

ORDINANCE NO. 2026-XX

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 FROM SINGLE-FAMILY RESIDENTIAL (R-1) AND TOWN CENTER (TC) TO A UNIFIED TC DESIGNATION FOR A CERTAIN PARCEL OF LAND GENERALLY LOCATED AT PARCEL ID 28-30-16-94914-000-0010 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-2026-00003, David Swaggerty)

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**WHEREAS**, the City of Pinellas Park, Florida, has received a request to amend the City's Official Zoning Map to change the designation from Single-Family Residential (R-1) and Town Center (TC) to a unified TC designation for a certain parcel of land located at Parcel ID 28-30-16-94914-000-0010 and more particularly described in Exhibit "A" attached hereto and made a part hereof;

**WHEREAS**, the property has spilt zoning with the southern portion being zoned Single-Family Residential (R-1), while the remainder of the property is zoned Town Center (TC); and

**WHEREAS**, the City Council has determined that it is in the public interest to amend the City's Official Zoning Map from Single-Family Residential (R-1) and Town Center (TC) to a unified TC designation for the portion of property located at Parcel ID 28-30-16-94914-000-0010; 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 1:** 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 Single-Family Residential (R-1) and Town Center (TC) to a unified TC designation:

THAT PARCEL LEGALLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

**SECTION 2:** 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 Community Planning Act.

**SECTION 3:** 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 4:** That this Ordinance shall become effective immediately upon its final passage and approval.

PUBLISHED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

FIRST READING \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

PUBLIC HEARING THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

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Sandra L. Bradbury  
MAYOR

ATTEST:

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Jennifer R. Carfagno, MMC  
CITY CLERK

Exhibit "A"

Legal Description

BEGIN AT THE NORTHWEST CORNER OF LOT 1, WASHBURN REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 4 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND RUN THENCE S.89°46'31"E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF 78TH AVENUE NORTH (PUBLIC RIGHT-OF-WAY WIDTH VARIES) A DISTANCE OF 160.00 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID PLAT; THENCE RUN S.00°43'52"E. ALONG THE EAST LINE OF SAID PLAT AND ALONG A EAST LINE OF THE WEST 20 FEET OF THE SOUTH 97.46 FEET OF NORTH 220.96 FEET OF TRACT A, CUL TON'S REPLA T, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 114 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA A DISTANCE OF 223.99 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 220.96 FEET OF SAID TRACT A; THENCE RUN N 89°46'31"W. 19.50 FEET TO A POINT ON THE COMMON PLATS BOUNDARY LINE; THENCE RUN S.00°43'52"E. A DISTANCE OF 6.59 FEET TO A POINT ON AN EASTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTH 8 FEET OF LOT 8 OF SAID WASHBURN REPLAT; THENCE RUN N.89°46'31"W. ALONG SAID PROLONGATION AND SAID SOUTH LINE A DISTANCE OF 140.50 FEET TO A POINT ON THE EAST RIGHT- OF-WAY LINE OF 52ND STREET NORTH (60 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE RUN N.00°43'52"W. ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 230.58 FEET TO THE AFORESAID NORTHWEST CORNER OF LOT 1 AND THE POINT OF BEGINNING.

# 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 resolution's title/reference: **Ordinance 2026-XX**

**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 FROM SINGLE-FAMILY RESIDENTIAL (R-1) AND TOWN CENTER (TC) TO A UNIFIED TC DESIGNATION FOR A CERTAIN PARCEL OF LAND GENERALLY LOCATED AT PARCEL ID 28-30-16-94914-000-0010 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-2026-00003, David Swaggerty)**

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;

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

- 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.

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):

**The proposed amendment to the City’s official zoning map will change the zoning designation from Single-Family Residential (R-1) to Town Center (TC).**

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



Prepared by: Kiara Brown  
Planning Coordinator

I. APPLICATION DATA

- A. **Case Number:** REZ-2026-00003
- B. **Location:** 7791 52nd Street North (Parcel ID: 28-30-16-94914-000-0010)
- C. **Request:** Request to rezone a split-zoned property from Single-Family Residential (R-1) and Town Center (TC) to a unified TC zoning, for a property generally located at 7791 52nd Street North.
- D. **Applicant:** David Swaggerty
- E. **Authorized Agent:** John C. Brendla and Associates, Inc.
- F. **Property Owner:** PINELLAS ANIMAL HOSPITAL/ BIRD CLINIC INC
- G. **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 FROM SINGLE-FAMILY RESIDENTIAL (R-1) AND TOWN CENTER (TC) TO A UNIFIED TC DESIGNATION FOR A CERTAIN PARCEL OF LAND GENERALLY LOCATED AT PARCEL ID 28-30-16-94914-000-0010 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-2026-00003, David Swaggerty)
- H. **PARC Meeting:** April 28th, 2026
- I. **Public Hearings:**
  - Planning & Zoning Commission Hearing Date:** June 4th, 2026
  - Advertising Date:** May 14th, 2026
  - City Council Hearing Date (1<sup>st</sup> Reading):** June 9th, 2026
  - City Council Hearing Date (2nd Reading and Public Hearing):** June 23rd, 2026
  - Advertising Date:** June 10th, 2026

