

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 RURAL RESIDENTIAL (RR) TO SINGLE-FAMILY RESIDENTIAL (R-3) FOR A CERTAIN PARCEL OF LAND GENERALLY LOCATED AT 11227 60TH STREET NORTH, AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", 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; PROVIDING FOR AN EFFECTIVE DATE. (REZ-2026-00002; Northside Engineering LLC)

WHEREAS, the City of Pinellas Park, Florida, has received a request to amend the City's Official Zoning Map to change the designation from Rural Residential (RR) to Single-Family Residential (R-3) for a certain parcel of land located at 11227 60th Street North and more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the requested Single-Family Residential (R-3) zoning category is compatible with the existing Land Use Plan Map designation of Residential Low (RL); and

WHEREAS, the City Council has determined that it is in the public interest to amend the City's Official Zoning Map from Rural Residential (RR) to Single-Family Residential (R-3) for the property located at 11227 60th Street North; 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; and

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 Rural Residential (RR) to Single-Family Residential (R-3):

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 Local Government Comprehensive Planning and Land Development Regulation Act.

SECTION 3: That all Ordinances, or parts of Ordinances, in conflict with the provisions of this Ordinance be hereby repealed insofar as the same affect this Ordinance.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 THE _____ DAY OF _____, 2026.

SECOND READING & PUBLIC HEARING THE _____ DAY OF _____, 2026.

PASSED THIS _____ DAY OF _____, 2026.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS _____, DAY OF _____, 2026.

Sandra L. Bradbury
MAYOR

ATTEST:

Jennifer R. Carfagno, MMC
CITY CLERK

EXHIBIT "A"

LEGAL DESCRIPTIONS

PARCEL NO. 17-30-16-69750-100-1809

(PER O.R. 22896, pg. 2440)

NORTH 115.5 FEET OF THE SOUTH 231 FEET OF FARM 18, SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN BY PLAT OF PINELLAS FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

&

PARCEL NO. 17-30-16-69750-100-1806

(PER O.R. 22894, PG. 291)

THE SOUTH 115.5 FEET OF FARM 18, IN THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS FARMS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 7, PAGES 4 AND 5, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

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 RURAL RESIDENTIAL (RR) TO SINGLE-FAMILY RESIDENTIAL (R-3) FOR A CERTAIN PARCEL OF LAND GENERALLY LOCATED AT 11227 60TH STREET NORTH, AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", 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; PROVIDING FOR AN EFFECTIVE DATE.

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 law¹ 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;

¹ 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 zoning map amendment would change the zoning designation from Rural Residential (RR) to Single-Family Residential (R-3) and would allow the property owner to develop the property as desired with a 9-lot subdivision.

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):

This proposed amendment to the Zoning Map was initiated by a private party.



Prepared by: Todd Biron
Senior Planner

I. APPLICATION DATA

- A. **Case Number:** REZ-2026-00002
- B. **Location:** 11227 60th Street North (Parcel Nos. 17-30-16-69750-100-1809 and 17-30-16-69750-100-1806)
- C. **Request:** Request to rezone from Rural Residential (RR) to Single-Family Residential (R-3) Zoning District to develop a 9-lot single-family subdivision.
- D. **Applicant:** Northside Engineering, Inc.
- E. **Authorized Agent:** Northside Engineering, Inc.
- F. **Property Owner:** BT7 Developments LLC (Bruce To)
- 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 RURAL RESIDENTIAL (RR) TO SINGLE-FAMILY RESIDENTIAL (R-3) FOR A CERTAIN PARCEL OF LAND GENERALLY LOCATED AT 11227 60TH STREET NORTH, AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", 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; PROVIDING FOR AN EFFECTIVE DATE.
- H. **PARC Meeting:** March 3, 2026
- I. **Public Hearings:**
 - Planning & Zoning Commission Hearing Date:** 4/2/2026
 - Advertising Date:** 3/18/2026

 - City Council Hearing Date (1st Reading):** 5/12/2026

 - City Council Hearing Date:** 5/26/2026
 - Advertising Date:** 5/6/2026

II. BACKGROUND INFORMATION

- A. **Case Summary:**

The applicant is requesting to rezone the 3.41-acre parcel from Rural Residential (RR) to Single-Family Residential (R-3) to develop a gated 9-lot single-family subdivision. The existing land use designation is Residential Low (RL), which is compatible with the proposed R-3 Zoning.

The subject property is surrounded primarily by residential lots of various sizes and zoning designations, with Single-Family Residential (R-2) Zoning to the south; Residential Estate (RE) zoning to the north; Manufactured Home Subdivision (T-1) Zoning to the west; and Public (P) Zoning to the east, where a healthcare facility currently operates.

The existing RR Zoning has a maximum density of 2.1 units per acre, which would allow for seven units. The applicant is proposing to rezone the property to R-3, which has a maximum density of 4.3 units per acre, and would allow for a maximum of 14 units; however, the applicant is requesting 9 single-family lots.

The proposed development would not dedicate its internal roadway or utilities as public right-of-way and public utilities; this access and utilities would be private and maintained exclusively by the property owners and HOA. Right-of-way and sidewalks will be dedicated along 60th Street North as required by the City's Subdivision regulations. Two retention ponds are proposed at the entrance to the subdivision along 60th Street North. A 6-foot-tall PVC fence will surround the subdivision.

The proposed lots meet the R-3 minimum lot requirements; lot width of 80 feet, lot depth of 100 feet, and lot area of 10,000 square feet.

B. Site Area: 148,540 square feet / 3.41 acres (to be reduced upon ROW dedication)

C. Property History: Both parcels were portions of Farm 18 from the original 1911 Plat of Pinellas Farms. The existing single-family home on the southern parcel was built in 1956. The properties were annexed into the City, along with several others, in 1990 (case no. AX 1989-9).

In 2024, a rezoning from RR to R-3 was requested, along with a RPUD overlay to develop a 14-lot single-family subdivision (case REZ-2025-00001 & PUD-1025-00001); however, the application was withdrawn at the January 9, 2025 City Council meeting.

In 2025, a rezoning from RR to R-3 along with a RPUD overlay to develop a 10-lot single-family subdivision was denied at the August 12, 2025 City Council meeting (case REZ-2025-00004 & PUD-0425-00003).

D. Existing Use: The northern parcel is vacant/undeveloped and the southern parcel is developed with a single-family home and an accessory structure.

E. Proposed Uses: Single-Family Residential Subdivision (9 units)

F. Current Land Use: Residential Low (RL)

G. Current Zoning District: Rural Residential (RR)

H. Proposed Zoning District: Single-Family Residential (R-3)

I. Flood Zone: The subject property is located in Flood Zone X, which is a low-risk flood zone.

J. 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.

K. Vicinity Characteristics:

	Zoning	Land Use	Existing Use
North	RE	RL	Residential (SFR)
South	R-2	RL	Residential (SFR)
East	P	INS	Healthcare Facility
West	RR	RL	Residential (SFR)

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 developed, or appropriate to be developed, in a low density residential manner, and to recognize such areas as primarily well-suited for residential uses that are consistent with the low density, non-intensive qualities and natural resource characteristics of such areas.

