



# City of Pinellas Park

## City Council

### Agenda

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Thursday, June 8, 2023

6:00 PM

City Council Chambers

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#### CALL TO ORDER

#### INVOCATION

#### PLEDGE OF ALLEGIANCE

#### I. DECLARATIONS, PROCLAMATIONS AND PRESENTATIONS

##### SPECIAL PRESENTATION

##### 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 May 25, 2023, as on file in the City Clerk's Office.

Department: City Clerk

Reference Material: [ADA\\_05.25.2023.CC.unapproved minutes](#)

#### 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)

FIRST PUBLIC HEARING AND FIRST 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.

ACTION: (Pass - Deny) Ordinance No. 4198. First public hearing and first 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)**

**FIRST PUBLIC HEARING AND FIRST 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.

ACTION: (Pass - Deny) Ordinance No. 4199. First public hearing and first 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 **CONSIDERATION OF A REQUEST FOR CONDITIONAL USE APPROVAL FOR A TAVERN AND LOUNGE IN THE GENERAL COMMERCIAL (B-1) ZONING DISTRICT WITH A WAIVER TO CONDITIONAL USE CRITERIA REGARDING INGRESS TO AND EGRESS FROM THE PROPERTY ALONG A LOCAL STREET LOCATED AT 12333 66TH STREET NORTH - (CU-0323-00006; 12333 66th Street North; Waterin' Trough Land Trust)**

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

(Speaker - Megan Montesino, Development Review Manager)

NOTE: The applicant is requesting a conditional use for "Taverns and Lounges" in the General Commercial (B-1) Zoning District with a waiver to conditional use criteria regarding ingress to and egress from the property along a local street located at 12333 66th Street North.

ACTION: (Approve - Deny) CU-0323-00006. Public hearing, first and final reading (quasi-judicial).

Department: Community Development

Reference Material: [ADA CU-0323-00006 - Staff Report, Addendum, Exhibits A-H CC 06-08-23](#)

#### **IV. CONSENT AGENDA**

**C1 AUTHORIZATION FOR NEGOTIATIONS - Youth Park Multiuse Sports Complex Design, Development, Operation, and Management RFQ 22/006**

NOTE: The Evaluation Committee, in accordance with Resolution 21-21, has reviewed the proposals submitted and recommends Sports Facilities Management, LLC. Upon Council's recommendation and authorization, the City Manager will negotiate competitively with Sports Facilities Management, LLC for Engineering Design, Development, Operation, and Management in accordance with Section 287.055 Florida Statutes.

ACTION: (Approve - Deny) Authorization for the City Manager to negotiate with Sports Facilities Management, LLC for Youth Park Multiuse Sports Complex Design, Development, Operation, and Management RFQ 22/006.

Department: Community Development

Reference Material: [ADA Youth Park Sports Complex - RFQ 22.006 - Final](#)

**C2 AUTHORIZATION FOR THE MAYOR TO EXECUTE A RELEASE OF COVENANT RUNNING WITH THE LAND FOR THE PROPERTY LOCATED AT 12333 66TH STREET NORTH, UPON PAYMENT OF ANY REMAINING TRANSPORTATION IMPACT FEES AS DETERMINED BY THE CITY TO BE PAID TO THE CITY, AND TO AUTHORIZE RECORDATION OF SUCH RELEASE OF COVENANT RUNNING WITH THE LAND**

#### **FIRST AND FINAL READING**

NOTE: On November 5, 2007, Shirley A. Jeup, as the owner at that time of the Waterin' Trough property, filed and recorded a Covenant Running With the Land concerning that property. That

Covenant designated that the property could only be used as a “tavern”, and that the operation of any business on that property could only be conducted between six o’clock p.m. and two o’clock a.m. (6:00 p.m. - 2:00 a.m.). The Covenant was entered in order to lower the amount of transportation impact fees that would otherwise have been required at that time, and the Covenant could only be released by the consent of the City upon payment of the remaining appropriate transportation impact fees as determined by the City.

The current owner of the property, First Florida Management Services, LLLP has applied to the City for a release of that Covenant. The current owner is redeveloping the property and will pay the remaining transportation impact fees that are determined by the City based upon the redevelopment and the new use of the property.

The attached Release of Covenant Running With the Land was prepared by the City Attorney’s Office for approval by the City Council. The action item will authorize the Mayor to execute the Release of Covenant Running With the Land, upon payment of any remaining transportation impact fees as determined by the City, so that the development by the current owner can proceed.

ACTION: (Approve - Deny) Authorization for the Mayor to execute a Release of Covenant Running with the Land for the property located at 12333 66th Street North.

