



# City of Pinellas Park

## City Council

### Agenda

Thursday, June 22, 2023

6:00 PM

City Council Chambers

#### CALL TO ORDER

#### INVOCATION

#### PLEDGE OF ALLEGIANCE

#### I. DECLARATIONS, PROCLAMATIONS AND PRESENTATIONS

NONE

#### 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 June 8, 2023, as on file in the City Clerk's Office.

Department: City Clerk

Reference Material: [ADA 06.08.2023.CC\\_minutes\\_unapproved](#)

#### III. PUBLIC HEARINGS

P1 ORDINANCE NO. 4198. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, PERTAINING TO ACCESSORY DWELLING UNITS; AMENDING CHAPTER 18, LAND DEVELOPMENT CODE; BY AMENDING SECTION 18-305(A) "RESIDENT POPULATION FACTORS"; BY AMENDING SECTION 18-901 "STANDARD CODES ADOPTED"; BY AMENDING SECTION 18-1502.2(A) "WORDS OR TERMS BEGINNING WITH THE LETTERS "A" THROUGH "E""; BY AMENDING CHAPTER 18, ARTICLE 15, TO CREATE A NEW SECTION 18-1530.28 "ACCESSORY DWELLING UNITS"; BY AMENDING SECTION 18-1531.10(A) "LIST OF CONDITIONAL USES AND REQUIREMENTS"; 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-0223-00003)

PUBLIC HEARING, SECOND AND FINAL READING

(Speaker - Derek Reeves, Long Range Planning Manager)

NOTE: This is an ordinance to amend the Land Development Code to add provisions for Accessory Dwelling Units.

*P1 on 6/8/23 Council agenda.*

ACTION: (Pass - Deny) Ordinance No. 4198. Public hearing, second and final reading.

Department: Community Development

Reference Material: [ADA ADUs Ord, Atty Ltr - LDC-0223-00003 - 6-08-2023](#)

- P2    ORDINANCE NO. 4199.    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 DEFINITIONS FOR BARS, DANCE HALLS, AND NIGHTCLUBS, AND MODIFY THE DEFINITION FOR TAVERNS AND LOUNGES; AMENDING SECTION 18-1502.2 "DEFINITIONS"; 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-0323-00004)**

**PUBLIC HEARING, SECOND AND FINAL READING**

(Speaker - Megan Montesino, Development Review Manager)

NOTE: This is an ordinance to amend section 18-1502.2 of the City's Land Development Code to add "Bars", "Dance Halls", and "Nightclubs" to the list of definitions. The ordinance would also modify the definition of "Taverns and Lounges" to include bars, dance halls, and nightclubs; add retail and restaurants as accessory uses; and provide the ability to host food trucks.

*P2 on 6/8/23 Council agenda.*

ACTION: (Pass - Deny) Ordinance No. 4199. Public hearing, second and final reading.

Department: Community Development

Reference Material: [ADA LDC-0323-00004 - Ord, Atty Letter, SR, Addendum, Exhibit A Draft \(4-pages\) CC 06-08-23](#)

- P3 **ORDINANCE NO. 4202.** 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 ZONING DISTRICT FROM GENERAL COMMERCIAL (B-1) TO HEAVY COMMERCIAL (CH) FOR A CERTAIN PARCEL OF LAND LOCATED AT PARCEL NUMBER 16-30-16-69732-400-5101 AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; 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-2023-00003; Northside Engineering, Inc.)

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

**(Speaker - Megan Montesino, Development Review Manager)**

NOTE: This is an ordinance to rezone a property located at parcel no. 16-30-16-69732-400-5101 from General Commercial (B-1) to Heavy Commercial (CH) in order to combine the property with 10606 49th Street North and 10612 49th Street North.

*R1 on 6/8/23 Council agenda.*

ACTION: (Pass - Deny) Ordinance No. 4202. Public hearing, second and final reading (quasi-judicial).

**Department:** Community Development

**Reference Material:** [ADA REZ-2023-00003 - Ord. Atty Letter, SR, Addendum, Exhibits A-G CC 06-08-23](#)

**IV. CONSENT AGENDA**

- C1 **RESOLUTION NO. 23-10.** A RESOLUTION OF THE CITY OF PINELLAS PARK, FLORIDA APPOINTING ZOE RAWLS AS AN ASSISTANT CITY ATTORNEY

**FIRST AND FINAL READING**

NOTE: Pursuant to the City Charter, Section CC-504, an Assistant City Attorney will need to be appointed by City Council.

ACTION: (Adopt - Deny) Resolution No. 23-10.