2. Key Standards:

Use Characteristics – *Those uses appropriate to and consistent with these categories include:*

- *Primary Uses – Residential.*
- *Secondary Uses – Residential Equivalent; Institutional; Transportation/Utility; Public Educational Facility; Ancillary Non-Residential; Recreation/Open Space.*

Locational Characteristics - *This category is generally appropriate to locations outside urban activity centers; in areas where use and development characteristics are low density residential in nature; and in areas serving as a transition between more suburban and more urban residential areas. These areas are generally served by and accessed from minor and collector roadways that connect to the arterial and thoroughfare highway network.*

Density/Intensity Standards - *Shall include the following:*

- *Residential Use - Shall not exceed five (5) dwelling units per acre.*
- *Residential Equivalent Use – Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 5 dwelling units per acre. The standard for the purpose of establishing relative intensity and potential impacts shall be the equivalent of 2.5 beds per dwelling unit.*
- *Non-Residential Use – Shall not exceed a floor area ratio (FAR) of .40, nor an impervious surface ratio (ISR) of .65. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .24 and an ISR of .50.*

3. Relevant Policies:

POLICY LU.1.13.4

The City may permit residential development at a lower density or intensity of use than the maximum unit/acre shown in the land use classification.

POLICY LU.1.13.6

Encourage infill residential development that is consistent and compatible with surrounding land uses.

POLICY LU.1.14.4

Foster residential development and redevelopment at an intensity and scale that is compatible with proximate residential neighborhoods.

POLICY LU.1.14.5

Provide adequate buffering and a transition gradient between higher density residential development and proximate, less intensive residential neighborhoods.

POLICY LU.1.15.11

New development and redevelopment projects shall provide safe and efficient onsite pedestrian movement.

POLICY LU.1.15.12

Sidewalks internal to development projects shall be designed to integrate smoothly with public sidewalks and with public transit in order to ensure safe and efficient transition for pedestrians.

POLICY LU.1.20.2

Development or redevelopment in areas that have been identified as being subject to periodic flooding shall be consistent with the floodplain requirements of the Florida Building Code and the floodplain management requirements of the City of Pinellas Park Land Development Code.

POLICY D.1.2.1

All applicable Federal, State, and local regulations (as presented in the Regulatory Framework section of the Stormwater Management Element) relating to flood control shall continue to be met in public and private design.

POLICY D.1.3.15

As a part of the development review process, construction plans will be reviewed to make sure that proposed activities do not create an adverse impact upon abutting properties or stormwater system.

POLICY D.1.4.3

New development shall meet State and SWFWMD drainage and water quality requirements except as provided by law.

OBJECTIVE D.1.5

The City shall require new development in existing areas or subdivisions to provide for stormwater drainage to protect from flooding and pollution.

POLICY H.1.1.1

Through the land use plan and zoning regulations, the City shall continue to support a land use pattern and land use decisions that provide for diverse housing opportunities and choices at varying densities and locations, while ensuring the provision of adequate public services, utilities, and amenities.

POLICY H.1.2.4

Foster residential development and redevelopment at an intensity and scale that is compatible with proximate residential neighborhoods.

4. Staff Analysis:

The proposed rezoning would promote residential development that is compatible with the neighborhood and surrounding uses and meets the density standards of the Residential Low (RL) Land Use category. Sidewalks are proposed for safe pedestrian interconnectivity. The provision of adequate utilities is addressed in the proposed site plan. Residential Low provides a maximum of 5 dwelling units per acre and the applicant is proposing to build approximately 2.64 units per acre. Adequate stormwater infrastructure will be constructed for flood control and to avoid adverse impacts upon neighbors.

Rezoning to R-3 is consistent with the current Land Use designation and with the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

B. Zoning District / Land Development Code Standards:

1. Proposed Zoning District Purpose / Intent:

The "R-3" Single-family Residential District is established to identify and to stabilize those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a low density, urban low density and low medium density, single-family residential environment. This district is limited primarily to single-family detached dwellings, together with accessory uses and public facilities customary for such an environment. This district is appropriate for areas designated on the Official Land Use Plan Map as Residential Low (RL), Residential Urban (RU) or Residential Low Medium (RLM).

2. Key Standards:

SECTION 18-1511. - "R-3" SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 18-1511.2. - DENSITY REGULATIONS.

A maximum of four and three-tenths (4.3) dwelling units per net acre shall be permitted in the "R-3" Single-family Residential District.

For lots located within the Residential Low (RL), Residential Urban (RU) and Residential Low Medium (RLM) Land Use Plan Map categories, public/semi-public uses (except Public Educational Facilities) shall not exceed a maximum area of five (5) gross acres. Ancillary nonresidential or Transportation/Utility uses shall not exceed three (3) acres. Any such use, alone or when added to existing abutting or functionally abutting like uses, which exceeds the threshold stated above shall require a Land Use Plan Map amendment to Institutional (I), Transportation/Utility (T/U), or other future land use plan category (as appropriate), which shall include such use and all abutting or functionally abutting like uses.

Sec. 18-1511.3. - PERMITTED AND CONDITIONAL USES.

Land Use	Approval Type	Conditions
Dwellings, Single-family Detached	P	

Sec. 18-1511.4. - DIMENSIONAL AND AREA REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS.

1. Lot Area: Ten thousand (10,000) square feet.
2. Lot Width: Eighty (80) feet, except on a corner ninety-five (95) feet is required.
3. Lot Depth: One hundred (100) feet.
4. Lots not meeting the lot area, width or depth requirements of this Section and having been of record prior to December 10, 1970 may be used for a permitted or conditional use provided that all other dimensional regulations will apply.

(B) MINIMUM YARD SETBACK REQUIREMENTS.

1. Front Yard Setback: Twenty-five (25) feet.
2. Secondary Front Yard Setback: Twenty-five (25) feet. Where the provisions of Section 18-1504.4, "Nonconforming Lots" apply, the secondary front yard may be reduced to a minimum of fifteen (15) feet.
3. Side Yard Setback: Ten (10) feet. Where the provisions of Section 18-1504.4, "Nonconforming Lots" apply, side yards may be reduced to a minimum of ten (10) feet on one side and five (5) feet on the other side.
4. Rear Yard Setback: Twenty (20) feet.
5. For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."
6. Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.
7. Refer to Section 18-1504.3(G)(2) for special yard setbacks to apply for additions to buildings in existence as of August 14, 1997.

(C) MINIMUM LIVEABLE FLOOR AREA. One thousand (1,000) square feet.

(D) MAXIMUM BUILDING HEIGHT. Thirty-five (35) feet. See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.

(E) MAXIMUM LOT COVERAGE. Nonresidential Uses: Fifty-five (55) percent in RL or RU; sixty-five (65) percent in RLM.

(F) FLOOR AREA RATIO.

1. Nonresidential Uses:
 - (a) Thirty-hundredths (0.30) in RL or RU.
 - (b) Forty-hundredths (0.40) in RLM.

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

3. Staff Analysis:

The proposed R-3 Zoning District allows single-family detached homes as a permitted use, with a density of 4.3 dwelling units per acre. R-3 density would allow a maximum of 14 units on the property. The applicant is proposing 9 units, which is consistent with the adopted Comprehensive Plan.