Department: Community Development

Reference Material: [ADA Release of Covenant, Atty Letter, Original Covenant, Letters](#)

**C3 AUTHORIZATION FOR THE CITY OF PINELLAS PARK TO ACCEPT A UTILITY EASEMENT FROM CIOF I-FL4M01, LLC - 4555 118th Avenue North, Parcel Number 10/30/16/71010/300/0901**

NOTE: The City of Pinellas Park has requested a utility easement from CIOF I-FL4M01, LLC to accommodate new utility equipment and for the future maintenance and operation of said equipment at 4555 118th Avenue North, parcel number 10/30/16/17010/300/0901.

ACTION: (Approve - Deny) Authorization for the City of Pinellas Park to accept a utility easement from CIOF I-FL4M01, LLC, parcel number 10/30/16/71010/300/0901.

Department: Community Development

Reference Material: [ADA 23-127 Utility Easement - 4555 118th Ave N Combined](#)

**C4 AUTHORIZATION FOR THE CITY MANAGER TO SIGN A PARKING AGREEMENT WITH RAYMOND JAMES & ASSOCIATES, INC. OF ST. PETERSBURG**

NOTE: This Agreement between the City of Pinellas Park, (City) and Raymond James & Associates, Inc. (Raymond James) authorizes the City to store up to 75 emergency/essential vehicles on the Raymond James property at 880 Carillon Parkway in St. Petersburg, FL during tropical storms or hurricane emergencies during the period June 1 to November 30 of each year during the term of this Agreement, and establishes conditions for such vehicle storage. The Agreement will renew automatically until November 30, 2033 unless otherwise terminated by either party.

ACTION: (Approve - Deny) Authorization for the City Manager to sign Parking Agreement between the City of Pinellas Park, and Raymond James & Associates, Inc.

Department: Fire

Reference Material: [Parking Agreement, City Attorney Letter](#)

**C5 AUTHORIZATION TO PURCHASE UNDER LAKE COUNTY CONTRACT 22-730G - Turnout Gear - Fire Department**

NOTE: The Pinellas Park Fire Department will need to purchase an estimated fifteen (15) sets of turnout gear in FY 2023-2024 in order to replace expiring gear and to equip new hires. Due to economic conditions and supply delays, this equipment must be ordered in FY 2022-2023 in order to be received in FY 2023-2024. Staff is therefore requesting to charge the cost of this gear, \$57,493.75, to account 001-161-604 under budget year 2023-2024.

ACTION: (Approve - Deny) Authorization to purchase under Lake County Contract 22-730G fifteen (15) sets of Fire-Dex Tec Gen 71 turnout gear (coat and pant) from Municipal Emergency Services, Inc., Pinellas Park, Florida for a cost of \$57,493.75, to be charged to the appropriate account.

Department: Fire

Reference Material: [MES Quote 1666968, Letter from Purchasing Director](#)

**C6 APPOINTMENT OF RICHARD BENNETT TO THE CITIZENS' BUDGET ADVISORY COMMITTEE**

NOTE: Mr. Bennett has volunteered to be on the Committee.

ACTION: (Approve - Deny) Appointment of Richard Bennett to serve as an alternate member of the Citizens' Budget Advisory Committee with term to expire April 30, 2025.

Department: OMB

Reference Material: [Bennett Board Application](#)

**C7 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) - DRC Emergency Services, LLC**

NOTE: This authorizes the Mayor to sign a Participant Agreement between the City of Pinellas Park and DRC Emergency Services, LLC (740 Museum Drive, Mobile, AL 36608) 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 DRC Emergency Services, LLC 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 DRC Emergency Services, LLC backup](#)

**C8 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) - Phillips & Jordan, Inc.**

NOTE: This authorizes the Mayor to sign a Participant Agreement between the City of Pinellas Park and Phillips & Jordan, Inc. (10201 Parkside Drive, Ste. 300, Knoxville, TN 37922) 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 Phillips & Jordan, 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 Phillips & Jordan, Inc. backup](#)

**C9 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) - Southern Disaster Recovery, LLC**

NOTE: This authorizes the Mayor to sign a Participant Agreement between the City of Pinellas Park and Southern Disaster Recovery, LLC (109 White Oak Road, Greenville, SC 29609) 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 Southern Disaster Recovery, LLC 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 Southern Disaster Recovery, LLC backup](#)

**C10 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) - TFR Enterprises, Inc.**

NOTE: This authorizes the Mayor to sign a Participant Agreement between the City of Pinellas Park and TFR Enterprises, Inc. (601 Leander Drive, Leander, TX 78641) 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 TFR Enterprises, 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 TFR Enterprises, Inc. backup](#)

**V. REGULAR AGENDA**

**R1 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.)**

**FIRST READING PRIOR TO PUBLIC HEARING (QUASI-JUDICIAL)**

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.

ACTION: (Pass - Deny) Ordinance No. 4202.

Department: Community Development

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

## **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.