (T/U), or other future land use plan category (as appropriate), which shall include such use and all abutting or functionally abutting like uses.

Sec. 18-1511.3. - PERMITTED AND CONDITIONAL USES.

Land Use	Approval Type	Conditions
Dwellings, Single-family Detached	P	

Sec. 18-1511.4. - DIMENSIONAL AND AREA REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS.

1. Lot Area: Ten thousand (10,000) square feet.
2. Lot Width: Eighty (80) feet, except on a corner ninety-five (95) feet is required.
3. Lot Depth: One hundred (100) feet.
4. Lots not meeting the lot area, width or depth requirements of this Section and having been of record prior to December 10, 1970 may be used for a permitted or conditional use provided that all other dimensional regulations will apply.

(B) MINIMUM YARD SETBACK REQUIREMENTS.

1. Front Yard Setback: Twenty-five (25) feet.
2. Secondary Front Yard Setback: Twenty-five (25) feet. Where the provisions of Section 18-1504.4, "Nonconforming Lots" apply, the secondary front yard may be reduced to a minimum of fifteen (15) feet.
3. Side Yard Setback: Ten (10) feet. Where the provisions of Section 18-1504.4, "Nonconforming Lots" apply, side yards may be reduced to a minimum of ten (10) feet on one side and five (5) feet on the other side.
4. Rear Yard Setback: Twenty (20) feet.
5. For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."
6. Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.
7. Refer to Section 18-1504.3(G)(2) for special yard setbacks to apply for additions to buildings in existence as of August 14, 1997.

(C) MINIMUM LIVEABLE FLOOR AREA. One thousand (1,000) square feet.

- (D) **MAXIMUM BUILDING HEIGHT.** Thirty-five (35) feet. See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.
- (E) **MAXIMUM LOT COVERAGE.** Nonresidential Uses: Fifty-five (55) percent in RL or RU; sixty-five (65) percent in RLM.
- (F) **FLOOR AREA RATIO.**
 - 1. Nonresidential Uses:
 - (a) Thirty-hundredths (0.30) in RL or RU.
 - (b) Forty-hundredths (0.40) in RLM.

SECTION 18-1529. - PLANNED UNIT DEVELOPMENT DISTRICT

Sec. 18-1529.8. - RESIDENTIAL PUD.

- (A) **LOCATION.** The Residential PUD (RPUD) overlay shall only be assigned to those areas where the underlying zoning district(s) permit residential development and the primary intended use of the property is residential.
- (B) **USES.** The uses permitted in RPUD districts shall be limited to those "permitted" or "conditional uses" allowed by the underlying zoning district and Land Use Plan Map designation existing on the subject property at the time of application to rezone to RPUD. In addition to those "permitted" and "conditional uses", the following uses may be approved:
 - 1. Duplex dwellings.
 - 2. Multifamily dwellings.
 - 3. Zero lot line dwellings.
 - 4. Nursing homes, convalescent homes and sanitariums.
 - 5. Community Residential Home (more than fourteen (14) residents).
 - 6. Attached singled family dwellings.
 - 7. Conditional uses shall adhere to the applicable provisions of Section 18-1531 of this Article.
 - 8. Nonresidential uses are permitted only in RPUD's of five (5) acres or more and shall include only those uses allowed as a permitted or conditional use by the underlying zoning district and Land Use Plan Map category. For parcels located within the Residential/Office/Retail (ROR) land use plan map category, public/semi-public uses shall not exceed a maximum area of three (3) acres for "Transportation/Utility Uses" and five (5) acres for "Institutional Uses" (except that Public Educational Facilities are not subject to this threshold).
- (C) **DIMENSIONAL REGULATIONS.**
 - 1. Lot Area, Lot Depth and Width, Setback Regulations, Height Requirements. See underlying Zoning District for dimensional regulation guidelines.
 - 2. Should the established regulations be inappropriate for non-traditional lot layout or site design (i.e. mixed use development, cluster homes, zero lot line, etc.) the following guidelines are established.
 - (a) No minimum lot size. However, justification for the deviation from established regulations of the underlying zoning district shall be provided. In addition, residential developments which propose lot areas less than the minimum lot sizes shall provide usable open space based on the difference between the stated minimum lot area and the proposed lot area, said open space to be located within said plat or phase where the alternative style is proposed.
 - (b) Structural setbacks. In determining flexible setbacks, a variety of criteria will be considered including, but not limited to, the character of the surrounding area (zoning and existing land uses), size, configuration and natural features of the land to be developed, potential impact on abutting development, and the nature of the proposed development.