Section 18-1539 of the Land Development Code provides criteria to guide amendments to the Official Zoning Map. Staff finds the following concerning those criteria:

1. The proposed zoning map amendment is compatible with the existing and planned uses in the area.
2. The request will likely have no detrimental impact on adjacent properties. The proposed use will otherwise comply with the requirements of the Single-Family Residential (R-3) Zoning District.
3. There is no special privilege to be granted.
4. The Pinellas Park Public Works Department has approved the proposed Plan and all concerns regarding available services have been addressed. The developer will need to verify capacity of the nearby sanitary sewer lift station and upgrade it if needed.
5. Vehicular access to the site is from 60th Street N., with 110th Ave N. approximately 630 feet south of the subject property.
6. Helen Howarth Community Park, Freedom Lake Park, and Granada Circle Park are all within approximately 1-1.25 miles from the subject properties. Mass transit (bus) is available along US Highway 19, less than one half mile from the site. The Pinellas County School District does not foresee an issue providing services for the proposed single-family lots. The three zoned schools are Pinellas Central Elementary School, Morgan Fitzgerald Middle School, and Pinellas Park High School.
7. District boundaries are appropriate based on locations and classifications of streets, ownership lines, and existing improvements, or whether there is another error or ambiguity that must be corrected.
8. Changing conditions of the neighborhood necessitate the amendment. In order to increase density and allow the proposed 9 single-family dwellings, it is necessary for the applicant to rezone. The subject properties abut two single-family lots of the same or smaller dimensions than those proposed. To the south is R-2 (Single-Family) Zoning, to the west is T-1 (Manufactured Home Subdivision), to the north is RE (Residential Estate) Zoning, and the property to the east is zoned P (Public).
9. The site is not located within designated wetland or preservation areas.
10. Staff finds that the proposed rezoning request is consistent with the Comprehensive Plan.

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the March 3, 2026 PARC meeting by all relevant departments/divisions.

IV. SUMMARY

A. Findings:

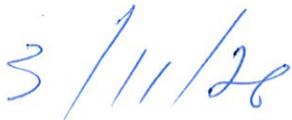
Based on the information and analysis contained in this report, staff finds as follows:

1. Rezoning from Rural Residential (RR) to Single-Family Residential (R-3) is appropriate based on surrounding zoning;
2. The proposal meets the intent of the proposed Single-Family Residential (R-3) Zoning per the Land Development Code;
3. The requested map amendment is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan, as well as the regulations of the Land Development Code.


Erica Lindquist, AICP, CFM
Planning & Development Services Director


Date


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


Date

V. ACTION

PLANNING & ZONING COMMISSION – MOVE TO:

A. RECOMMEND APPROVAL

B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):

C. RECOMMEND DENIAL

... of a request to rezone from Rural Residential (RR) to Single-Family Residential (R-3) Zoning District to develop a 9-lot single-family subdivision.

VI. ATTACHMENTS

Exhibit A: Letter of Authorization

Exhibit B: Site Plan

Exhibit C: Survey

Exhibit D: Aerial Map

Exhibit E: Land Use Map

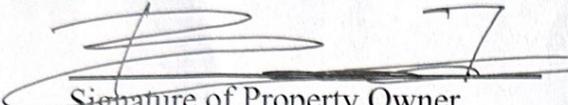
Exhibit F: Zoning Map

Exhibit G: Flood Insurance Rate Map

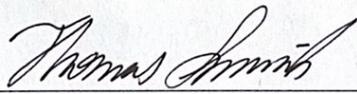
Exhibit A

LETTER OF AUTHORIZATION

This letter will serve as authorization for **Housh Ghovae** and **Northside Engineering, Inc.** to act as an agent for: **Pinellas Park Subdivision** and to execute any and all documents related to securing permits and approvals for the construction on the property generally located: 11227 60th Street North (City of Pinellas Park) lying within PINELLAS County, State of FLORIDA.

 Signature of Property Owner	<u>BRUCE TO</u> Print Name of Property Owner
<u>5590 64TH AVE NORTH</u> Address of Property Owner	<u>MANAGING MEMBER</u> Title
<u>PINELLAS PARK FL 33781</u> City/State/Zip Code	<u>813-777-5130</u> Telephone Number

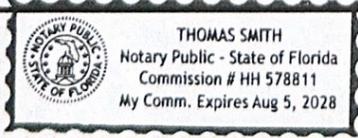
State of Florida The foregoing instrument was acknowledged before me this 18th day
County of Pinellas of October, 2024, by Bruce To, as Managing Member
who is personally known to me or who has produced Known
as identification and who did (did not) take an oath.



(Signature) Notary Public

Commission # HH 578811 Expires: Aug 5, 2028

(SEAL ABOVE) Thomas Smith (Name of Notary Typed, Printed or Stamped)



PINELLAS PARK SUBDIVISION

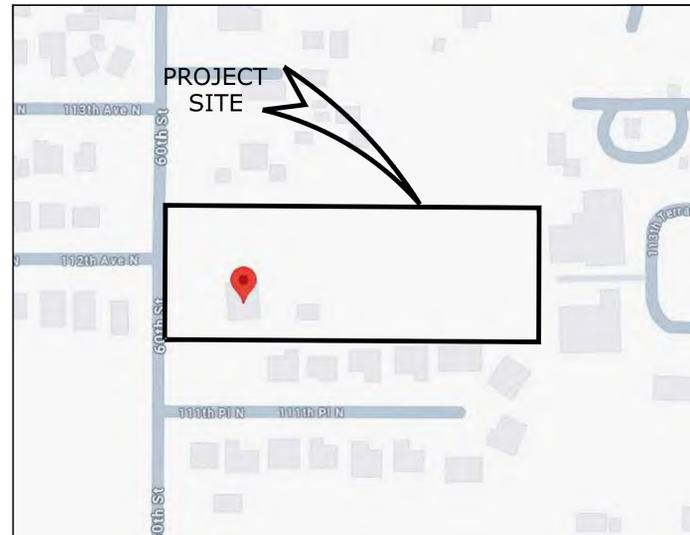
SECTION 17 - TOWNSHIP 30 S - RANGE 16 E
PARCEL NO. 17-30-16-69750-100-1806
17-30-16-69750-100-1809
CITY OF PINELLAS PARK, FLORIDA

LEGAL DESCRIPTION

PARCEL NO. 17-30-16-69750-100-1809
 (PER O.R. 22896, PG. 2440)
 NORTH 115.5 FEET OF THE SOUTH 231 FEET OF FARM 18, SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS SHOWN BY PLAT OF PINELLAS FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

TOGETHER WITH

PARCEL NO. 17-30-16-69750-100-1806
 (PER O.R. 22894, PG. 291)
 THE SOUTH 115.5 FEET OF FARM 18, IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS FARMS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 7, PAGES 4 AND 5, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.



STREET MAP



AERIAL MAP

INDEX OF SHEETS

C1.1	CIVIL SITE DATA
C3.1	PROPOSED SITE PLAN
C4.1	GRADING AND DRAINAGE PLAN
C5.1	UTILITY PLAN

OWNER CONTACT

BT7 DEVELOPMENTS LLC
 6391 49TH ST N
 PINELLAS PARK, FL 33781-5721

DESIGN PROFESSIONALS

CIVIL ENGINEER/PLANNER:	SURVEY
NORTHSIDE ENGINEERING, INC. 300 SOUTH BELCHER ROAD CLEARWATER, FLORIDA 33765 727-443-2869	AMERICAN SURVEYING INC. 4847 NORTH FLORIDA AVENUE TAMPA, FLORIDA 33603 INFO@AMERICANSURVEYING.COM 813-234-0103

