



City of Pinellas Park

City Council

Agenda

Thursday, February 23, 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 February 9, 2023, as on file in the City Clerk's Office.

Department: City Clerk

Reference Material: [ADA 02.09.2023.CC.minutes_unapproved](#)

III. PUBLIC HEARINGS

P1 CONSIDERATION OF A REQUEST FOR CONDITIONAL USE APPROVAL FOR "RESTAURANTS, DRIVE THRU" IN THE (B-1) GENERAL COMMERCIAL ZONING DISTRICT, WITH A WAIVER TO CONDITIONAL USE CRITERIA FOR MINIMUM LOT AREA AND BUILDING SETBACKS - (CU-1023-00001; Parcel Numbers 27-30-16-10494-012-0090 and 27-30-16-10494-012-0100; MJ Stokes Consulting, LLC)

PUBLIC HEARING, FIRST AND FINAL READING (QUASI-JUDICIAL)

(Speaker - Megan Montesino, Development Review Manager)

NOTE: The applicant is requesting a conditional use for a "Restaurant, Drive Thru" in the (B-1) General Commercial Zoning District with a waiver to conditional use criteria for minimum lot area and minimum building setbacks (companion to case no. PUD-0922-00020).

ACTION: (Approve - Deny) CU-1023-00001. Public hearing, first and final reading (quasi-judicial).

Department: Community Development

Reference Material: [ADA PUD-0922-00020 and CU-1023-00001 - Ordinance, Atty Letter, Staff Report and Addendum](#)

- P2 ORDINANCE NO. 4180. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A MASTER PLAN AND SUPPORTING DOCUMENTATION FOR A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) OVERLAY WITH UNDERLYING GENERAL COMMERCIAL (B-1) ZONING ON 0.23 ACRES OF LAND GENERALLY LOCATED ON PARCEL NUMBERS 27-30-16-10494-012-0090 AND 27-30-16-10494-012-0100, 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 (PUD-0922-00020; MJ Stokes Consulting, LLC)**

PUBLIC HEARING, SECOND AND FINAL READING

(Speaker - Megan Montesino - Development Review Manager)

NOTE: This is an ordinance to adopt a Commercial Planned Unit Development (CPUD) overlay to develop an approximately 664 square foot drive-thru restaurant, with reduced landscaping, setbacks, and parking (from 7 spaces to 4 spaces) located on parcel numbers 27-30-16-10494-012-0090 and 27-30-16-10494-012-0100 (companion to case no. CU-1023-00001).

C2 on 2/9/23 Council agenda.

ACTION: (Pass - Deny) Ordinance No. 4180. Public hearing, second and final reading.

Department: Community Development

Reference Material: [ADA PUD-0922-00020 and CU-1023-00001 - Ordinance, Atty Letter, Staff Report and Addendum](#)

- P3 ORDINANCE NO. 4178. 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 6284 67TH LANE NORTH TOGETHER WITH THE ADJACENT RIGHT-OF-WAY OF 67TH LANE 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 (Desiderata Ndabakuranye and Neolina Siyajari, AX-2022-00002)

PUBLIC HEARING, SECOND AND FINAL READING

(Speaker - Derek Reeves, Long Range Manager)

NOTE: This is a voluntary annexation of 0.12 acres MOL of contiguous residential property located at 6284 67th Lane North (companion to case no. LUPA-1123-00001 and case no. AX-2022-00002 Annexation Agreement).

C8 on 2/9/23 Council agenda.

ACTION: (Pass - Deny) Ordinance No. 4178. Public hearing, second and final reading.

Department: Community Development

Reference Material: [ADA AX Ord, Atty Letter, Staff Report, Exhibits - AX-2022-00002](#)

- P4 ORDINANCE NO. 4181. 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 MEDIUM (RLM) FOR CERTAIN LANDS GENERALLY LOCATED AT 6284 67TH LANE N. 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 (Desiderata Ndabakuranye and Neolina Siyajari, LUPA-1123-00001)**

PUBLIC HEARING, SECOND AND FINAL READING

(Speaker - Derek Reeves, Long Range Manager)

NOTE: This is an ordinance to amend the Future Land Use Map designating the Future Land Use category Residential Low Medium (RLM) for 6284 67th Lane N. which is to be annexed into the City (companion to case no. AX-2022-00002 Annexation Agreement and case no. AX-2022-00002 Annexation Ordinance).