**Department:** City Clerk

**Reference Material:** [Asst. City Attorney Resolution](#)

- C2 **ORDINANCE NO. 4203.** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY

OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CITY'S OFFICIAL LAND USE PLAN MAP BY PROVIDING THE LAND USE DESIGNATION OF RESIDENTIAL LOW (RL) FOR CERTAIN LANDS GENERALLY LOCATED AT 5944 107TH TERRACE NORTH AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; 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 (LUPA-0123-00006, Kyle Nagy and Karen McCaffrey)

**FIRST READING PRIOR TO PUBLIC HEARING**

(Speaker - Derek Reeves, Long Range Planning Manager)

NOTE: This is an ordinance to amend the Future Land Use Map designating the Future Land Use category Residential Low (RL) for 5944 107th Terrace North which is to be annexed into the City (companion to case no. AX-2023-00004 Annexation Ordinance and AX-2023-00004 Annexation Agreement).

ACTION: (Pass - Deny) Ordinance No. 4203.

Department: Community Development

Reference Material: [ADA LUPA Ord, Atty Doc, Staff Report, Addendum & Exhibits - LUPA-0123-00006 - 5944 107th Ter 06-08-2023](#)

**C3 AUTHORIZATION FOR THE MAYOR TO SIGN AN ANNEXATION AGREEMENT WITH KYLE NAGY AND KAREN MCCAFFREY (AX-2023-00004) - Located at 5944 107th Terrace North**

NOTE: This is a voluntary annexation of 0.26 acres MOL of contiguous residential property located at 5944 107th Terrace North (companion to case no. LUPA-0123-00006 and case no. AX-2023-00004 Annexation Ordinance).

ACTION: (Approve - Deny) The voluntary annexation of 0.26 acres MOL of residential property owned by Kyle Nagy and Karen McCaffrey located at 5944 107th Terrace North.

Department: Community Development

Reference Material: [ADA AX Agreement, Atty Doc, Staff Rpt, Exhibits, Addendum - AX-2023-00004 5944 107th Ter](#)

- C4 **ORDINANCE NO. 4201.** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ANNEXING INTO THE CITY A CERTAIN PARCEL OF LAND GENERALLY LOCATED AT 5944 107TH TERRACE NORTH TOGETHER WITH THE ADJACENT RIGHT-OF-WAY OF 107TH TERRACE NORTH AND LEGALLY DESCRIBED AND DEPICTED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; PROVIDING FOR AMENDMENT OF THE LEGAL DESCRIPTION OF THE CORPORATE BOUNDARIES OF THE CITY; PROVIDING FOR THE ASSIGNMENT OF CITY ZONING CLASSIFICATION; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES CONFLICTING HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE (AX-2023-00004, Kyle Nagy and Karen McCaffrey)

**FIRST READING PRIOR TO PUBLIC HEARING**

NOTE: This is a voluntary annexation of 0.26 acres MOL of contiguous residential property and the adjacent right-of-way located at 5944 107th Terrace North (companion to case no. LUPA-0123-00006 and AX-2023-00004 Annexation Agreement).

ACTION: (Pass - Deny) Ordinance No. 4201.

**Department:** Community Development

**Reference Material:** [ADA AX Ord, Atty Doc, Staff Report, Addendum, Exhibits - AX-2023-00004 - 5944 107th Ter 6-8-2023](#)

- C5 **AUTHORIZATION FOR THE MAYOR TO SIGN AN ANNEXATION AGREEMENT WITH TY VUU AND ANH VUU (AX-2023-00005) - Located at 5920 107th Terrace North**

NOTE: This is a voluntary annexation of 0.26 acres MOL of contiguous residential property located at 5920 107th Terrace North (companion to case no. LUPA-0123-00007 and case no. AX-2023-00005 Annexation Ordinance).

ACTION: (Approve - Deny) The voluntary annexation of 0.26 acres MOL of residential property owned by Ty Vuu and Anh Vuu located at 5920 107th Terrace North.

**Department:** Community Development

**Reference Material:** [ADA AX Agreemt, Atty Ltr, Staff Report, Addendum, Exhibits - AX2023-00005 5920 107th Ter 06-08-23](#)

- C6 **ORDINANCE NO. 4200.** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ANNEXING INTO THE CITY A CERTAIN PARCEL OF LAND GENERALLY LOCATED AT 5920 107TH TERRACE NORTH TOGETHER WITH THE ADJACENT RIGHT-OF-WAY OF 107TH TERRACE NORTH AND LEGALLY DESCRIBED AND DEPICTED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; PROVIDING FOR AMENDMENT OF THE LEGAL DESCRIPTION OF THE CORPORATE BOUNDARIES OF THE CITY; PROVIDING FOR THE ASSIGNMENT OF CITY ZONING CLASSIFICATION; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES CONFLICTING HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE (AX-2023-00005, Ty Vuu and Anh Vuu)

**FIRST READING PRIOR TO PUBLIC HEARING**

NOTE: This is a voluntary annexation of 0.30 acres MOL of contiguous residential property and adjacent right-of-way located at 5920 107th Terrace North (companion to case no. LUPA-0123-00007 and AX-2023-00005 Annexation Agreement).

