

ORDINANCE NO. 2025-XX

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 18-1524.5 "ADDITIONAL REGULATIONS" OF ARTICLE 15, ZONING; 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-0925-00018, CITY OF PINELLAS PARK)

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**WHEREAS**, the City of Pinellas Park requests to amend sections of the Land Development Code to consolidate additional regulations pertaining to preliminary site plan approval requirements for "M-1" Light Industrial Zoning District under Article 15, Zoning; 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 proposed ordinance.

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

**SECTION 1:** That Section 18-1524.5 of Chapter 18, of the Land Development Code of the City of Pinellas Park, Florida is hereby amended to read as follows:

- (F) **PRELIMINARY SITE PLAN APPROVAL REQUIREMENTS.** In any case where an "M-1" lot abuts or functionally abuts a residential or mixed-use zoning district, City Council shall review and approve a preliminary site plan pursuant to the procedures and requirements of Section 18-1540, "Preliminary Site Plan Requirements." Additionally, the petitioner shall submit a project narrative detailing the type of development proposed, the hours of operation, and the characteristics of operation of the development, including the amount and type of traffic (passenger cars and heavy trucks) anticipated. ~~All preliminary site plans, final site plans, engineering permits and architectural plans shall demonstrate conformance with the locational design standards in Section 18-1524(F) or (G) as appropriate.~~ Minor amendments to site plans that remain consistent with these Locational Design Standards may be approved by the ~~City Manager or his designee~~ City Manager, or their designee.
1. Locational Design Standards. The preliminary site plan, final site plan and building plans shall show conformance with the following locational design standards:
    - (a) General Standards:
      - (1) Performance standards shall be as set forth in Section 18-1524.5 (E) above;
      - (2) Illumination shall be in accordance with the standards of Section 18-1503.15; and
      - (3) Any outdoor storage areas shall be in accordance with standards of Section 18-1530.11.
    2. Abutting Residential or Mixed-Use zoning districts:
      - (a) All noise generating mechanical equipment including, but not limited to, air conditioning and refrigeration units, fans, vents, compressors, compactors, vacuums, and similar equipment, shall

be placed fifty (50) feet from the residential property line and shall exhaust away from said property to minimize the industrially generated noise;

- (b) Only egress doors for people may face said property. No door that provides access for vehicles or movement of equipment or materials, or for ventilation shall face said property, whether such door is an overhead, sliding, or other type of similar door;
- (c) No loading area, loading dock, truck well, or truck parking or storage area shall be within twenty (20) feet of said property, nor oriented toward said property;
- (d) ~~No outdoor storage shall occur within twenty (20) feet of said property;~~ If the height of items proposed for outdoor storage exceeds the height of the eight (8) feet high buffer wall required on the perimeter by Section 18-1533, then additional visual screening with a material able to withstand the various destructive elements of subtropical weather (i.e., UV radiation, humidity, wind, heat) shall be required equal to the height of said storage. Said screening shall be maintained in good condition so as not to diminish its functionality or visual appearance. Vehicles and mobile equipment of extraordinary height need not be screened above a height of eight (8) feet. Additionally, activities within the outdoor storage areas shall be limited to the hours between 7:00 a.m. and 7:00 p.m.;
- (e) No dumpster shall be within twenty (20) feet of said property; and
- (f) Landscaping and buffering shall be provided in accordance with the provisions of Section 18-1533, "Landscaping Regulations," ~~except that one (1) tree shall be planted for every thirty (30) feet, or fraction thereof, within the required buffer.~~