FLOOD ZONE INFORMATION

FLOOD ZONE: 'X'
 COMMUNITY PANEL #: 12103C 0202J
 EFFECTIVE DATE: 08/24/2021
 FLOOD ELEVATION: N/A

SITE DATA

MATRIX	EXISTING	PROPOSED	ALLOWED/CODE
ZONING:	RR	R-3	OK.
USAGE:	SINGLE-FAMILY HOME / VACANT	SINGLE-FAMILY SUBDIVISION	OK.
FUTURE LAND USE:	RL	RL	OK.
LOT AREA (GROSS):	149,428.5 S.F. 3.43 ACRES	149,428.5 TOTAL LESS 4,159.2 ROW DEDICATION 145,269.3 S.F. NET 3.33 ACRES	10,000 S.F. (MIN)
LOT WIDTH:	231'	75' MIN.	80' (MIN)
LOT DEPTH:	646'	100' MIN.	100' (MIN)
BUILDING COVERAGE:	3,203 S.F.	-	-
DENSITY:	1 UNIT	9 UNITS	4.3 DU/ NET ACRES (14 UNIT MAX.)
BLDG. SETBACKS:	FRONT (SOUTH)	85.3' (WEST)	25' (MIN)
	SIDE (WEST)	30.4' (SOUTH)	10' (MIN)
	SIDE (EAST)	136.2' (NORTH)	10' (MIN)
	REAR (NORTH)	371.3' (EAST)	20' (MIN)
BLDG. HEIGHT:	1-STY	35' MAX.	35' (MAX)
VEHICULAR USE AREA (VUA):	-	20,104 S.F.	-
INTERIOR LANDSCAPING:	-	-	-
IMPERVIOUS SURFACE RATIO: (I.S.R.)	4,368 S.F. 0.029	71,187.4 S.F. 0.49	0.55 (MAX)
OPEN SPACE: (S.F. & % OF GROSS SITE)	145,061 S.F. 97.1%	74,081.9 S.F. 51%	45% (MIN)
PARKING:	-	18 SPACES	18 SPACES
PARKING CALCULATIONS: 2/UNIT = 18 SPACES			



7 a.m. TO 5 p.m., MONDAY THROUGH FRIDAY
 CALL 811 OR 800-432-4770 - SUNSHINE811.COM

REZ-2025-00001
 PUD-1025-00001

AGENCY RESPONSE STAMPS

Professional Engineer Seal for Donald B. Fairbairn, P.E. #44971

THIS ITEM HAS BEEN DIGITALLY SEALED BY Donald B. Fairbairn, P.E. #44971 ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT # 2431
 ISSUE DATE: 01/21/25

REVISIONS:

No.	Date	Description

DRAWN BY : RR

CIVIL SITE DATA

Pinellas Park Subdivision
 11227 60th Street
 Pinellas Park, FL 33782

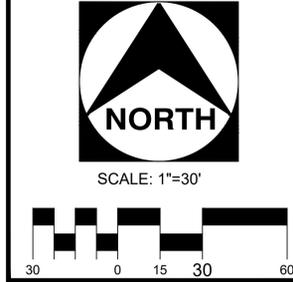
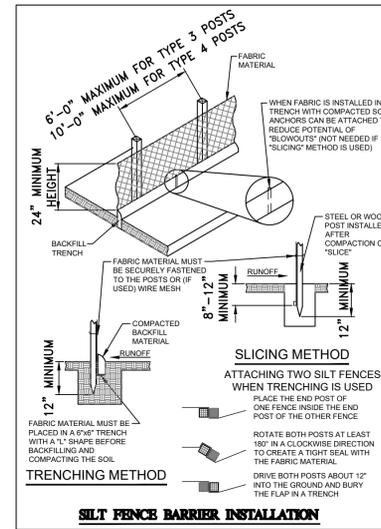
SITE PREPARATION NOTES:

- All erosion/sedimentation control placement and details meet the requirements of the NPDES program. The issuance of Pinellas County's Habitat Management and Landscape permit requires erosion control and sedimentation control measures be installed/maintained throughout construction as specified on plans.
- A Habitat Management and Landscape Permit (HML) is required for this project. An application and extra copy of the approved final plan must be submitted to the Habitat Management and Landscaping Department in order to process the permit. Once Final Administrative Approval (FAA) has been granted, an inspection can be scheduled. Please be advised that all erosion control and tree barricades must be installed per the approved plan. When all barricades have been approved, the permit can be typed and released.
- Pursuant to Section 138-3653, all Tier 1 exotics as specified on the Pinellas County Undesirable Vegetation list http://www.pinellascounty.org/drs/pdf/undesireable_species.pdf must be removed as a condition of site development. Where necessary due to their proximity to protected plant material, hand removal will be required.
- There must be no equipment or construction materials on site until HML permit is in hand.
- To ensure silt fence is installed in a timely manner, concrete may be sawcut along the perimeter in order to install silt fence. This will be verified at the time of habitat inspection and only after permit is in hand can the remaining concrete be removed.
- No stockpiles proposed. Separate permit shall be required for any contractor designated stockpiles.

NPDES Notification
(National Pollutant Discharge Elimination System)
ATTENTION: THE EROSION/SEDIMENTATION LOCATIONS AND DETAILS SET FORTH IN THIS SITE PLAN HAVE BEEN DEvised BY THE ENGINEER TO MEET THE REQUIREMENTS OF THE FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM. FAILURE TO MAINTAIN THESE CONTROLS, OR AN ILLICIT DISCHARGE RESULTING FROM THEIR FAILURE WILL LIKELY RESULT IN FINE CITATIONS. SEC. 58-239 OF THE PINELLAS COUNTY CODE AUTHORIZES PENALTIES OF UP TO \$10,000.00 FOR EACH OFFENSE.

NOTE TO CONTRACTOR : TREE BARRICADES AND EROSION CONTROL MEASURES

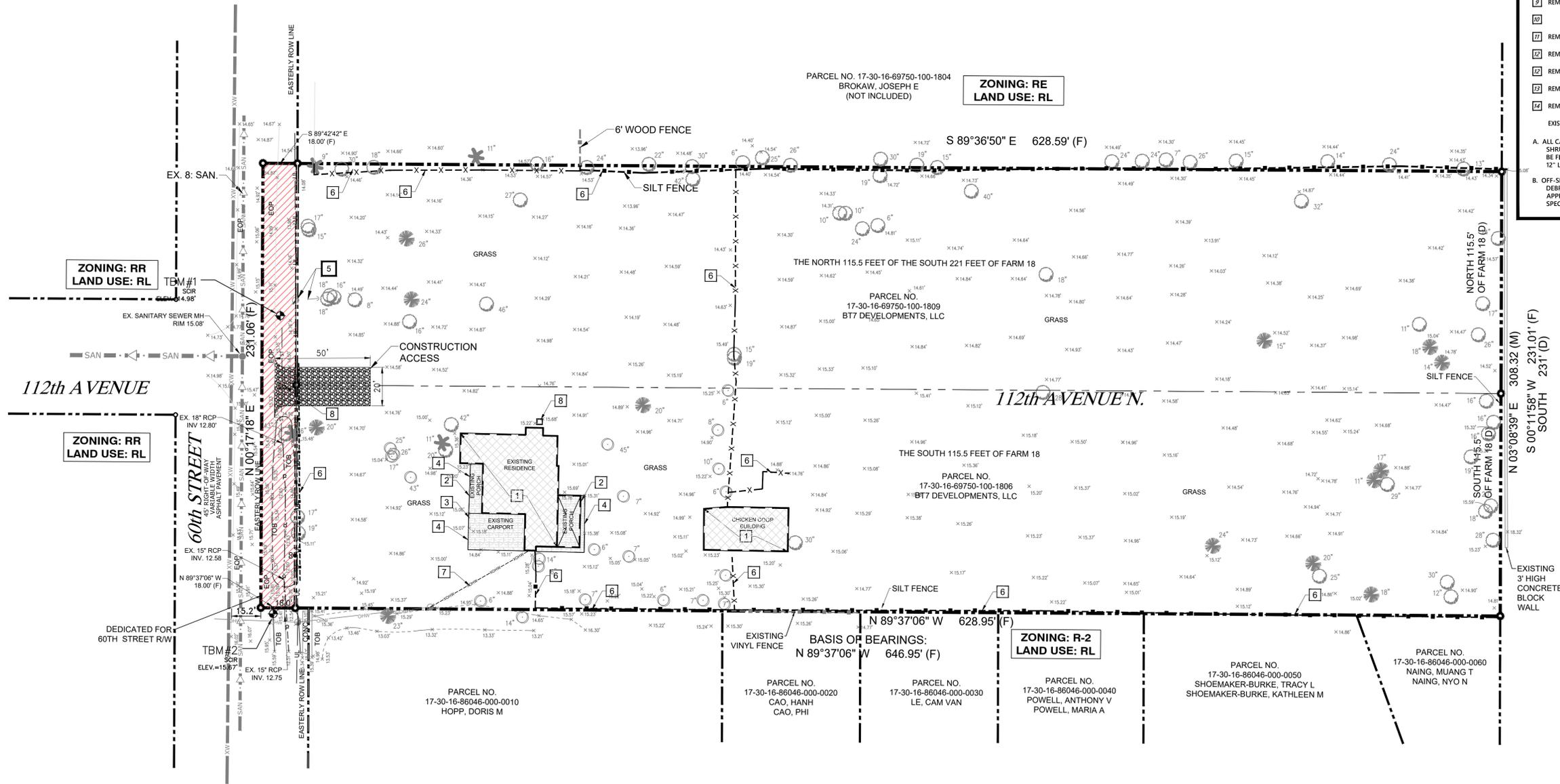
REQUIRED TREE BARRICADES AND EROSION CONTROL MEASURES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. ENCROACHMENT INTO OR FAILURE TO MAINTAIN THESE BARRICADES WILL RESULT IN LAW ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR PERMIT REVOCATION AS PROVIDED BY CHAPTER 166 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE.