ACTION: (Pass - Deny) Ordinance No. 4200.

**Department:** Community Development

**Reference Material:** [ADA AX Ord, Atty Ltr, Staff Report, Addendum Exhibits - AX-2023-00005 5920 107th Ter 06-08-23](#)

- C7 **ORDINANCE NO. 4204.** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CITY'S OFFICIAL LAND USE PLAN MAP BY PROVIDING THE LAND USE DESIGNATION OF RESIDENTIAL LOW (RL) FOR CERTAIN LANDS GENERALLY LOCATED AT 5920 107TH TERRACE NORTH AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; 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 (LUPA-0123-00007, Ty Vuu & Anh Vuu)

**FIRST READING PRIOR TO PUBLIC HEARING**

(Speaker - Derek Reeves, Long Range Planning Manager)

NOTE: This is an ordinance to amend the Future Land Use Map designating the Future Land Use category Residential Low (RL) for 5920 107th Terrace North which is to be annexed into the City (companion to case no. AX-2023-00005 Annexation Ordinance and AX-2023-00005 Annexation Agreement).

ACTION: (Pass - Deny) Ordinance No. 4204.

Department: Community Development

Reference Material: [ADA LUPA Ord, Atty Doc, Staff Report with Exhibits and Addendum - LUPA-0123-00007 \(5920 107th Ter\)](#)

**C8 AUTHORIZATION FOR THE MAYOR TO ACCEPT A WARRANTY DEED FOR PROPERTY FROM THE PINELLAS PARK COMMUNITY REDEVELOPMENT AGENCY TO BE DEDICATED AS RIGHT-OF-WAY - Right-of-way abutting 5667 Park Boulevard, parcel number 28-30-16-71064-013-0100**

NOTE: The Pinellas Park Community Redevelopment Agency (CRA) requests that the City accept a Warranty Deed from the CRA for a segment of right-of-way abutting 5667 Park Boulevard, parcel number 28-30-16-71064-013-0100.

ACTION: (Approve - Deny) Authorization for the Mayor to accept a Warranty Deed for a segment of property to be dedicated as right-of-way from the Pinellas Park Community Redevelopment Agency.

Department: Community Development

Reference Material: [ADA ROW Warranty Deed, Exhibit A \(2-pages\), Atty ltr - 5667 Park Blvd CC 06-22-2023](#)

**C9 AUTHORIZATION FOR THE CITY OF PINELLAS PARK TO ACCEPT AN INGRESS-EGRESS EASEMENT FROM HOME DEPOT U.S.A., INC. - 4040 Park Boulevard, Parcel Number 27/30/16/66300/000/0010**

NOTE: The City of Pinellas Park has requested an ingress-egress easement from Home Depot U.S.A., Inc. to allow access to a City owned pond.

ACTION: (Approve - Deny) Authorization for the City of Pinellas Park to accept an ingress-egress easement from Home Depot U.S.A., Inc. at 4040 Park Boulevard, parcel number 27/30/16/66300/000/0010.

Department: Community Development

Reference Material: [ADA Ingress-Egress Easement, Exhibit A \(3-pages\), Exhibit B, Atty Ltr - Home Depot 4040 Park Blvd CC 06-22-2023](#)

**C10 RECEIPT OF RESIGNATION FROM PLANNING AND ZONING COMMISSION MEMBER - Tracey Schofield**

NOTE: Tracey Schofield submitted his resignation from the Planning and Zoning Commission via email on May 15, 2023. He was originally appointed on April 28, 2022. He will serve until the end of his term, which expires on July 31, 2023.

ACTION: (Accept - Deny) With regret, the resignation of Tracey Schofield from the Planning and Zoning Commission.

Department: Community Development

Reference Material: [ADA P& Z resignation CC 06-22-2023](#)

**C11 REAPPOINTMENT OF PLANNING & ZONING COMMISSION MEMBER - Michael Gustafson**

NOTE: The term for Michael Gustafson will expire on July 31, 2023. He was first appointed on February 24, 2020 and has expressed, via email, an interest in continuing to serve on the Planning and Zoning Commission for another three-year term.

ACTION: (Approve - Deny) The reappointment of Michael Gustafson to serve as a member of the Planning and Zoning Commission for a three-year term to expire July 31, 2026.