Exception: Zero lot line development shall meet the following minimum setback requirements:

 - (1) Side Yard Setbacks: Zero (0) feet on one side and five (5) feet on the other.
 - (2) No openings may be located in the on-the-line-wall.
 - (3) The on-the-line-wall shall be constructed with low maintenance decorative masonry or masonry veneer, or any other material as permitted by the adopted Florida Building Code based on type of construction.
 - (4) The on-the-line wall shall not be located adjacent to a public right-of-way.
 - (5) An easement for maintenance purposes shall be provided.
 - (c) Height. Flexibility in building height will be allowed provided that the proposed height is compatible with the surrounding neighborhood. Increased setbacks and buffering to compensate for added building height may be considered to reduce the impact on abutting properties.
 - (d) Minimum Livable Floor Area.

Single-family Attached		Multifamily	
# of bedrooms	Req. interior floor space	# of bedrooms	Req. interior floor space
Efficiency	650	Efficiency	500
One (1)	750	One (1)	650
Two (2)	850	Two (2)	750
Three (3) or more	1,000	Three (3)	900

Single-Family Detached: One thousand (1,000) square feet.

Zero Lot Line: Eight hundred fifty (850) square feet.

- (D) **DENSITY.** The net density of the PUD shall not exceed that allowed by the underlying zoning districts unless subject to a density bonus authorized by this Chapter in conformance with the comprehensive plan.
- (E) **RECREATIONAL FACILITIES.**
1. At the time of consideration of the Master Plan for an RPUD, City Council will review the suitability of any recreational facilities proposed for the development. This review will be based on the size of the development, the demographics of the anticipated population, and proximity to existing or proposed public recreational facilities.
 2. The location, type, and size of the proposed recreational facilities as well as their development schedule shall be incorporated into the Master Plan.
 3. After review of the proposed recreational facilities, City Council may approve the recreational facilities as proposed or may approve alternative types and locations of recreational facilities.
 4. Parkland dedication credit for any recreational facilities provided as part of the RPUD shall be calculated pursuant to Article 3 of this Land Development Code.
 5. Onsite Meeting Hall.
 - (a) In any RPUD of eighty (80) residential units or more and which has a homeowners or condominium association which requires an annual meeting, an onsite meeting hall shall be provided.
 - (b) The meeting hall shall be large enough to accommodate the number of unit owners which constitute a quorum as established in Florida Statutes or by the bylaws of the homeowners association or condominium.
 - (c) The requirement for an onsite meeting hall may be waived by City Council upon a finding that the size and nature of the development, the demographics of the anticipated population, and the availability of adequate alternative meeting locations render the requirement of an onsite meeting hall unnecessary.

Section 18-1539. - AMENDMENTS TO ARTICLE 15, "ZONING CODE" & OFFICIAL ZONING MAP

Sec. 18-1539.1. - APPLICABILITY.

The regulations, restrictions, and boundaries set forth in this Article 15 "Zoning Code" may from time to time be amended, supplemented, changed, or repealed in accordance with the following regulations.

Sec. 18-1539.2. - PROCEDURE.