SITE PREPARATION NOTES

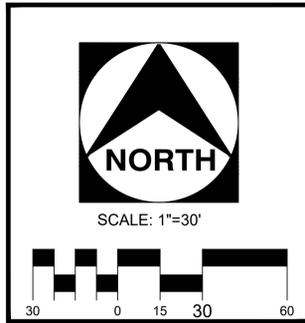
PREPARATION OF THE SITE INCLUDES THE REMOVAL/RELOCATION OF ALL EXISTING STRUCTURES WITHIN PROJECT AREA, PAVING AND BASE, UTILITY LINES (SANITARY SEWER, STORM PIPES, WATER LINES, POWER POLES, OVERHEAD AND UNDERGROUND POWER AND TELEPHONE CABLES, GAS LINES, TREES, SHRUBS, ETC.) AND IS NOT LIMITED TO WHAT IS SHOWN ON PLANS.

- 1 REMOVE EXISTING STRUCTURE AND FOUNDATION
 - 2 REMOVE EXISTING PORCH ROOF
 - 3 REMOVE EXISTING CARPORT ROOF
 - 4 REMOVE EXISTING PAVERS/BRICK
 - 5 REMOVE EXISTING ELECTRIC POLE (CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AND JURISDICTION FOR RELOCATION AND EXTENSION OF SERVICE, IF REQUIRED)
 - 6 REMOVE EXISTING FENCE
 - 7 REMOVE EXISTING OH ELECTRICAL WIRE AND METER
 - 8 REMOVE EXISTING A/C UNIT AND CONCRETE PAD
 - 9 REMOVE EXISTING MAILBOX
 - 10 REMOVE EXISTING TREE
 - 11 REMOVE EXISTING SHRUB
 - 12 REMOVE EXISTING POOL
 - 13 REMOVE EXISTING WHEEL STOP
 - 14 REMOVE EXISTING CURB
- EXISTING BUILDING
- A. ALL CAVITY & EXCAVATION RESULTING FROM REMOVAL OF TREES, SHRUBS, PIPES, INLETS, GREASE TRAPS, SIGN, AND POLE BASE SHALL BE FILLED WITH APPROVED SUITABLE MATERIAL AND COMPACTED IN 12" LIFTS TO 95% OF MAX DENSITY.
- B. OFF-SITE DISPOSAL OF STRUCTURES, UTILITIES AND CONSTRUCTION DEBRIS SHALL OCCUR IN SOLID WASTE DISPOSAL FACILITIES APPROVED BY F.D.E.P. AND LOCAL JURISDICTION'S STANDARDS AND SPECIFICATIONS.