II. BACKGROUND INFORMATION

- A. **Case Summary:** The applicant is requesting to rezone a split-zoned property, generally located at 7791 52nd Street North, from Single-Family Residential (R-1) and Town Center (TC) to a unified TC zoning. The proposed rezoning to TC will allow the property to rectify its current split zoning.

At the time of the request, there are no proposed changes to the property. Currently, there is a Veterinary Clinic and a Single-Family Dwelling on the property. The mix of both uses are permitted in the TC zoning district.

The applicant is also in the final plat process, but the plat cannot be approved until zoning is consistent across the entire property.
- B. **Site Area:** 36,547 sf |  $\cong$  0.83 acres

C. **Property History:** In 2022, the subject property was approved for a right-of-way vacation (VAC-0722-00004) to vacate the alleyway located south of lots 1, 2, and 3 and north of lots 6 and 7. The vacation was approved by City Council with the condition that the adjacent properties be consolidated by replat. The property owner did not meet the condition and received a code violation (NS-SM-0625-00336).

The applicant has applied for both the preliminary and final plat process. The preliminary plat was approved, but the final plat cannot be approved until zoning is consistent across the entire property. Therefore, the applicant is requesting to rezone the property to unify zoning.

- D. **Existing Use:** Veterinary Clinic (Medical Office) and Single-Family Residential
- E. **Proposed Uses:** Veterinary Clinic (Medical Office) and Single-Family Residential (no change)
- F. **Current Land Use:** Community Redevelopment District (CRD)
- G. **Proposed Land Use:** Community Redevelopment District (CRD) (no change)
- H. **Current Zoning District:** Town Center (TC) and Single Family Residential (R-1)
- I. **Proposed Zoning District:** Town Center (TC)
- J. **Flood Zone:** The subject property is located in Flood Zone X, which is a low-risk flood zone.
- K. **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.
- L. **Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	TC	CRD	City Gov't - Non-residential (commercial) only
South	R-1	CRD	County Public Schools
East	TC	CRD	General Office
West	TC	CRD	City Gov't - Non-residential (commercial) only

III. **APPLICABLE CRITERIA / CONSIDERATIONS**

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

1. **Land Use Purpose / Intent:** *It is the purpose of this category to depict those areas of the City that are now designated, or appropriate to be designated, as community centers and neighborhoods for redevelopment in accord with a special area plan therefor.*

2. **Key Standards:**

**Use Characteristics** - *Those uses appropriate to and consistent with this category shall include:*

- *Primary Uses - Residential; Office; Commercial; Industrial; Institutional; and Transportation/Utility uses as enumerated in the approved special area plan.*

**Locational Characteristics** - *This category is generally appropriate to those community areas designed to serve as local retail, financial, governmental, residential, and employment focal points for a community; and to specified target neighborhoods designed to encourage redevelopment in one or a combination of uses as identified above and set forth in the special area plan therefor.*

**Traffic Generation Characteristics** – The standard for the purpose of calculating typical traffic impacts relative to a Countywide Plan Map amendment for this category shall be based upon the actual mix and intensity of land use proposed in the special area plan, calculated by using the appropriate traffic generation characteristics for each corresponding category of land use, adjusted to account for the proposed density/intensity of said land use.

**Density/Intensity Standards** - Shall be as set forth for each classification of use and location in the approved special area plan. Densities/intensities shall be consistent with the redevelopment strategy for this plan category and shall generally parallel the medium to high density/intensity standards of the conventional plan categories for the respective types of use characteristics provided for thereunder.

**Other Standards** – Shall include the following:

- **Special Area Plan Required** – The utilization of this category shall require a special area plan that shall be approved by official action of the City Council, in a form sufficient to ensure compliance with the special area plan, consistent with the Countywide Plan Rules.

**3. Relevant Policies:**

*POLICY LU.1.10.1*

The Community Redevelopment Agency (CRA) will continue to implement the Pinellas Park Community Redevelopment Plan for the Community Redevelopment District (CRD).

*POLICY LU.1.10.13*

A diversity of retail activities shall be encouraged within the CRD, ranging from grocery stores to specialty stores to shops which produce and sell artisan or custom creations. The activities of these businesses will be regulated through the City's Land Development Code, to ensure that impacts associated with normal business activities do not hinder, impede or negatively impact abutting property owners.