- (A) **APPLICATION FILING.** Petitions for amendment to Article 15 and the Official Zoning Map shall be filed on forms provided by the City and shall be submitted to the Zoning Division.
1. An application for amendment to the text of Article 15 may be filed only by the City Council or the City Manager. The CRA, Board of Adjustment and Planning and Zoning Commission may make recommendations to the City Council for amendment to Article 15.
 2. An application for amendment to the Official Zoning Map may be filed only by the City Council, City Manager, or by an owner of real property that is located within the City. The CRA, Board of Adjustment and Planning and Zoning Commission may make recommendations to the City Council for amendment to the Official Zoning Map.
- (B) **PUBLIC NOTICE.** Notice of the public hearing shall be given as provided under Section 18-1534, "Public Notice Requirements".
- (C) **PUBLIC HEARING PROCEDURE.**
1. The Planning and Zoning Commission shall hear the application at a public hearing, acting in an advisory capacity to the City Council as the Local Planning Agency when required by F.S. ch. 163, pt. II. The Planning and Zoning Commission shall submit written reasons for its recommendations, and its determinations related to the application review criteria listed in Section 18-1539.3, "Review Criteria", below.

2. *The City Council shall hear the application during a separate public hearing and shall consider the recommendation of the Local Planning Agency if applicable in its decision to approve or deny the application.*
 3. *Public hearings for map amendments shall be conducted pursuant to the quasi-judicial procedures set forth in Resolution No. 94-65 unless otherwise determined by the City Attorney. Public hearings for text amendments are legislative in nature, and are not subject to quasi-judicial procedures.*
- (D) *BURDEN OF PROOF. The applicant shall bear the burden of demonstrating, by competent substantial evidence that the evidence on the record demonstrates that a map amendment should be granted.*
- (E) *ADOPTION. Amendments to the Official Zoning Map and to Article 15 shall be by Ordinance of the City Council.*

Sec. 18-1539.3. - REVIEW CRITERIA.

- (A) *For amendments to Article 15, the Planning and Zoning Commission and City Council shall be guided by the requirement that the amendment be consistent with the Comprehensive Plan.*
- (B) *For map amendments, the Planning and Zoning Commission and City Council shall be guided by the following considerations:*
1. *Whether the available uses to which the property may be put are appropriate to the property under accepted planning practices in question and compatible with existing land uses and planned uses in the area.*
 2. *Whether the numerical and dimensional development requirements which govern the development of the property will sufficiently safeguard the integrity and character of the area.*
 3. *Whether the amendment will constitute a grant of special privilege to an individual owner.*
 4. *Whether there are adequate provisions for water supply and treatment, sanitary sewer collection, transmission and treatment, drainage, and solid waste collection and disposal within the service area involved.*
 5. *Whether there are adequate provisions for traffic movement and safety, both vehicular and pedestrian, in the area.*
 6. *Whether there are adequate provisions for schools, parks, and mass transit within the service area involved.*
 7. *Whether the district boundaries are appropriately drawn with due regard to locations and classifications of streets, ownership lines, and existing improvements, or whether there is another error or ambiguity that must be corrected.*
 8. *Whether changed or changing conditions make the adoption of the proposed amendment necessary or appropriate, including but not limited to, substantial reasons that the property cannot be used in accordance with the existing zoning.*
 9. *Whether the amendment will be likely to have an adverse effect on the existing natural environment and natural resources.*
 10. *Whether the proposed amendment is consistent with the Comprehensive Plan and, if applicable, the Community Redevelopment Plan.*

3. Staff Analysis:

The proposed R-3 Zoning District allows single-family detached homes as a permitted use, with a density of 4.3 dwelling units per acre. The applicant is proposing 14 units, which meets the density of the underlying zoning district.

Section 18-1539 of the Land Development Code provides criteria to guide amendments to the Official Zoning Map. Staff finds the following concerning those criteria:

1. The proposed zoning map amendment is compatible with the existing and planned uses in the area.
2. The relief requested through the PUD will have no detrimental impact on adjacent properties. The proposed use will otherwise comply with the requirements of the Single-Family Residential (R-3) Zoning District.
3. There is no special privilege to be granted.
4. The Pinellas Park Public Works Department has approved the proposed PUD Master Plan and all concerns regarding available services have been addressed. A condition of approval to verify capacity of the nearby sanitary sewer lift station and upgrade it if needed is being proposed.