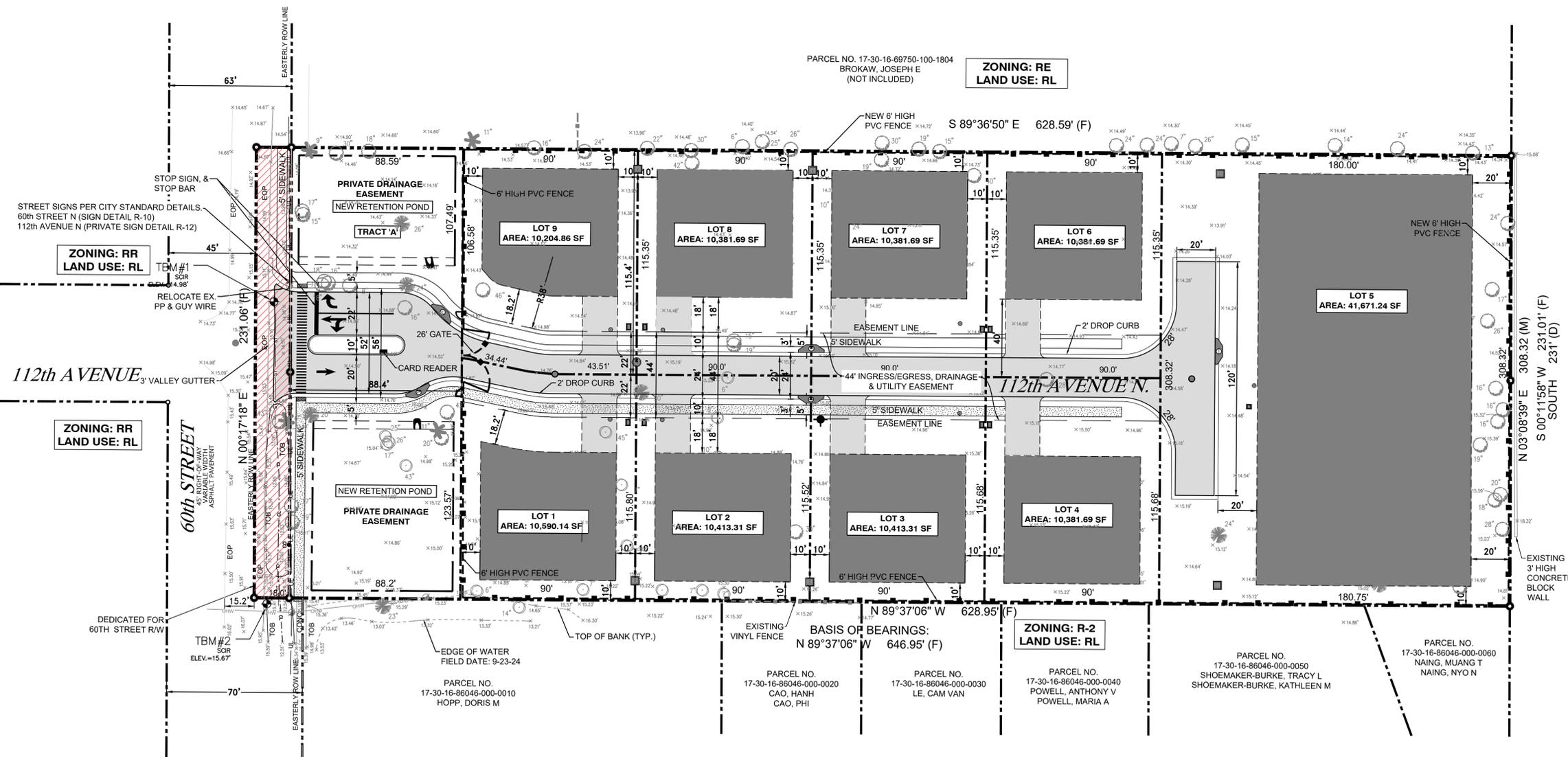
GENERAL NOTES

1. SIGNS (IF REQUIRED) SHALL BE UNDER SEPARATE PERMIT. CONTRACTOR SHALL COORDINATE WITH SIGN PROVIDER AND ELECTRICAL DESIGNER TO PROVIDE POWER TO SIGN.
2. CONTRACTOR SHALL VERIFY LOCATION OF TRANSFORMERS (IF REQUIRED) WITH OWNER AND COORDINATE WITH POWER PROVIDER AND ELECTRICAL DESIGNER PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL DESIGNER AND ELECTRICAL DESIGNER TO PROVIDE CONDUITS AND WIRING FOR SITE POWER, LIGHTING, HEIGHT OF POLES AND LIFT STATIONS.
4. CONTRACTOR SHALL COORDINATE WITH IRRIGATION DESIGNER AND ELECTRICAL DESIGNER TO PROVIDE SLEEVES UNDER PAVEMENT FOR IRRIGATION PIPES AND WIRING FOR IRRIGATION CONTROLLER.
5. CONTRACTOR SHALL COORDINATE WITH LOCAL PROVIDERS OF CABLE, PHONE AND INTERNET FOR INSTALLATION REQUIREMENTS.
6. WITHIN SIGHT VISIBILITY TRIANGLES, UNOBSTRUCTED SIGHT LINES AND CROSS VISIBILITY SHALL BE MAINTAINED BETWEEN A HEIGHT OF 2 FEET AND 8.5 FEET. NO STRUCTURE, OBJECT AND/OR VEGETATION SHALL BE PLACED AND/OR MAINTAINED IN A MANNER THAT MATERIALLY IMPEDES THE VISIBILITY FROM A STREET, ALLEY OR DRIVEWAY OF LAWFULLY ONCOMING TRAFFIC FROM ANY DIRECTION IN THE INTERSECTING PUBLIC STREET.
7. ALL ROOF DRAINS/DOWNSPOUTS SHALL DIRECT WATER TO THE STORMWATER MANAGEMENT SYSTEM.
8. SIDEWALKS THROUGH DRIVEWAYS SHALL NOT EXCEED 2% CROSS-SLOPE.



LEGEND

PROPERTY LINE	---
LOT LINE	---
CENTER LINE OF STREET	---
EASEMENT BOUNDARY	---
EXISTING CONTOUR LINE	---
PROPOSED CONTOUR LINE	---
POND CONTOUR LINE	---
BUILDING SETBACK/BUFFER	---
EXISTING OH ELEC WIRE	---XOHW---
CHAIN LINK FENCE	-X-X-X-X-
MASONRY WALL	---
WOOD FENCE	---
EXISTING OH ELEC WIRE	---XOHW---XOHW---
EXISTING INLET	■
PROPOSED INLET	□
EXISTING MITERED END	◻
PROPOSED MITERED END	◻
PROPOSED CLEAN-OUT	○
EXISTING MANHOLE	●
PROPOSED MANHOLE	●
PROPOSED WATER METER	■
PROPOSED BACKFLOW PREVENTER	■
EXISTING FIRE HYDRANT	●
PROPOSED FIRE HYDRANT	●
PROPOSED FDC	●
POINT OF CONNECTION, NEW UTILITY TO EXISTING UTILITY	✕
PROPOSED 4" CONCRETE	▨
PROPOSED 6" CONCRETE	▨
PROPOSED ASPHALT	▨
PROPOSED SIGN	⊥



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info@northsideengineering.net Est. 1989

Civil, Land, Planning, Traffic Studies, Landscape
Due Diligence Reports, Land Use, Rezoning
Stormwater Management, Utility Design
Construction Administration

Donald B. Fairbairn, P.E. #44971

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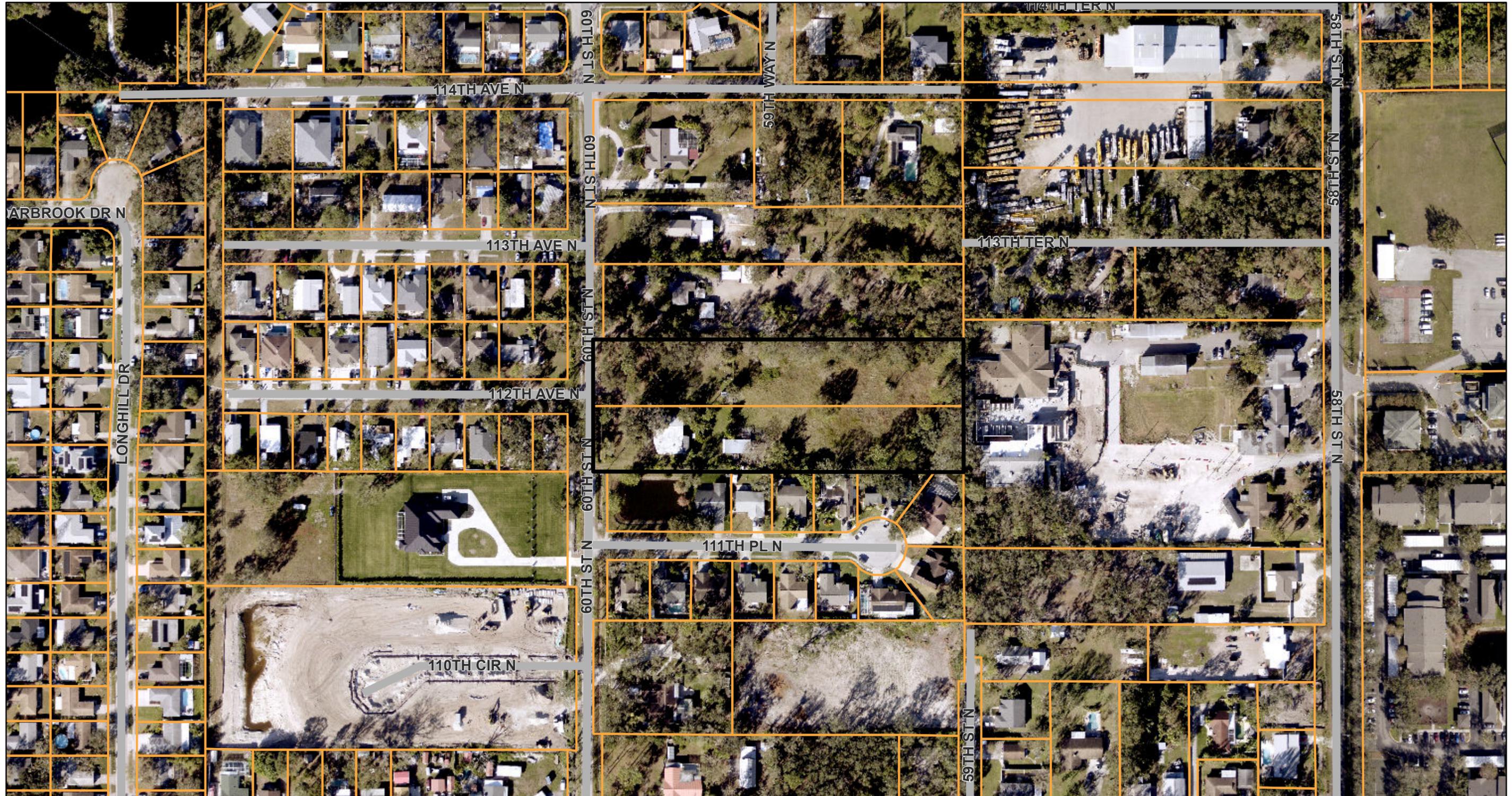
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Registry # 31306