*POLICY LU.1.12.3*

The City shall require the following mix of uses within the Community Redevelopment District land use category (CRD): Residential 25% to 60%, Commercial 40% to 75%.

- 4. Staff Analysis:** The requested rezoning to TC is compatible with existing underlying land use designation of CRD. Staff finds the requested rezoning to be consistent with the CRD Land Use designation and the goals, objectives and policies of the adopted Comprehensive Plan.

**B. Zoning District / Land Development Code Standards:**

- 1. Zoning District Purpose / Intent:** The "TC" Town Center District is established in order to encourage a mix of residential, commercial, institutional, office and professional uses, located adjacent to major transportation facilities. The development standards are intended to promote developments of an urban scale, and high-quality urban design, including significant public space areas. Allowable uses are based upon the Community Redevelopment Plan. Areas of the City for which this zoning category is appropriate are designated on the Land Use Plan Map as Community Redevelopment District (CRD).

**2. Key Standards:**

**SECTION 18-1522. - "TC" TOWN CENTER DISTRICT**  
**Sec. 18-1522.2. - DENSITY REGULATIONS.**

A maximum density of fifteen (15) dwelling units per net gross shall be permitted; however, a maximum of twenty-five (25) dwelling units per net acre is permissible through bonuses. The maximum intensity for nonresidential development is a FAR of seventy-five hundredths (0.75), increasable to a maximum FAR of two and seventy-five hundredths (2.75) through bonuses. It is intended that development standards and performance standards bonuses control the permissible density or intensity, design, and development criteria.

For calculating allowable density and intensity of development, the maximum allowable FAR shall be applied to the total net acreage to determine nonresidential development yield exclusive of allowable residential development potential. The Community Redevelopment Agency is not obligated to approve site plans based on total potential yield if the site plan is not compatible with abutting development. The following example illustrates this calculation:

Site = 1 acre = 43,560 square feet

.45 F.A.R. × 43,560 SF = 19,602 square feet of nonresidential development yield, plus 15 du/ac × 1 acre = 15 dwelling units yield (exclusive of bonus potential.).

Thus a mixed use development on a one (1) net acre site may develop nineteen thousand, six hundred two (19,602) square feet of retail, office or personal services or combinations of such along with fifteen (15) dwelling units on a one (1) acre site.

Light repair, assembly and manufacturing activity on a scale associated with artisans and crafters is permitted in combination with retail and/or residential uses provided that the area devoted to these activities shall not occur in the front one-fourth of the structure and the activities do not result in impacts related to prohibitions outlined in Section 18-1524.5(E) of this Code. Furthermore, no outdoor storage shall be permitted with this activity.

**Sec. 18-1522.3. - PERMITTED AND CONDITIONAL USES.**

Land Use	Approval Type	Conditions
Office	P	

**Sec. 18-1522.4. - DEVELOPMENT STANDARDS.**

The development standards governing the use of any lot within the "TC" District shall be established during the site plan approval process. The CRA, after recommendation from the Planning and Zoning Commission shall approve the standards proposed on a site plan provided it determines that the proposed standards accomplish the intent of this Section.

- (A) **MINIMUM LOT REQUIREMENTS.** There are no minimum lot area or width requirements within the "TC" District. However, open space shall be provided around each building so as to provide adequately for light, air, and proper relationship of building to site, especially adjacent uses.
- (B) **MINIMUM YARD SETBACK REQUIREMENTS.** Buildings shall be set back a reasonable distance from all property lines and abutting roadways so as not to adversely affect or impede the use of abutting property or be adversely affected by abutting land uses currently existing or zoned.
- (C) Building height in excess of one hundred (100) feet shall not be permitted. First floor transparency is encouraged from two (2) feet to eight (8) feet with retail uses.
- (D) Building separation and number of dwelling units/structure shall be based upon site-design considerations including building height and mass, architectural facade articulation and changes in the horizontal plane of the façade, as well as required or appropriate locations of rear-access driveways and pedestrian pass-throughs.
- (E) Maximum lot coverage shall be a function of drainage and landscape buffer requirements.
- (F) **FLOOR AREA RATIO (FAR).** (maximum/maximum through bonuses)
  - 1. Residential N/A.
  - 2. Nonresidential and mixed-use 0.75/2.75.
- (G) **MINIMUM LIVEABLE FLOOR AREA (PER DWELLING UNIT).**

Single-Family Attached		Multifamily	
# of bedrooms	Required interior floor space in ft 2	# of bedrooms	Required interior floor space in ft 2

Efficiency	650	Efficiency	450
One (1)	750	One (1)	550
Two (2)	850	Two (2)	650
Three (3) or more	1,000	Three (3)	1,000

Single-family Detached: 1,000 SF

(H) LANDSCAPING AND BUFFERING. See Section 18-1533, "Landscaping Regulations."