5. Vehicular access to the site is from 60th Street N., with 110th Ave N. approximately 630 feet south of the subject property.
6. Helen Howarth Community Park, Freedom Lake Park, and Granada Circle Park are all within approximately 1-1.25 miles from the subject properties. Mass transit (bus) is available along US Highway 19, less than one half mile from the site. The Pinellas County School District does not foresee an issue providing services for the proposed 14 single-family lots. The three zoned schools are Cross Bayou Elementary, Fitzgerald Middle School, and Pinellas Park High School.
7. District boundaries are appropriate based on locations and classifications of streets, ownership lines, and existing improvements, or whether there is another error or ambiguity that must be corrected.
8. Changing conditions of the neighborhood necessitate the amendment. In order to increase density and allow the proposed 14 single-family dwellings, it is necessary for the applicant to rezone. The subject properties are bounded on two sides by single-family lots of the same or smaller dimensions than those proposed with R-2 (Single-Family) Zoning to the south and T-1 (Manufactured Home Subdivision) to the west. To the north is RE (Residential Estate) Zoning the property to the east is zoned P (Public).
9. The site is not located within designated wetland or preservation areas. The applicant is proposing preservation of at least one large oak tree to maintain streetscape tree canopy.
10. Staff finds that the proposed rezoning request is consistent with the Comprehensive Plan.

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the October 29, 2024 PARC meeting by all relevant departments/divisions. Master meters for utilities and meter compatibility were discussed. All comments have been satisfied.

IV. SUMMARY

A. Findings:


Based on the information and analysis contained in this report, staff finds as follows:

1. Rezoning from Rural Residential (RR) to Single-Family Residential (R-3) with a Residential Planned Unit Development (RPUD) overlay is appropriate based on surrounding zoning;
2. The proposal meets the intent of the proposed Single-Family Residential (R-3) Zoning per the Land Development Code;
3. The requested map amendment is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan, as well as the regulations of the Land Development Code.

B. Staff Recommendation:

Consistent with the above findings, staff recommends **APPROVAL** of case numbers REZ-2025-00001 and PUD-1025-00001, with the following condition:

- The developer shall perform a sanitary sewer study for Lift Station 56 to determine capacity and projected impacts of the proposed development. Based on the findings of this study, the City may require the developer to perform upgrades to the facility.


 Erica Lindquist, AICP, CFM
 Planning & Development Services Director


 Date


 Nick A. Colonna, AICP, Community Development Administrator
 or Aaron Petersen, Asst. Community Development Administrator


 Date

V. ACTION

PLANNING & ZONING COMMISSION – MOVE TO:

A. RECOMMEND APPROVAL

B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):

C. RECOMMEND DENIAL

... of a request to rezone from Rural Residential (RR) to Single-Family Residential (R-3) Zoning District with a Residential Use Planned Unit Development (RPUD) overlay to develop a 14-lot single-family subdivision.

VI. ATTACHMENTS

Exhibit A: Letter of Authorization

Exhibit B: PUD Master Plan

Exhibit C: Survey

Exhibit D: Aerial Map

Exhibit E: Land Use Map

Exhibit F: Zoning Map

Exhibit G: Flood Insurance Rate Map



ADDENDUM

Case Number: REZ-2025-00001 and PUD-1025-00001

PLANNING AND ZONING COMMISSION

On December 5th, 2024, the Planning and Zoning Commission **RECOMMENDED DENIAL** of case numbers REZ-2025-00001 and PUD-1025-00001.

V. ACTION

CITY COUNCIL– MOVE TO:

A. APPROVE:

B. APPROVE WITH CONDITIONS:

C. DENY:

...of a request to rezone properties located at 11227 60th Street North (Parcels 17-30-16-69750-100-1809 and 17-30-16-69750-100-1806) from Rural Residential (RR) to Single-Family Residential (R-3) Zoning with a Residential Planned Unit Development (RPUD) overlay to develop a 14-lot single-family subdivision.

LETTER OF AUTHORIZATION

This letter will serve as authorization for **Housh Ghozae** and **Northside Engineering, Inc.** to act as an agent for: **Pinellas Park Subdivision** and to execute any and all documents related to securing permits and approvals for the construction on the property generally located: 11227 60th Street North (City of Pinellas Park) lying within PINELLAS County, State of FLORIDA.