PROPOSED SITE PLAN

Pinellas Park Subdivision
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Pinellas Park, FL 33782

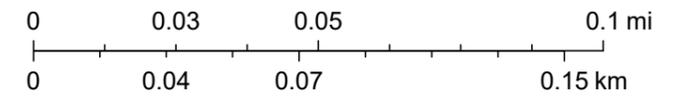
Exhibit D: Aerial Map



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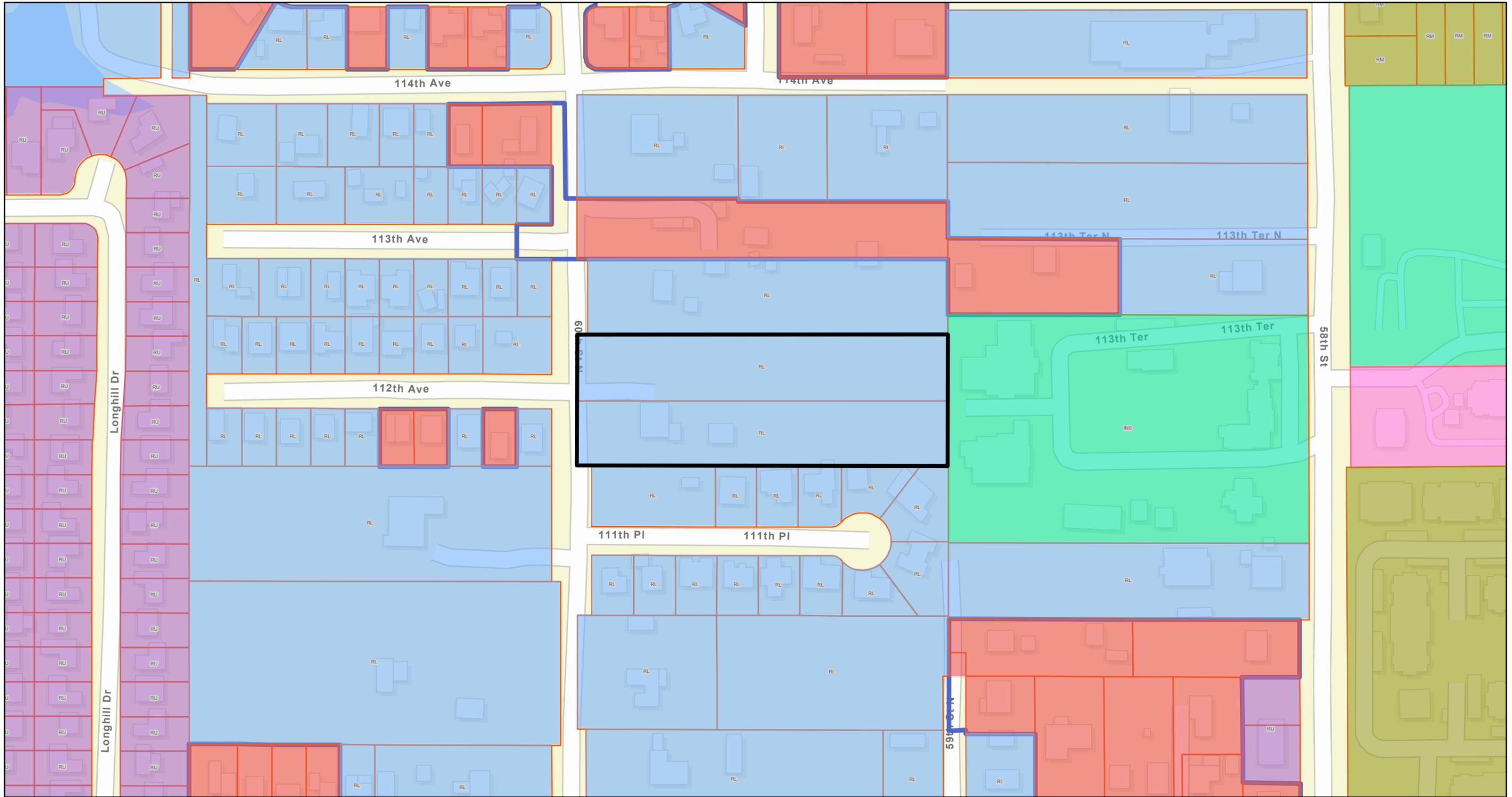
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-  Parcel Lines
-  Centerlines



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri Community Maps Contributors, County of Pinellas,

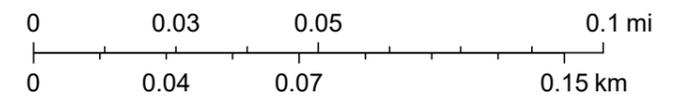
Exhibit E: Land Use Map



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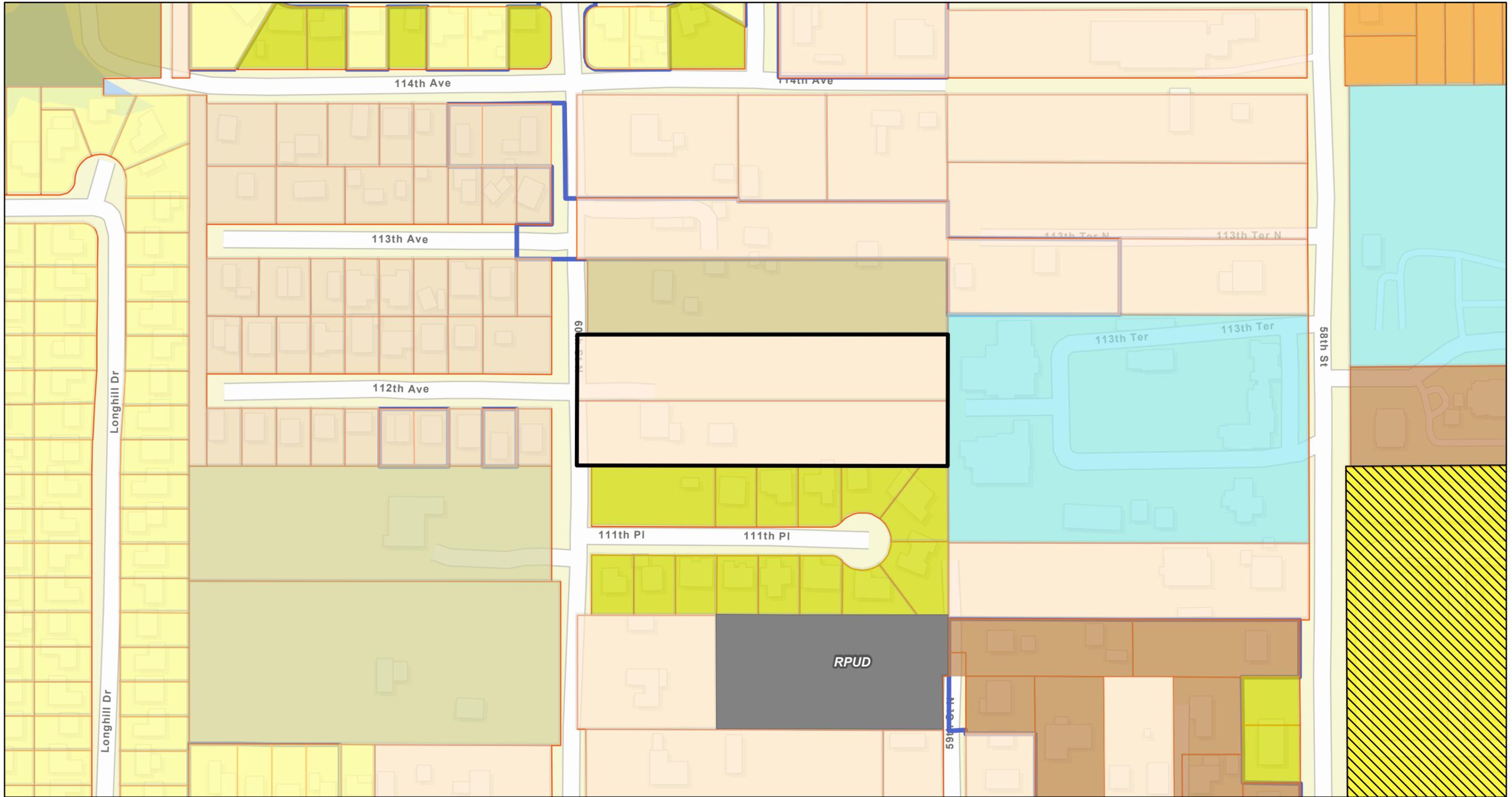
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- | | | |
|--|---|--|
| Land Use (Unincorporated) | ■ Residential/Office General - R/OG | ■ Residential Urban - RU |
| ■ RESIDENTIAL LOW | ■ Residential Low - RL | □ Parcels |
| Land Use (Pinellas Park) | ■ Residential Medium - RM | □ Pinellas Park |
| ■ Institutional - INS | | |