(I) OFF-STREET PARKING AND LOADING. See Section 18-1532, "Parking and Loading Regulations."

**Sec. 18-1522.5. - PERFORMANCE STANDARDS BONUSES.**

To encourage the aggregation of lots, an appropriate scale and quality of residential development, quality architecture and site design, compatibility with adjacent uses, adequate open space and the achievement of other Comprehensive Plan and Community Redevelopment Plan objectives and policies, density/FAR may be increased during site plan review up to the maximums specified, in accordance with the Table of Performance Standards Bonuses and the criteria enumerated therein during the site plan review and approval process. The maximum bonus potential is ten (10) du/ac and/or 2.0 FAR.

**TABLE 18-1522-1 PERFORMANCE STANDARDS BONUSES.**

Provide art in public places. May include decorative fountains, waterfalls, etc.	Three (3) du/ac or twelve hundredths (0.12) FAR
Residential and one nonresidential use (mixed use) in a single building or project.	Three (3) du/acre or seventy hundredths (0.70) FAR
Residential and two or more nonresidential uses (mixed use) in a single building or project.	Five (5) du/ac or one (1.0) FAR
Provision of rear linkages for service vehicle usage.	Three (3) du/ac or twelve hundredths (0.12) FAR
Provide affordable housing units. (Housing for which monthly rents or mortgage payments (including taxes and insurance) do not exceed thirty (30) percent of an amount representing eighty (80) percent of the median income for the City of Pinellas Park, adjusted for family size.)	Five (5) du/ac for each one (1) du/ac very-low income dwelling units Four (4) du/ac for each One (1) du/ac low income dwelling units.

**Table Notations**

1. Fractional bonus dwelling units shall be rounded up to a complete dwelling unit from .75 of a unit and higher.
2. Payment in Lieu of Improvements—Only at the option of the Community Redevelopment Agency the applicant may be asked to deposit a cash payment with the Community Redevelopment Agency in lieu of making certain bonus factor improvements. The payment shall be in an amount equal to the cost of the specific improvements and shall be placed in the Redevelopment Trust Fund. Nothing in this provision is to allow for the purchase of bonus provisions by the applicant.

**Section 18-1539. - AMENDMENTS TO ARTICLE 15, "ZONING CODE " AND 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.*

**Sec. 18-1539.4. - SUBSEQUENT APPLICATIONS; LIMITATION.**

- (A) *Whenever the City Council has taken action to deny an application to amend the Official Zoning Map for a particular property, the Planning and Zoning Commission shall not:*
1. *Consider any further application for the same amendment of all or any part of the same property for a period of one (1) year from the date of such action.*
  2. *Consider an application for any other zoning classification on all or any part of the same property for a period of one (1) year from the date of such action.*
  3. *Whenever the City Council has changed the zoning of any property, the Planning and Zoning Commission shall not consider any application for an amendment to the Official Zoning Map of all or any part of the same property for a period of six (6) months from the effective date of the amendatory ordinance.*
- (B) *The time limits of this Section may be waived by the City Council, when such action is deemed necessary to prevent injustice or to facilitate the proper development of the City.*

3. **Staff Analysis:** The requested Zoning Map amendment is following the procedures specific in the Land Development Code. An analysis of the review criteria for Zoning Map amendments is as follows:
1. The allowable uses in the proposed zoning district are compatible with the surrounding development pattern;
  2. The proposed development of the property will comply with the requirements of the zoning district, which provide adequate provisions to safeguard the integrity and character of the area;
  3. There is no special privilege to be granted, given the proximity of similarly-zoned properties in the immediate area;
  4. The City's Public Works staff have not raised any objections to the request based on water, sewer, drainage, or solid waste concerns;
  5. The site has access to 52nd Street North, which meets the minimum 60-foot width requirement for local roads.
  6. There are adequate provisions for schools, parks, and mass transit within the service area involved;
  7. The district boundaries are appropriate;
  8. The proposed amendment is appropriate and is necessary to develop the property in conformance with minimum code requirements;
  9. The proposed change will not adversely impact the existing natural environment and/or natural resources; and
  10. The request is consistent with the Comprehensive Plan.

The proposed use of the property (a veterinary clinic) is appropriate within the proposed TC zoning district and the subject property meets all relevant zoning map amendment review criteria. Staff finds that the requested Zoning Map amendment is consistent with the Land Development Code.

- C. **Project Application Review Committee (PARC) Comments:** The application was discussed at the April 28th, 2026 PARC meeting by all relevant departments/divisions. No concerns were raised with regard to the proposed rezoning.

**IV. SUMMARY**

**A. Findings:**

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

1. Rezoning from Single-Family Residential (R-1) and Town Center (TC) to a unified TC is appropriate based on the surrounding zoning;

2. The proposal meets the intent of the proposed Town Center (TC) Zoning District per the Land Development Code; and
3. The requested amendment is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan, as well as the regulations of the Land Development Code.