[Handwritten Signature]
Signature of Property Owner

BRUCE TO
Print Name of Property Owner

5590 64TH AVE NORTH
Address of Property Owner

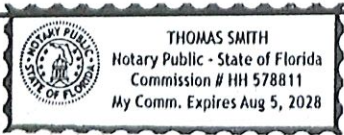
MANAGING MEMBER
Title

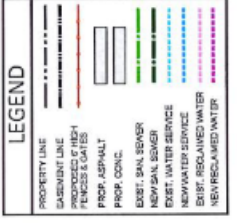
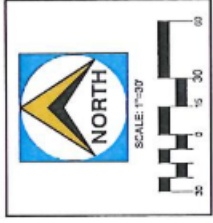
PINELLAS PARK FL 33781
City/State/Zip Code

813-777-5130
Telephone Number

State of Florida The foregoing instrument was acknowledged before me this 18th day
County of Pinellas of October, 2024, by Bruce To, as Managing Member
who is personally known to me or who has produced Known
as identification and who did (did not) take an oath.

Thomas Smith Notary Public
(Signature)
Commission # HH 578811 Expires: Aug 5, 2028
(SEAL ABOVE) Thomas Smith (Name of Notary Typed, Printed or Stamped)

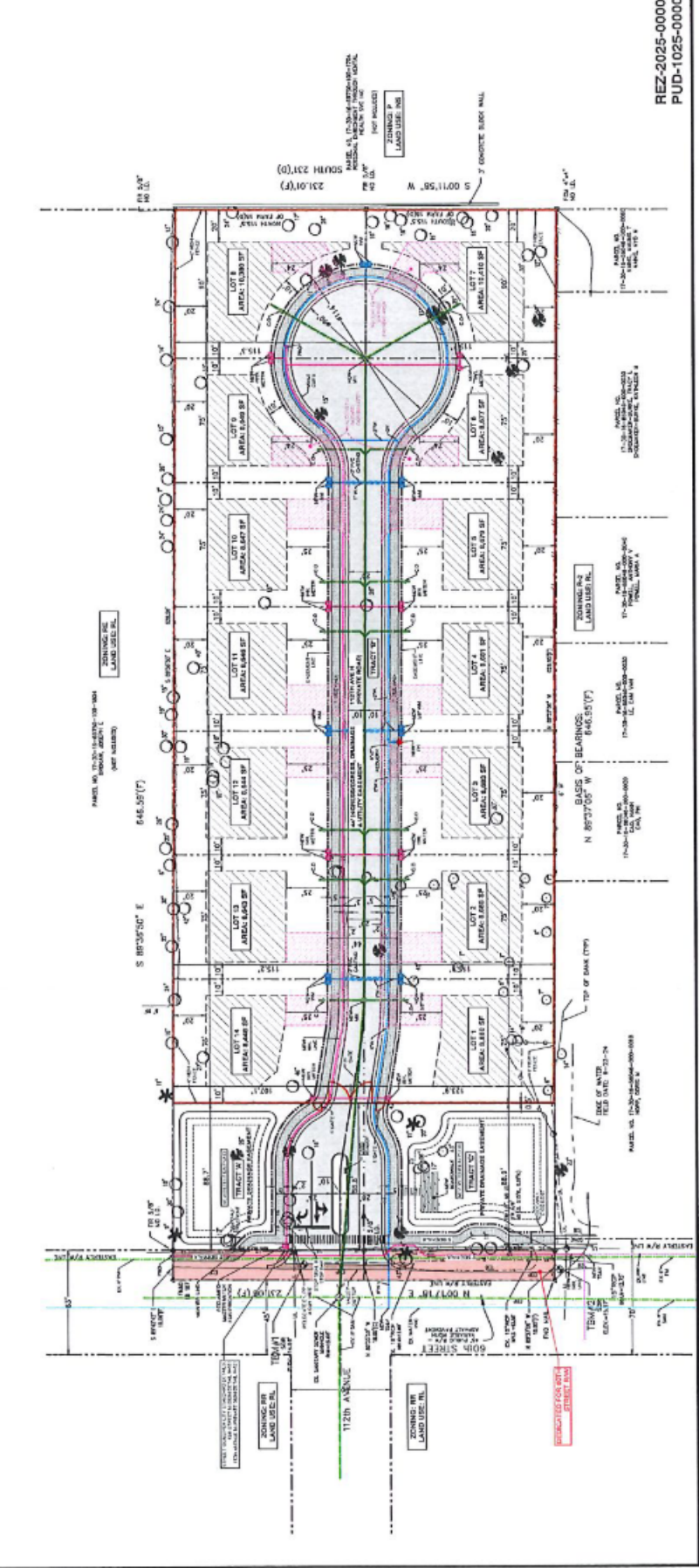
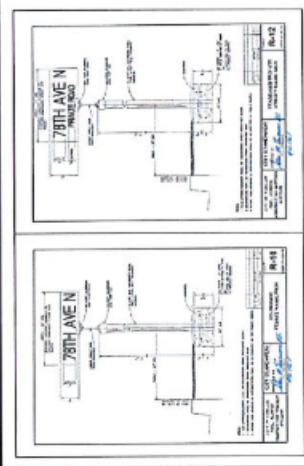
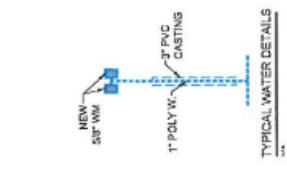