3. Functionally Abutting Residential or Mixed-Use Zoning Districts:

- (a) All noise generating mechanical equipment, including, but not limited to, air conditioning and refrigeration units, fans, vents, compressors, compactors, vacuums, and similar equipment, shall be placed twenty-five (25) feet from the lot line closest to the residential property and shall exhaust away from said property to minimize the industrially generated noise; if buffered with a solid masonry wall, such equipment may be placed on the sides of the building (but not within required setbacks);
- (b) Only egress doors for people may face said property. No door that provides access for vehicles or movement of equipment or materials, or for ventilation shall face said property, whether such door is an overhead, sliding, or other type of similar door;
- (c) ~~No loading area, loading dock, or truck well shall be within twenty (20) feet of the front property line, nor shall the aforementioned be oriented toward said property; said loading area, loading dock, or truck well shall be screened from view from the public or private right-of-way by a six-foot high solid fence, wall, or landscape screen~~ Loading areas, loading docks, and/or shipping/receiving areas/facilities shall be screened from view by wing walls or recessed into the building. Where an intervening structure lies between the loading/unloading facilities and the residential lot(s), additional screening is not required;
- (d) No outdoor storage area shall be permitted within ten (10) feet of abutting residential or mixed-use district property lines. If the height of items proposed for outdoor storage exceeds the height of the eight (8) feet high buffer wall required on the perimeter by Section 18-1533, then additional visual screening with a material able to withstand the various destructive elements of subtropical weather (i.e., UV radiation, humidity, wind, heat) shall be required equal to the height of said storage. Said screening shall be maintained in good condition so as not to diminish its functionality or visual appearance. Vehicles and mobile equipment of extraordinary height need not be screened above a height of eight (8) feet. Additionally, activities within the outdoor storage areas shall be limited to the hours between 7:00 a.m. and 7:00 p.m.;
- ~~(e)~~(d) No dumpster(s) shall be visible from the public or private right-of-way; said dumpster(s) shall be screened from view by a solid fence or wall six (6) feet in height (including gates); and

~~(f)(e)~~ Landscaping and buffering shall be provided in accordance with the provisions of Section 18-1533, except that a ten-foot wide landscaped buffer shall be maintained along the entire right-of-way of said property.

~~(G)~~ Specific Locational Design Standards for Property Abutting or Functionally Abutting Residential or Mixed-Use Zoning Districts and Proposed for Development or Redevelopment after November 1, 2010.

As in (F) above, all plans submitted for various permits and/or development orders on vacant parcels being developed or previously developed parcels being redeveloped after November 1, 2010, shall demonstrate conformance with the following design standards.

1. ~~Abutting Residential or Mixed-Use Zoning Districts:~~

~~(a)~~ All noise generating mechanical equipment including, but not limited to, air conditioning and refrigeration units, fans, vents, compressors, compactors, vacuums, and similar equipment, shall be placed fifty (50) feet from the residential property line and shall exhaust away from said property to minimize the industrially generated noise. Additionally,

~~(b)~~ Only egress doors for people may face said property. No door that provides access for vehicles or movement of equipment or materials, or for ventilation shall face said property, whether such door is an overhead, sliding, or other type of similar door;

~~(c)~~ Loading areas, loading docks, and/or shipping/receiving areas/facilities shall be screened from view by wing walls or recessed into the building. Where an intervening structure lies between the loading/unloading facilities and the residential lot(s), additional screening is not required.

~~(d)~~ No outdoor storage area shall be permitted within ten (10) feet of abutting residential or mixed-use district property lines. If the height of items proposed for outdoor storage exceeds the height of the eight (8) feet high buffer wall required on the perimeter by Section 18-1533, then additional visual screening with a material able to withstand the various destructive elements of subtropical weather (i.e., UV radiation, humidity, wind, heat) shall be required equal to the height of said storage. Said screening shall be maintained in good condition so as not to diminish its functionality or visual appearance. Vehicles and mobile equipment of extraordinary height need not be screened above a height of eight (8) feet. Additionally, activities within the outdoor storage areas shall be limited to the hours between 7:00 a.m. and 7:00 p.m.

~~(e)~~ Landscaping and buffering shall be provided in accordance with the provisions of Section 18-1533, except that one (1) tree shall be planted for every thirty (30) feet, or fraction thereof, within required buffers.

~~(f)~~ No dumpster shall be within five (5) feet of said property.

2. ~~Functionally Abutting Residential or Mixed-Use Zoning Districts:~~

~~(a)~~ All noise generating mechanical equipment, including, but not limited to, air conditioning and refrigeration units, fans, vents, compressors, compactors, vacuums, and similar equipment, shall be placed twenty-five (25) feet from the lot line closest to the residential property and shall exhaust away from said property to minimize the industrially generated noise.