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Erica Lindquist, AICP, CFM  
 Planning & Development Services Director

5/11/20  
 Date



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

5/11/20  
 Date

**V. ACTION**

**PLANNING AND ZONING COMMISSION – MOVE TO:**

- A. RECOMMEND APPROVAL.**
- B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):**
- C. RECOMMEND DENIAL.**

... of a Request to rezone a split-zoned property from Single-Family Residential (R-1) and Town Center (TC) to a unified TC zoning, for a property generally located at 7791 52nd Street North.

**VI. ATTACHMENTS**

- Exhibit A:** Affidavit of Ownership
- Exhibit B:** Survey
- Exhibit C:** Site Plan
- Exhibit D:** Aerial Map
- Exhibit E:** Land Use Map
- Exhibit F:** Zoning Map
- Exhibit G:** Flood Insurance Rate Map

**CITY OF PINELLAS PARK**  
**AFFIDAVIT OF OWNERSHIP**

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAMES OF ALL PROPERTY OWNERS:

PINELLAS ANIMAL HOSPITAL/ BIRD CLINIC INC

being first duly sworn, depose(s) and say(s):

1. That (I am / we are) the owner(s) and record title holder(s) of the following described property:

ADDRESS OR GENERAL LOCATION:

7791 52nd Street North, Pinellas Park, FL 33781

LEGAL DESCRIPTION OF PROPERTY: (Type legal directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach.)

(see legal description attached)

2. That this property constitutes the property for which an application is being made to the City of Pinellas Park, Florida for (NATURE OF REQUEST):

Replatting two separate parcels into one lot record plat

3. That the undersigned (has / have) appointed and (does / do) appoint \_\_\_\_\_ as (his / their) agent(s) to execute any petitions or other documents necessary to affect such application.

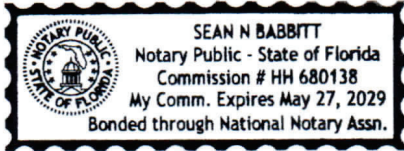
4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives entering upon the property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

[Signature]  
SIGNED (PROPERTY OWNER 1)

\_\_\_\_\_  
SIGNED (PROPERTY OWNER 2)

STATE OF FLORIDA

COUNTY OF Pinellas



(SEAL ABOVE)

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 5<sup>th</sup> day of December, 2025.

By Ernest Godfrey Jr., who is  
(Name of person acknowledging and title of position)

personally known to me or who has produced FL DL  
(Type of identification)

as identification and who DID / DID NOT take an oath.

Notary Public, Commission No. HH 680138

Sean Babbitt  
(Name of Notary- typed, printed or stamped)

## Exhibit A

BEGIN AT THE NORTHWEST CORNER OF LOT 1, WASHBURN REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 4 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND RUN THENCE S.89°46'31"E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF 78TH AVENUE NORTH (PUBLIC RIGHT-OF-WAY WIDTH VARIES) A DISTANCE OF 160.00 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID PLAT; THENCE RUN S.00°43'52"E. ALONG THE EAST LINE OF SAID PLAT AND ALONG A EAST LINE OF THE WEST 20 FEET OF THE SOUTH 97.46 FEET OF NORTH 220.96 FEET OF TRACT A, CULTON'S REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 114 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA A DISTANCE OF 223.99 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 220.96 FEET OF SAID TRACT A; THENCE RUN N.89°46'31"W. 19.50 FEET TO A POINT ON THE COMMON PLATS BOUNDARY LINE; THENCE RUN S.00°43'52"E. A DISTANCE OF 6.59 FEET TO A POINT ON AN EASTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTH 8 FEET OF LOT 8 OF SAID WASHBURN REPLAT; THENCE RUN N.89°46'31"W. ALONG SAID PROLONGATION AND SAID SOUTH LINE A DISTANCE OF 140.50 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 52ND STREET NORTH (60 FOOT WIDE PUBLIC RIGHT- OF-WAY); THENCE RUN N.00°43'52"W. ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 230.58 FEET TO THE AFORESAID NORTHWEST CORNER OF LOT 1 AND THE POINT OF BEGINNING.