Department: Community Development

Reference Material: [ADA Reappointment of Michael Gustafson](#)

**C12 AUTHORIZATION FOR THE MAYOR TO ACCEPT A CONTRACT FROM THE PINELLAS PARK REDEVELOPMENT AGENCY FOR THE SALE OF REAL PROPERTY TO MASTRY'S BREWING CO., PP LLC - 5805 Park Boulevard**

NOTE: The Pinellas Park Community Redevelopment Agency (CRA) requests that the City accept a contract for the sale of real property located at 5805 Park Boulevard, parcel no. 28-30-16-71064-015-0040 and two adjacent parcels; parcel no. 28-30-16-71064-015-0070 and parcel no. 28-30-16-71064-015-0010.

ACTION: (Approve - Deny) Authorization for the Mayor to accept a contract for the sale of real property to Masty's Brewing Co., PP LLC from the Pinellas Park Community Redevelopment Agency.

Department: Community Development

Reference Material: [ADA 5805 Park Blvd Contract](#)

**C13 AUTHORIZATION TO PURCHASE AND SIGN THREE YEAR INSTALLMENT AGREEMENT FOR THE RENEWAL OF SOPHOS SECURITY SYSTEMS - CSPI Technology Solutions Inc.**

NOTE: Authorization to purchase and sign three year master installment agreement for renewal of Sophos Security Systems from CSPI Technology Solutions (1182 East Newport Center Drive, Deerfield Beach, FL 33442) with three yearly installments of \$70,203.30, for a total three year cost of \$210,690.90 to be charged to account no. 501-851-5-331-09.



ACTION: (Approve - Deny) Authorization to purchase and sign three year master installment agreement for Sophos Security Systems from CSPI Technology Solutions (Deerfield Beach, FL 33442) for a three year total of \$210,690.90, to be charged to the appropriate account.

Department: Information Technology

Reference Material: [SOPHOS Three year renewal Master Installment Agreement ADA.pdf](#)

**C14 AMENDING JOINT PROJECT AGREEMENT WITH PINELLAS COUNTY TO CORRECT A SCRIVENER'S ERROR**

NOTE: On May 11, 2023, City Council approved a Joint Project Agreement with Pinellas County to share the costs of design and construction of a bypass force main from 84th Avenue to South Cross Bayou Water Reclamation. Pinellas County has requested a verbiage change to section 5, paragraph 3, 4th sentence to read "approval of he CITY and COUNTY project manager".

ACTION: (Approve - Deny) Authorization to make the requested change to section 5, paragraph 3, 4th sentence to read "approval of the CITY and COUNTY project manager".

Department: Public Works

Reference Material: [Joint Project Agmt with Pinellas County FORCEMAIN](#)

**C15 AUTHORIZATION FOR THE MAYOR TO SIGN A PARTICIPANT AGREEMENT FOR DISASTER DEBRIS COLLECTION & REMOVAL SERVICES - Pinellas County Cooperative Contract RFP No. 22-0617-P(AJM) - Crowder Gulf Joint Venture, Inc.**

NOTE: This authorizes the Mayor to sign a Participant Agreement between the City of Pinellas Park and Crowder Gulf Joint Venture, Inc. (5629 Commerce Blvd E., Mobile, AL 36619) for disaster debris collection & removal services. This firm will provide disaster recovery and debris removal services should a natural disaster occur. These services will be charged to the appropriate account.

ACTION: (Approve - Deny) Authorization for the Mayor to sign a Participant Agreement with Crowder Gulf Joint Venture, Inc. for disaster debris collection & removal services. The participant agreement period will be for five years through February 28, 2028, and the services will be charged to the appropriate account.

Department: Public Works

Reference Material: [A1 Crowder Gulf Joint Venture, Inc. backup](#)

**C16 AUTHORIZATION FOR CHANGE ORDER NO. 1 TO TASK ORDER #01/2021 FOR THE CONTINUING CONTRACT ENGINEERING & ARCHITECTURAL CONSULTANT SERVICES - For RFP 18/012**

NOTE: Change Order No. 1 is recommended to extend the scope of project design boundaries for Lift Station 30's force main. This will include engineering services for civil/site engineering and permitting services for Lift Station 30 force main replacement. The increase in the contract amount totals \$51,052.25; an increase in the contract amount by 37.653 %. The account to be charged will be 301381-562538 21381/573. The final contract amount is \$51,052.25 over the budgeted amount.

ACTION: (Approve - Deny) Authorization for approval and acceptance of Change Order No. 1, for Task Order #01/2021 under the City of Pinellas Park contract no. 18/012, engineering services provided by Advanced Engineering & Design, Inc. An increase in the contract amount of \$51,052.25, for a total adjusted contract amount of \$186,636.50 to be charged to the appropriate account.

Department: Public Works

Reference Material: [Task Order 01-2021 backup](#)

**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.