C6 on 2/9/23 Council agenda.

ACTION: (Pass - Deny) Ordinance No. 4181. Public hearing, second and final reading.

Department: Community Development

Reference Material: [ADA LUPA-1123-00001 - 6284 67th Ln - Granicus Package - Ordinance, Atty Letter, SR, Exhibits](#)

- P5 **ORDINANCE NO. 4179.** 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 6382 67TH LANE NORTH TOGETHER WITH THE ADJACENT RIGHT-OF-WAY OF 67TH LANE 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 (Amari Summerlin, AX-2022-00001)

PUBLIC HEARING , SECOND AND FINAL READING

(Speaker - Derek Reeves, Long Range Manager)

NOTE: This is a voluntary annexation of 0.12 acres MOL of contiguous residential property located at 6382 67th Lane North (companion to case no. LUPA-1123-00002 and AX-2022-00001 Annexation Agreement).

C4 on 2/9/23 Council agenda.

ACTION: (Pass - Deny) Ordinance No. 4179. Public hearing, second and final reading.

Department: Community Development

Reference Material: [ADA AX Ord, Atty Letter, Staff Report, Exhibits - AX-2022-00001](#)

- P6 **ORDINANCE NO. 4182.** 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 MEDIUM (RLM) FOR CERTAIN LANDS GENERALLY LOCATED AT 6382 67TH LANE NORTH AND MORE PARTICULARLY DESCRIBED AND DEPICTED 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 (AMARI SUMMERLIN, LUPA-1123-00002)

PUBLIC HEARING, SECOND AND FINAL READING

(Speaker - Derek Reeves, Long Range Manager)

NOTE: This is an ordinance to amend the Future Land Use Map designating the Future Land Use category Residential Low Medium (RLM) for 6382 67th Lane North which is to be annexed into the City (companion to case no. AX-2022-00001 Annexation Agreement and case no. AX-2022-00001 Annexation Ordinance).

C5 on 2/9/23 Council agenda.

ACTION: (Pass - Deny) Ordinance No. 4182. Public hearing, second and final reading.

Department: Community Development

Reference Material: [ADA LUPA-1123-00002 - 6382 67th Ln - Granicus Package - Ordinance, Atty Letter, SR, Exhibits](#)

IV. CONSENT AGENDA

- C1 ORDINANCE NO. 4183. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A REVISED MASTER PLAN CONTROLLING DEVELOPMENT OF A MIXED USE PLANNED UNIT DEVELOPMENT (MUPUD), WITH UNDERLYING MIXED USE DISTRICT (MXD) ZONING ON A 1.37 ACRE PARCEL OF LAND GENERALLY LOCATED SOUTH OF 76TH AVENUE N., NORTH OF 75TH AVENUE N., EAST OF 58TH STREET N., AND WEST OF 57TH STREET N. AND MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”, WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; FOR THE EXPANSION OF THE PLANNED UNIT DEVELOPMENT (PUD) BOUNDARY TO ADD 0.172 ACRES; 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 (PUD-1123-00001; Namaste Homes, LLC)**

FIRST READING PRIOR TO PUBLIC HEARING

NOTE: This is an ordinance to amend an existing Mixed Use Planned Unit Development (MUPUD) to add 0.172 acres for Phase 5, which will include 4 three-story Live/Work units with commercial on the first floor and a residential unit on the second and third floor generally located south of 76th Avenue N., north of 75th Avenue N., east of 58th Street N., and west of 57th Street North.

ACTION: (Pass - Deny) Ordinance No. 4183.

Department: Community Development

Reference Material: [ADA PUD-1123-00001 - Ord, Atty Letter, Staff Report, Addendum](#)

- C2 **ORDINANCE NO. 4184.** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A REVISED MASTER PLAN CONTROLLING DEVELOPMENT OF A MIXED USE PLANNED UNIT DEVELOPMENT (MUPUD), WITH UNDERLYING MIXED USE DISTRICT (MXD) ZONING ON A 1.2 ACRE PARCEL OF LAND GENERALLY LOCATED SOUTH OF 76TH AVENUE N., NORTH OF 75TH AVENUE N., EAST OF 58TH STREET N., AND WEST OF 57TH STREET N. AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; FOR A CHANGE IN USE ON LOT 27 LOCATED AT 5731 75TH AVENUE N.; 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 (PUD-1223-00005; Namaste Homes, LLC)

FIRST READING PRIOR TO PUBLIC HEARING

NOTE: This is an ordinance to amend an existing Mixed Use Planned Unit Development (MUPUD) to change the use on Lot 27 from an Art Building to a Live/Work Unit located at 5731 75th Avenue North.