BEGIN AT THE NORTHWEST CORNER OF LOT 1, WASHBURN REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 4 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND RUN THENCE S.89°46'31"E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF 78TH AVENUE NORTH (PUBLIC RIGHT-OF-WAY WIDTH VARIES) A DISTANCE OF 160.00 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID PLAT; THENCE RUN S.00°43'52"E. ALONG THE EAST LINE OF SAID PLAT AND ALONG A EAST LINE OF THE WEST 20 FEET OF THE SOUTH 97.46 FEET OF NORTH 220.96 FEET OF TRACT A, CULTON'S REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 114 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA A DISTANCE OF 223.99 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 220.96 FEET OF SAID TRACT A; THENCE RUN N.89°46'31"W. 19.50 FEET TO A POINT ON THE COMMON PLATS BOUNDARY LINE; THENCE RUN S.00°43'52"E. A DISTANCE OF 6.59 FEET TO A POINT ON AN EASTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTH 8 FEET OF LOT 8 OF SAID WASHBURN REPLAT; THENCE RUN N.89°46'31"W. ALONG SAID PROLONGATION AND SAID SOUTH LINE A DISTANCE OF 140.50 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 52ND STREET NORTH (60 FOOT WIDE PUBLIC RIGHT- OF-WAY); THENCE RUN N.00°43'52"W. ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 230.58 FEET TO THE AFORESAID NORTHWEST CORNER OF LOT 1 AND THE POINT OF BEGINNING.

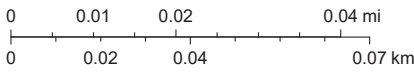
# Aerial Map



4/23/2026, 10:55:58 AM

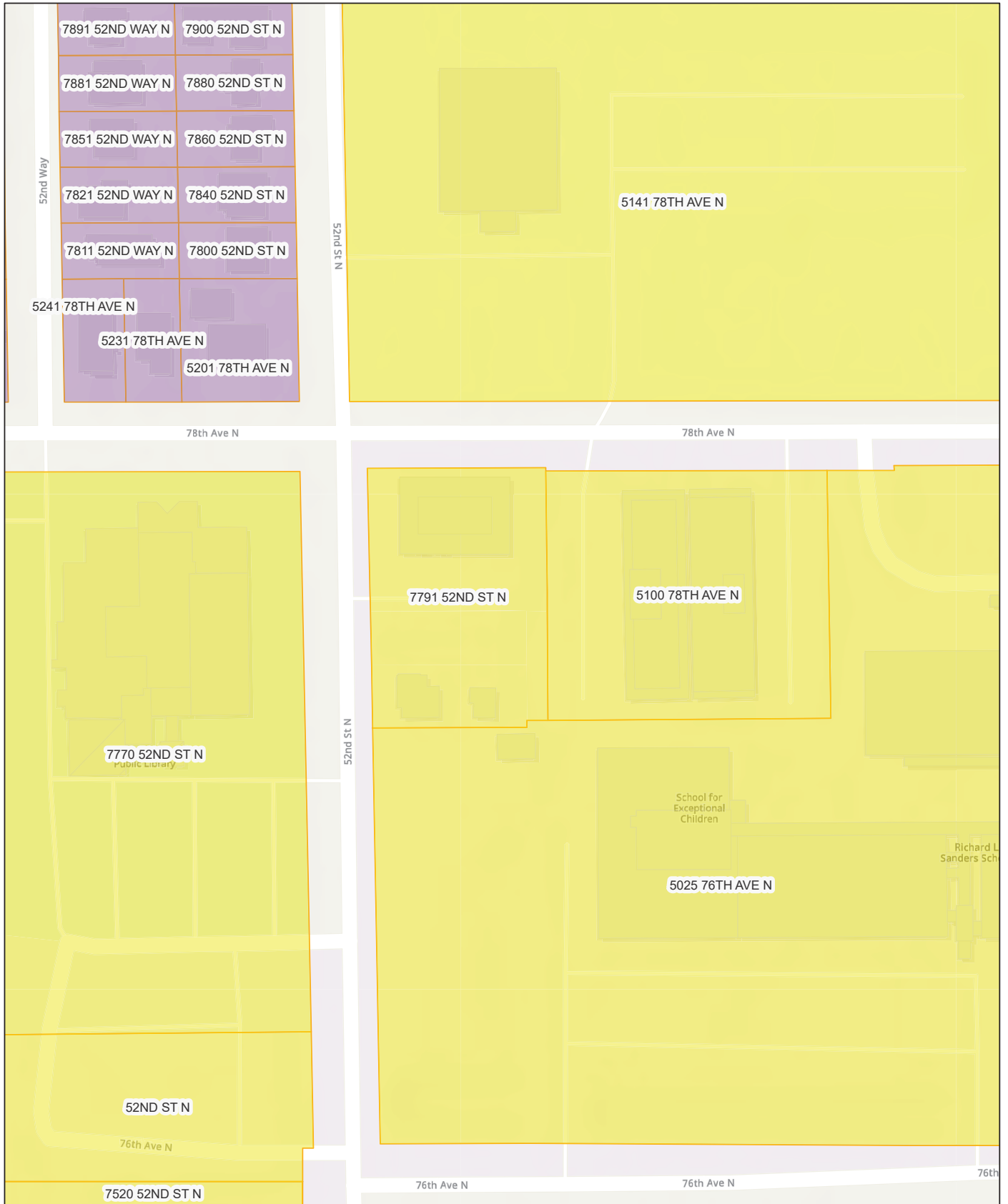
- Parcel (Polygon)
- PP City Boundary
- Green: Band\_2
- Road Centerlines
- Blue: Band\_3
- Red: Band\_1
- World\_Hillshade