~~(b)~~ Only egress doors for people may face said property. No door that provides access for vehicles or movement of equipment or materials, or for ventilation shall face said property, whether such door is an overhead, sliding, or other type of similar door.

~~(c)~~ Loading areas, loading docks, and/or shipping/receiving areas/facilities shall be screened from view by wing walls or recessed into the building. Where an intervening structure lies between the loading/unloading facilities and the residential lot(s), additional screening is not required.

~~(d)~~ No outdoor storage area shall be permitted within ten (10) feet of abutting or functionally abutting residential or mixed-use district property lines. If the height of storage items exceeds the height of the eight (8) feet high buffer wall, then additional visual screening with a material able to withstand the various destructive elements of subtropical weather (i.e., UV radiation, humidity, wind, heat)

~~shall be required equal to the height of said storage. Said screening shall be maintained in good condition so as not to diminish its functionality or visual appearance. Vehicles and mobile equipment of extraordinary height need not be screened above a height of eight (8) feet. Additionally, activities within the outdoor storage areas shall be limited to the hours between 7:00 a.m. and 7:00 p.m.~~

- ~~(e) Landscaping and buffering shall be provided in accordance with the provisions of Section 18-1533, except that a ten-foot wide landscaped buffer shall be maintained along the entire right-of-way of said property.~~
- ~~(f) No dumpster(s) shall be visible from the public or private right of way; said dumpster(s) shall be screened from view by a solid fence or wall six (6) feet in height (including gates) and shall not be placed within five (5) feet of the property line.~~

**SECTION 2:** All other provisions of Chapter 18 of the Code of the City of Pinellas Park not hereby amended shall remain in full force and effect.

**SECTION 3:** The provisions of this Ordinance shall become and be made a part of the Land Development Code of the City of Pinellas Park, Florida, and the publisher of the Code of Ordinances may renumber, reclassify or otherwise insert this Ordinance in an appropriate place to accomplish such intention.

**SECTION 4:** If a Court of competent jurisdiction at any time finds any provision of this Ordinance to be unlawful, illegal, or unenforceable, the offending provision shall be deemed severable and removed from the remaining provisions of this Ordinance which shall remain in full force and intact.

**SECTION 5:** This Ordinance shall be in full force and effect immediately after its passage and approval in the manner provided by law.

PUBLISHED THE \_\_\_\_\_, DAY OF \_\_\_\_\_, 2025.

FIRST READING \_\_\_\_\_, DAY OF \_\_\_\_\_, 2025.

FIRST PUBLIC HEARING THE \_\_\_\_\_, DAY OF \_\_\_\_\_, 2025.

SECOND PUBLIC HEARING THE \_\_\_\_\_, DAY OF \_\_\_\_\_, 2025.

PASSED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2025.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
Sandra L. Bradbury  
MAYOR

ATTEST:

\_\_\_\_\_  
Jennifer R. Carfagno, MMC  
CITY CLERK

# Business Impact Estimate

*This form must be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.*

Proposed ordinance's title/reference: **Ordinance 2025-XX**  
**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 18-1524.5 "ADDITIONAL REGULATIONS" OF ARTICLE 15, ZONING; 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-0925-00018, CITY OF PINELLAS PARK)**

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

If one or more boxes are checked below, this means the City is of the view that a business impact estimate is *not* required by state law<sup>1</sup> for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
  - a. Development orders and development permits, as those terms are defined in Florida Statutes § 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under Florida Statutes § 163.3220-163.3243;
  - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City;
  - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare): This ordinance updates the Land Development Code by consolidating duplicative provisions related to preliminary site plan approval requirements for “M-1” Light Industrial Zoning District. Currently, the code contains two nearly identical sections: (1) general requirements for developments abutting or functionally abutting residential or mixed-use districts and (2) separate requirements applied specifically to vacant parcels being developed, or previously developed parcels being redeveloped, after November 1, 2010. This ordinance removes the latter and consolidates all developments under the general preliminary site plan approval requirements.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the city, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur;

N/A

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

N/A

(c) An estimate of the City’s regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

N/A

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

N/A

4. Additional information the governing body deems useful (if any):

N/A