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Exhibit F: Zoning Map



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Zoning (Pinellas Park)

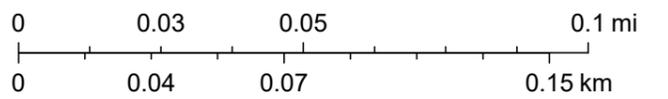
- Farm - F
- Public - P
- Single Family Residential - R-1
- Single Family Residential - R-2
- Single Family Residential - R-3
- Duplex Residential - R-4
- Multifamily Residential - R-5
- Single Family Residential Estate - R-E
- Residential Planned Unit Development - RPUD
- Rural Residential - RR
- Mobile Home Subdivision - T-1

Zoning Overlay District

- RPUD
- Zoning (Unincorporated County)
- One, Two, Three Family Residential - R-4
- Single Family Residential (6,000 SF MIN) - R-3

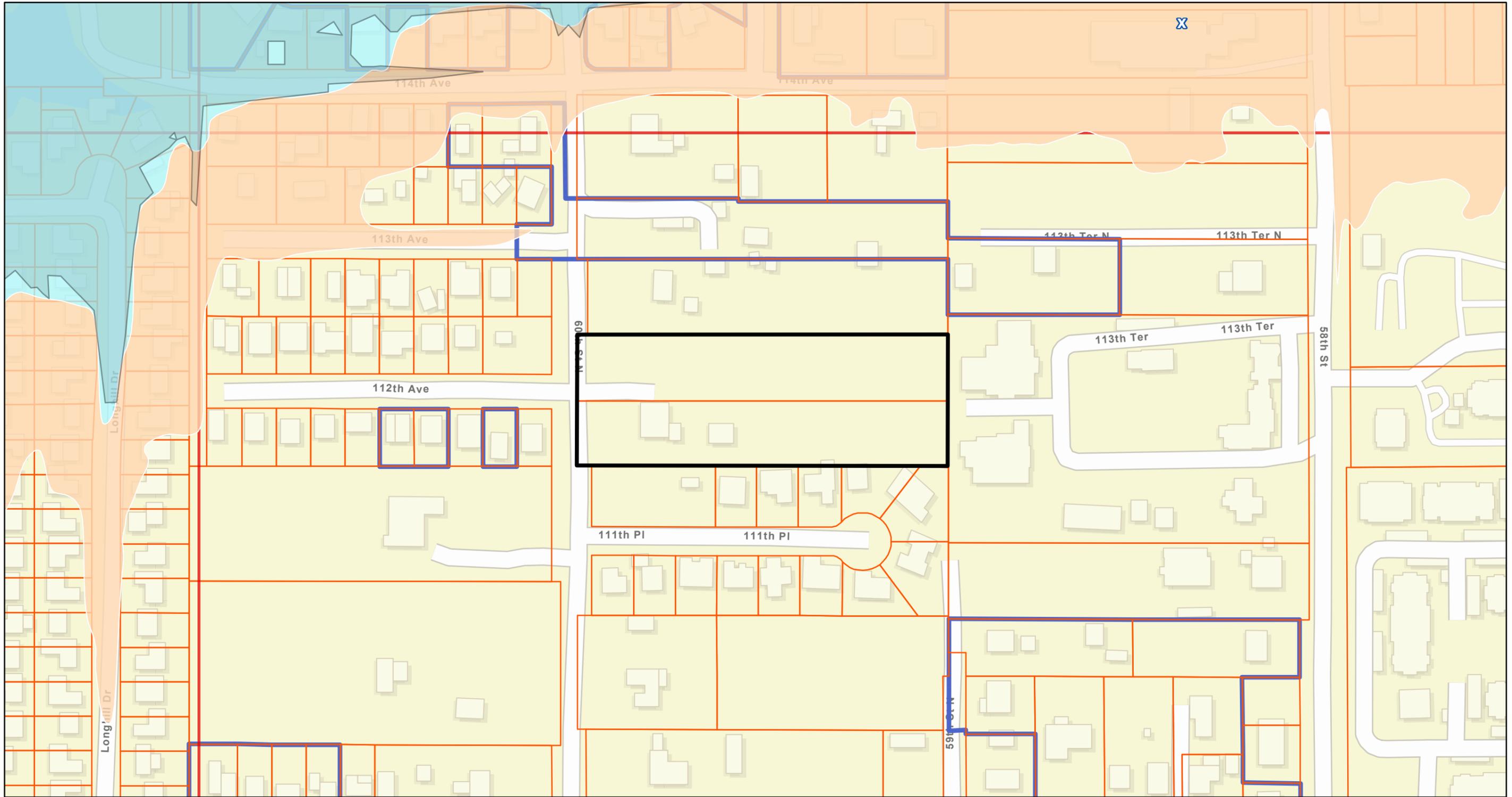
Zoning (Unincorporated County)

- Single Family Residential (7,500 SF MIN) - R-2
- Rural Residential - R-R
- Residential Mobile Home/Manufactured Home - RMH
- Parcels
- Pinellas Park



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Exhibit G: Flood Insurance Rate Map



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Section 163.3178(6)(h), Florida Statutes

Area of Minimal Flood Hazard (X)

FEMA Flood Hazard Areas

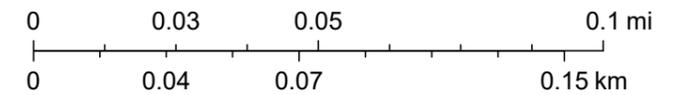
Panel Extent

1% Annual Chance Flood Hazard (A, AE, AH, VE)

Parcels

0.2% Annual Chance Flood Hazard (X)

Pinellas Park



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