1:1,109



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap

# Land Use Map

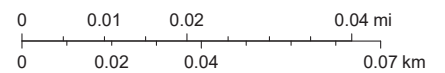


4/23/2026, 10:54:40 AM

Land Use (Pinellas Park)

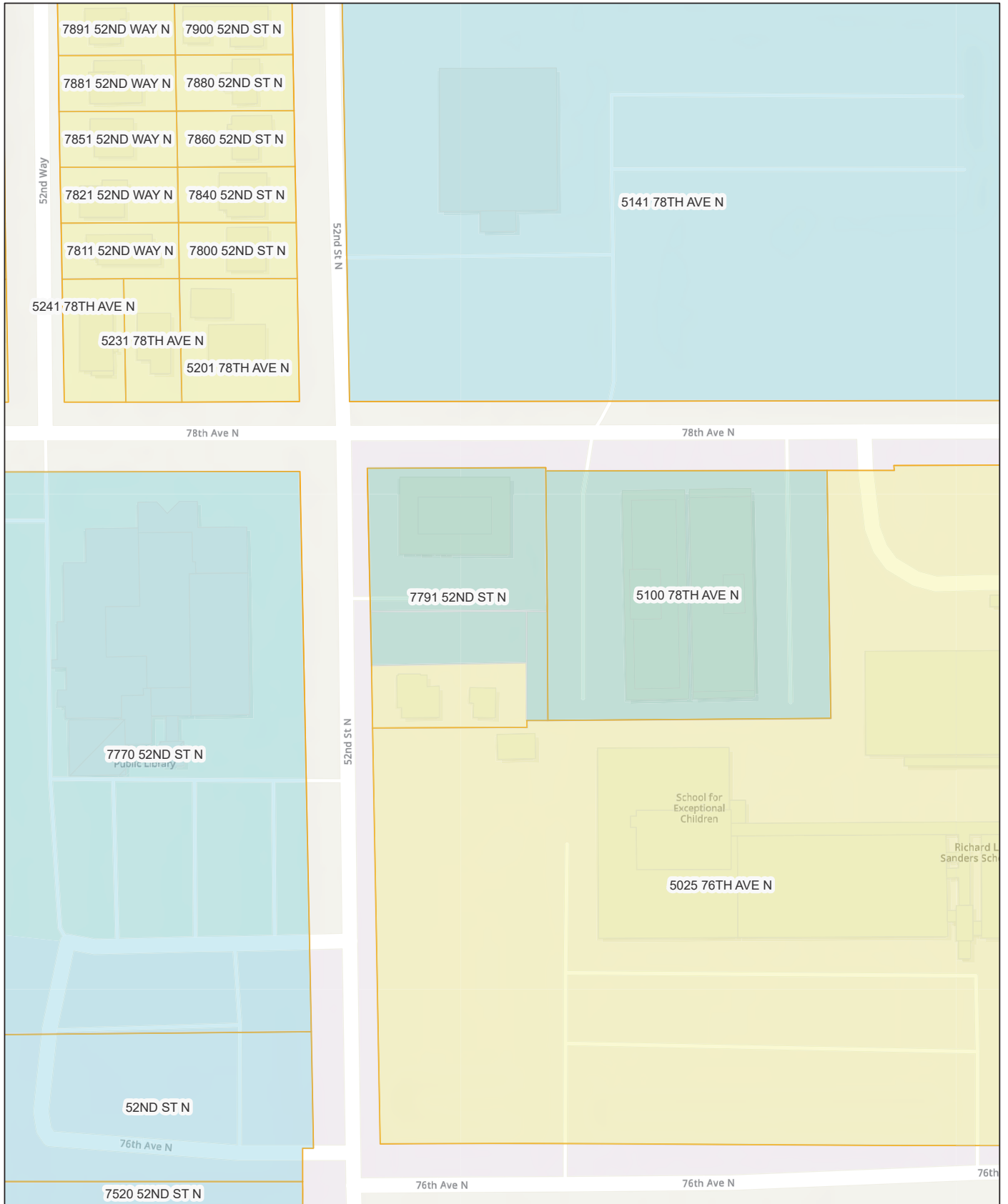
- COMMUNITY REDEVELOPMENT DISTRICT
- RESIDENTIAL URBAN
- Parcel (Polygon)
- World\_Hillshade