ACTION: (Pass - Deny) Ordinance No. 4184.

Department: Community Development

Reference Material: [ADA PUD-1223-00005 - Ord, Atty Letter, Staff Report, Addendum](#)

- C3 **AUTHORIZATION FOR THE MAYOR TO ACCEPT A CORPORATE WARRANTY DEED FOR PROPERTY FROM ORANGE STATE STEEL CONSTRUCTION, INC. - 6201 80th Avenue North**

NOTE: The Public Works Department requests that the City accept a Corporate Warranty Deed from Orange State Steel Construction, Inc. for real property located at 6201 80th Avenue North. This property will become an addition to the Public Works Operations Center site for parking. At the request of the City's Public Works Department, City staff has negotiated a purchase price of Nine-hundred Thousand Dollars (\$900,000.00). The purchase would be charged to account #23175/625-PROPACQ (301175-562504). The contract for purchase was approved by City Council at the January 12, 2023 City Council meeting.

ACTION: (Approve - Deny) Authorization for the Mayor to accept a Warranty Deed for real property located at 6201 80th Avenue North from Orange State Steel Construction, Inc., in the amount of Nine-hundred Thousand Dollars (\$900,000.00) plus closing costs, to be charged to the appropriate account.

Department: Community Development

Reference Material: [ADA 6201 80th Avenue N, Corp Warranty Deed, Title Comm, Settlement, Closing, Search Docs, City Atty Ltr 02-23-2023](#)

C4 RECEIPT OF RESIGNATION FROM PARKS AND RECREATION ADVISORY BOARD MEMBER - Connie Bruce

NOTE: Connie Bruce submitted her resignation from the Parks and Recreation Advisory Board with an effective date of January 3, 2023. She was originally appointed on May 11, 2006. Her term was to expire on December 31, 2023.

ACTION: (Accept - Deny) With regret, the resignation of Connie Bruce from the Parks and Recreation Advisory Board effective January 3, 2023.

Department: Leisure Services

Reference Material: [Parks and Recreation Board January 2023 Minutes, Bruce Resignation Letter](#)

C5 AUTHORIZATION FOR CHANGE ORDER NO. 1 AND FINAL PAYMENT UNDER CONTRACT 22/004 - Community Mobility 52nd Street N and 86th Avenue N Sidewalk Improvement Project - Central Florida Contractors, Inc.

NOTE: Change Order No. 1 is recommended for approval so the final payment can be processed and the contract closed out. The increase in the contract amount totals \$3,036.19; an increase in the original contract by 1.15%. The increase represents an increase in the scope of work and will be charged to Community Mobility 52nd 86th Ave North Sidewalk Improvement Project account: 301481-562538 (22481/140-CONSTR).

ACTION: (Approve - Deny) Authorization for approval and acceptance of Change Order No. 1, under contract 22/004, Community Mobility 52nd Street North and 86th Avenue North Sidewalk Improvement Project, an increase in the contract amount of \$3,036.19 for a total adjusted contract amount of \$266,244.89 with a final payment of \$102,067.79 to Central Florida Contractors, Inc to be charged to the appropriate account.

Department: Public Works

Reference Material: [CO 1 & final payment for Roadway Safety & Mobility proj backup](#)

C6 NOMINATION OF COUNCILWOMAN REED TO THE BOARD OF TRUSTEES FOR THE FLORIDA MUNICIPAL INSURANCE TRUST (FMIT)

NOTE: The Florida Municipal Insurance Trust (FMIT) is a pooled self-insurance program whose membership consists of local government entities. The FMIT's Board of Trustees oversees the FMIT's operations. Councilwoman Reed has expressed her interest in serving on the FMIT Board of Trustees.

ACTION: (Approve - Deny) The nomination of Councilwoman Reed to the Board of Trustees to the Florida Municipal Insurance Trust.

Department: City Clerk

Reference Material: [ADA FMIT Trust Nomination Memo and Form](#)

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.