ISR FOR EACH LOT (0.60 MAX.)

LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 8	LOT 10	LOT 11	LOT 12	LOT 13	LOT 14
8,880 SF	8,695 SF	8,893 SF	8,681 SF	8,677 SF	8,677 SF	10,330 SF	8,642 SF	8,642 SF	8,647 SF	8,646 SF	8,644 SF	8,643 SF	8,449 SF
4,625 SF	4,514 SF	4,513 SF	4,511 SF	4,510 SF	5,304 SF	5,289 SF	5,265.6 SF	5,281.7 SF	4,486.5 SF	4,485.5 SF	4,484.5 SF	4,483.5 SF	4,313 SF
0.520	0.520	0.520	0.520	0.520	0.611	0.508	0.507	0.611	0.518	0.519	0.519	0.519	0.510

TOTAL LOT AREA: 145,299.5 SF
 TOTAL ISR = 72,233.3 / 145,299.5 = 0.497



REZ-2025-00001
 PUD-1025-00001

Aerial



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Aerials 2023

- Red: Band_1
- Green: Band_2
- Blue: Band_3

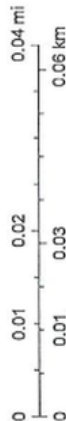
Master Address Points

- Parcels for address labels
- Parcels
- Parcels

Pinellas Park

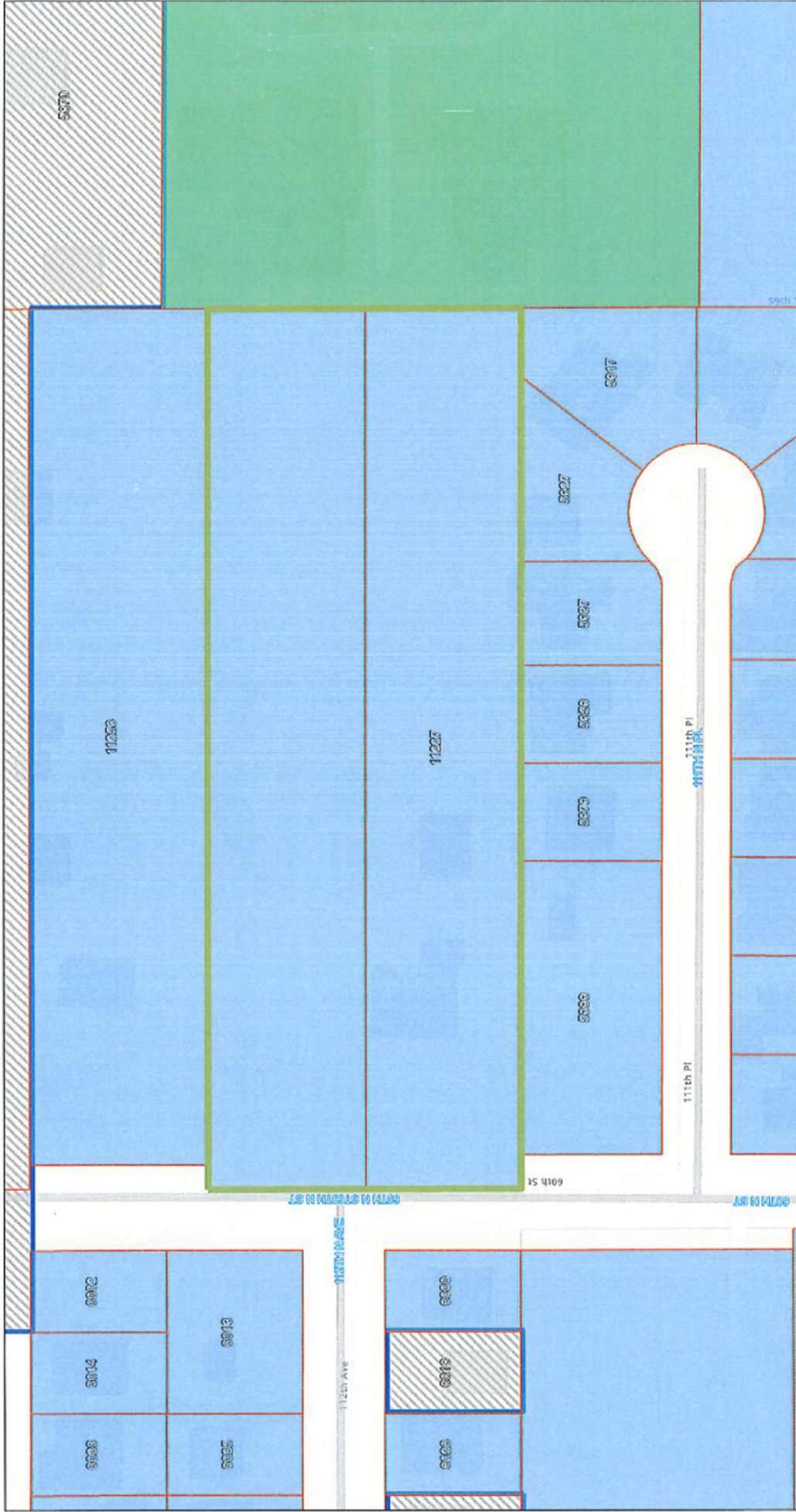
- Centerlines
- Centerline Classes
- Local Street

1:955

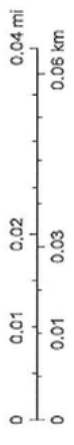


Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastreiber, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, City of Tampa, County of Pinellas, FDEP, ©

Future Land Use



10/14/2024, 5:32:30 PM



- Master Address Points
- Parcels for address labels
- Parcels
- Land Use
 - Institutional - INS
 - Residential Low - RL
 - Pinellas Park
- Centerlines
 - Centerline Classes
 - Local Street
- City of Pinellas Park and Surrounding Unincorporated Areas
 - UNINCORPORATED

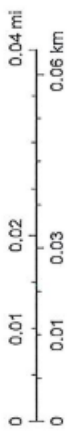
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FIRM

Exhibit G



10/14/2024, 5:33:17 PM



- Master Address Points
- Parcels for address labels
- Parcels
- Pinellas Park
- FEMA Flood Hazard Areas
- 0.2% Annual Chance Flood Hazard (X)
- Area of Minimal Flood Hazard (X)
- Centerlines
- Centerline Classes
- Local Street

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NIMA, Geostatsystems, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, City of Tampa, County of Pinellas, FDEP, ©