1:1,109



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap

# Zoning Map

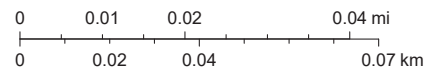


4/23/2026, 10:53:32 AM

Zoning (Pinellas Park)

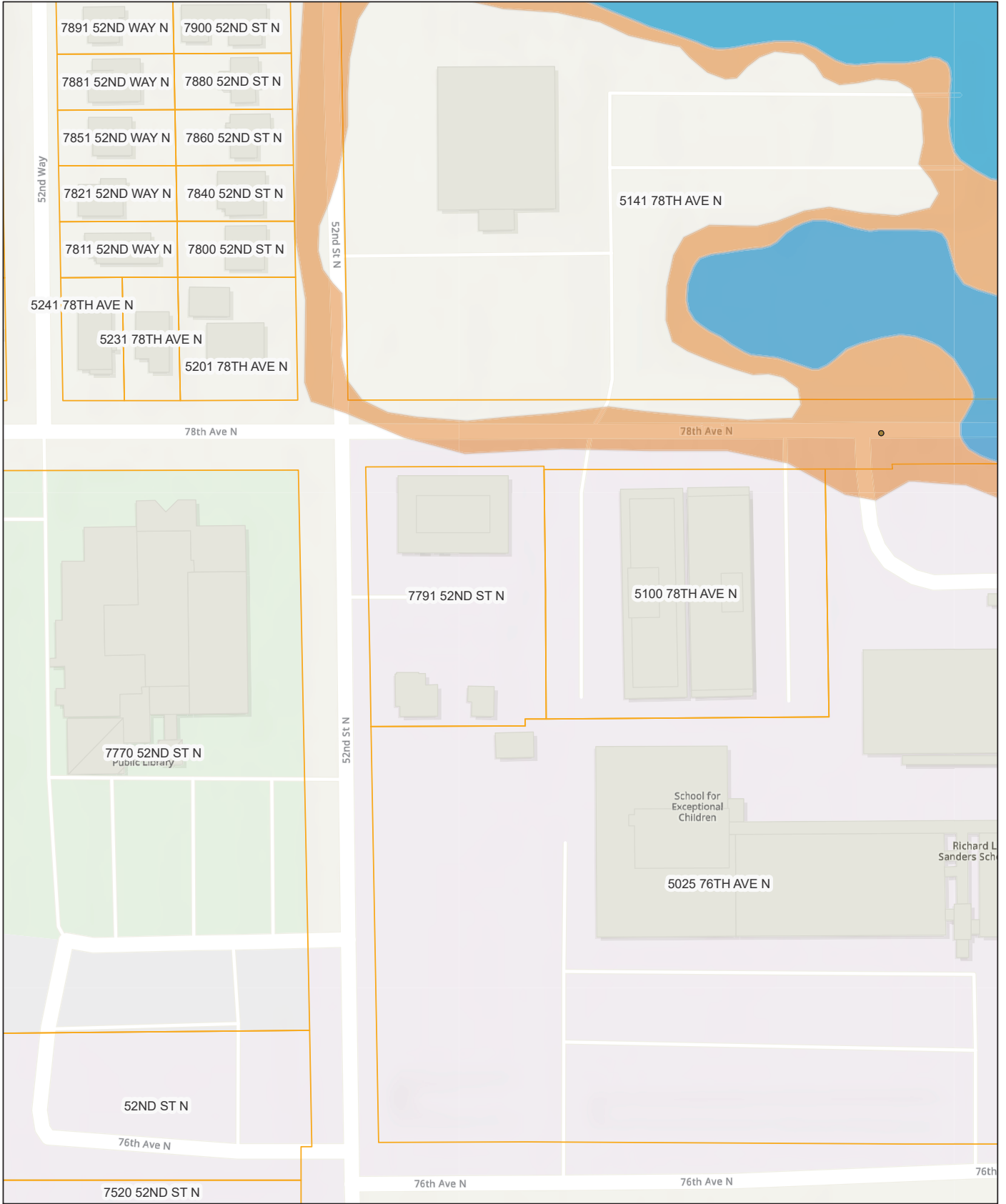
- PUBLIC P
- SINGLE FAMILY RESIDENTIAL R-1
- TOWN CENTER TC
- Parcel (Polygon)
- World\_Hillshade

1:1,109



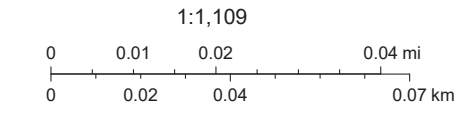
Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap

# Flood Insurance Rate Map



4/23/2026, 10:55:20 AM

- Letter of Map Amendment (LOMA)
- SFHA
- Flood Zones
- A
- AE
- X
- Flood Insurance Rate Map (FIRM) Panel
- Parcel (Polygon)
- World\_Hillshade



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap